



PUBLIC IMPROVEMENT AGREEMENT
[Non-subdivision Development]

by and between

CITY OF RIALTO

and

Dhanlaxmibaa LLC

2531 S Riverside Ave Rialto CA 92316

**PUBLIC IMPROVEMENT AGREEMENT BETWEEN
THE CITY OF RIALTO**

AND

Dhanlaxmibaa LLC

Agreement Date: _____

Developer Name: Dhanlaxmibaa LLC (hereinafter "Developer")

Project Name: Beyond Food Mart/76 Gas Station (hereinafter "Project")

Estimated Total Cost of Improvements: \$ 481,554

(Including _____)

Security:

Bond Nos.: 4483821

Surety: SureTec Insurance Company

-OR-

Irrevocable Standby Letter of Credit No.: NA

Financial Institution: NA

-OR-

Cash/Certificate of Deposit, Agreement Dated: NA

Financial Institution: NA

Designees for the Service of Written Notice:

CITY:	DEVELOPER:
City Engineer City of Rialto 150 S. Palm Avenue Rialto, CA 92376 Phone: (909) 820-2602	Name: <u>Dhanlaxmibaa LLC</u> Address: <u>9019 Sorbonne Way</u> <u>Buena Park CA 90620</u> Phone: <u>714-318-7548</u>
CITY PROJECT INSPECTOR:	SURETY:
City of Rialto Public Works Department 335 W. Rialto Avenue Rialto, CA 92376 Phone: (909) 421-7294	Name: <u>SureTec Insurance Company</u> Address: <u>2505 Briar Glen Road</u> <u>Acton, CA 93510</u> Phone: <u>661-269-2752</u>

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PUBLIC IMPROVEMENT AGREEMENT

THIS PUBLIC IMPROVEMENT AGREEMENT (this "Agreement") is entered into this _____ day of _____, by and between the CITY OF RIALTO, a municipal corporation, organized and existing in the County of San Bernardino, under and by virtue of the laws of the State of California, ("CITY"), and Dhanlaxmibaa LLC, a CA Limited Liability Company (Developer").

RECITALS

A. Developer has presented to City for approval PPD 2018-0036 (the "Entitlements") in connection with a development of a Beyond Food Mart/76 Gas Station (the "Project"), located in the City of Rialto, County of San Bernardino, State of California (the "Property"), as described on Exhibit "A", attached hereto and incorporated herein by reference.

B. The Entitlements have been approved, subject to the requirements and conditions for the development of the Property (the "Conditions") as described in Exhibit "B", attached hereto and incorporated herein by reference.

C. In consideration of the approval of the Entitlements by the Planning Commission, Developer desires to enter into this Agreement, whereby Developer promises to install and complete, at Developer's own expense, all the public improvement work required by City in connection with the proposed Project. Developer has secured this Agreement by improvement security required by the City and approved by the City Engineer and the City Attorney.

D. Developer has delivered to City, and City has approved, plans and specifications and related documents for certain "Works of Improvement" (as hereinafter defined) which are required to be constructed and installed in order to accommodate the development of the Property.

E. Developer's agreement to construct and install the Works of Improvement pursuant to this Agreement is a material consideration to City in approving the Project and permitting development of the Property to proceed.

COVENANTS

Based upon the foregoing Recitals which are incorporated herein by reference and in consideration of City's approving the Map for the Property and permitting development of the Property to proceed, Developer agrees to timely perform all of its obligations as set forth herein.

1. Construction Obligations.

1.1 Works of Improvement. Developer agrees, at its sole cost and expense, to construct or install, or cause to be constructed or installed the street, drainage, domestic water, sanitary sewer, street lighting, landscaping, utility, and other improvements (the "Works of Improvement"), as the same may be supplemented and revised from time to time as set forth in this Agreement (said plans and specifications, together with all related documents, the "Plans"). The estimated construction cost for the Works of Improvement is \$481,554

1.2 Acquisition and Dedication of Easements and Rights-of-Way. If any of the Works of Improvement contemplated by this Agreement is to be constructed or installed on land not owned by City or Developer, no construction or installation shall be commenced before:

- (a) The acquisition, or payment of the cost of acquisition by City, and dedication of all rights-of-way, easements and other interests in real property for construction and installation of the Works of Improvement, free and clear of all liens and encumbrances; or
- (b) The offer of dedication to City of appropriate rights-of-way, easements or other interests in real property, and appropriate authorization from the property owner to allow construction or installation of the Works of Improvement; or
- (c) The dedication to, and acceptance by, City of appropriate rights-of-way, easements or other interests in real property, as determined by the City Engineer, or
- (d) The issuance by a court of competent jurisdiction pursuant to State Eminent Domain Law of an order of possession. Developer shall comply in all respects with the order of possession.

1.3 Other Obligations Referenced in Conditions of Entitlement Approval. In addition to the foregoing, Developer shall satisfy all of the Conditions of the Entitlements for the Property. The Conditions associated with the Entitlements are included as Exhibit "B" attached hereto.

1.4 Intent of Plans. The intent of the Plans referenced in Section 1.1 is to prescribe a complete work of improvement which Developer shall perform or cause to be performed in a manner acceptable to the City Engineer, (or designee), and in full compliance with all codes and the terms of this Agreement. Developer shall complete a functional or operable improvement or facility, even though the Plans may not specifically call out all items of work required for Developer's contractor to complete its tasks, incidental appurtenances, materials, and the like. If any omissions are made or information necessary to carry out the full intent and meaning of the Plans, Developer or its contractor shall immediately notify its design engineer who will seek approval of the City Engineer for furnishing of detailed instructions. In the event of any doubt or question arising regarding the true meaning of any of the Plans, reference shall be made to the City Engineer whose decision thereon shall be final.

Developer recognizes that the Plans consist of general drawings. All authorized alterations affecting the requirements and information given on the Plans shall be in writing and approved by the City Engineer. The Plans shall be supplemented by such working or shop drawings as are necessary to adequately control the work. Without the City Engineer's prior written approval, no change shall be made by Developer or its contractor to any plan, specification, or working or shop drawing after it has been stamped as approved.

1.5 RESERVED.

1.6 Performance of Work. Developer shall furnish or cause to be furnished all materials, labor, tools, equipment, utilities, transportation, and incidentals required to perform Developer's obligations under this Agreement.

1.7 Changes in the Work. The City Engineer, without invalidating this Agreement and without notification to any of the sureties or financial institutions referenced in Paragraph 4, may order extra work or may make changes by altering or deleting any portion of the Works of Improvement as specified herein or as deemed necessary or desirable by the City Engineer as determined necessary to accomplish the purposes of this Agreement and to protect the public health, safety, or welfare. The City Engineer shall notify Developer or its contractor in writing (by Correction Notice) at the time a determination has been made to require changes in the work. No field changes performed or proposed by Developer or its contractor shall be binding on City unless approved in writing by the City Engineer. The City and Developer may mutually agree upon changes to the Works of Improvement, subject to the security requirements in Section 4.

1.8 Defective Work. Developer shall cause its contractor to repair, reconstruct, replace, or otherwise make acceptable any work found by the City Engineer to be defective.

1.9 No Warranty by City. The Plans for the Works of Improvement have been prepared by or on behalf of Developer or its consultants or contractors, and City makes no representation or warranty, express or implied, to Developer or to any other person regarding the adequacy of the Plans or related documents.

1.10 Authority of the City Engineer. In addition to the authority granted to the City Engineer elsewhere in this Agreement, the City Engineer shall have the authority to decide all questions which may arise as to the quality and acceptability of materials furnished and work performed, and all questions as to the satisfactory and acceptable fulfillment of the terms of this Agreement by Developer and its contractor.

1.11 Documents Available at the Site. Developer shall cause its contractor to keep a copy of all approved Plans at the job site and shall give access thereto to the City's inspectors and engineers at all times.

1.12 Inspection. Developer shall have an authorized representative on the job site at all times during which work is being done who has full authority to act for Developer, or its design engineer, and Developer's contractor(s) regarding the Works of Improvement. Developer shall cause its contractor to furnish the City with every reasonable facility for ascertaining whether or not the Works of Improvement as performed are in accordance with the requirements and intent of this Agreement, including the Plans. If the City inspector requests it, the Developer's contractor, at any time before acceptance of the Works of Improvement, shall remove or uncover such portions of the finished work as may be directed which have not previously been inspected. After examination, the Developer's contractor shall restore said portions of the work to the standards required hereunder. Inspection or supervision by the City Engineer (or designee) shall not be considered as direct control of the individual workmen on the job site. City's inspectors shall have the authority to stop any and all work not in accordance with the requirements contained or referenced in this Agreement.

The inspection of the work by City shall not relieve Developer or its contractor of any obligations to fulfill this Agreement as herein provided, and unsuitable materials or work may be rejected notwithstanding that such materials or work may have been previously overlooked or accepted.

1.13 Compliance with Law; Applicable Standards for Improvements. In addition to the express provisions of this Agreement and the Plans, Developer shall cause construction of the Works of Improvement to be completed in accordance with all other applicable federal, state, and local laws, ordinances, rules and regulations. In addition, without limiting the foregoing, the Developer shall, at its expense, obtain and comply with the conditions of all necessary permits and licenses for the construction of the Works of Improvement. The Developer shall also give all necessary notices and pay all fees and taxes as required by law.

Developer shall construct the improvements in accordance with the City standards in effect at the time of approval of the Entitlements. City reserves the right to protect the public safety or welfare or comply with applicable Federal or State law or City zoning ordinances.

1.14 Suspension of Work. The City Engineer shall have authority to order suspension of the work for failure of the Developer's contractor to comply with law pursuant to Section 1.12. In case of suspension of work for any cause whatsoever, Developer and its contractor shall be responsible for all materials and shall store them properly if necessary, and shall provide suitable interim drainage and/or dust control measures, and erect temporary structures where necessary.

1.15 Erosion and Dust Control and Environmental Mitigation. All grading, landscaping, and construction activities shall be performed in a manner to control erosion and prevent flooding problems. The City Engineer shall have the authority to require erosion plans to prescribe reasonable controls on the method, manner, and time of grading, landscaping, and construction activities to prevent nuisances to surrounding properties. Plans shall include without limitation temporary drainage and erosion control requirements, dust control procedures, restrictions on truck and other construction traffic routes, noise abatement procedures, storage of materials and equipment, removal of garbage, trash, and refuse, securing the job site to prevent injury, and similar matters.

1.16 Final Acceptance of Works of Improvement. After Developer's contractor has completed all of the Works of Improvement, Developer shall then request a final inspection of the work. If items are found by the City's inspectors to be incomplete or not in compliance with this Agreement or any of the requirements contained or referenced herein, City will inform the Developer or its contractor of such items. After the Developer's contractor has completed these items, the procedure shall then be the same as specified above for the Developer's contractor's initial request for final inspection. If items are found by City's inspectors to be incomplete or not in compliance after two (2) "final" inspections, the City may require the Developer or its contractor, as a condition to performing further field inspections, to submit in writing a detailed statement of the work performed subsequent to the date of the previous inspection which was found to be incomplete or not in compliance at that time. Developer shall be responsible for payment to City Engineer of re-inspection fees in the amount necessary to cover the City's costs for additional final inspections, as determined by the City Engineer.

No inspection or acceptance pertaining to specific parts of the Works of Improvement shall be construed as final acceptance of any part until the overall final acceptance by the City Engineer is made. The City Engineer shall make a certification of completion and acceptance on the Works of Improvement by recordation of a Notice of Acceptance on behalf of the City. Final acceptance shall not constitute a waiver by the City Engineer of defective work subsequently discovered.

The date on which the Works of Improvement will be considered as complete shall be the date of the Notice of Acceptance.

1.17 Vesting of Ownership. Upon recordation of the Notice of Acceptance, ownership of the Works of Improvement shall vest in the City.

1.18 Developer's Obligation to Warn Public during Construction. Until recordation of the Notice of Acceptance, Developer shall give good and adequate warning to the public of any dangerous condition of the Works of Improvements, and shall take reasonable actions to protect the public from such dangerous condition. Until recordation of the Notice of Acceptance, Developer shall provide forty-eight (48) hours' advance written notice to all neighboring property owners and tenants affected by Developer's operations or construction of the hours, dates and duration of any planned construction activities.

1.19 Injury to Public Improvements, Public Property or Public Utility. Until recordation of the Notice of Acceptance of the Works of Improvement, Developer assumes responsibility for the care and maintenance of, and any damage to, the Works of Improvements. Developer shall replace or repair all Works of Improvements, public property, public utility facilities, and surveying or subdivision monuments and benchmarks which are destroyed or damaged for any reason, regardless whether resulting from the acts of the Developer, prior to the recordation of the Notice of Acceptance. Developer shall bear the entire cost of such replacement or repairs regardless of what entity owns the underlying property. Any repair or replacement shall be to the satisfaction, and subject to the approval, of the City Engineer.

Neither the City, nor any officer or employee thereof, shall be liable or responsible for any accident, loss or damage, regardless of cause, occurring to the work or Works of Improvements prior to recordation of the Notice of Acceptance of the work or improvements.

2. Time for Performance.

2.1 Commencement and Completion Dates. Subject to Sections 2.2 and 2.3 below, Developer shall (i) commence with construction and installation of the Works of Improvement thirty (30) days following City's approval of the Plans ("Commencement Date"); and (ii) complete or cause to be completed all of the Works of Improvement two (2) years after the Commencement Date. In the event good cause exists as determined by the City Engineer, the time for commencement of construction or completion of the Works of Improvement hereunder may be extended for a period or periods not exceeding two (2) years. Extensions shall be executed in writing by the City Engineer. The City Engineer in his or her sole discretion determines whether or not the Developer has established good cause for an extension. As a condition of such extension, the City Engineer may require Developer to furnish new security guaranteeing performance of this

Agreement, as extended, in an increased amount to compensate for any increase in construction costs as determined by the City Engineer. If Developer requests and is granted an extension of time for completion of the improvements, City may apply the standards in effect at the time of the extension.

2.2 Phasing Requirements. Notwithstanding the provisions of Section 2.1, the City reserves the right to control and regulate the phasing of completion of specific Works of Improvement as required to comply with applicable City ordinances, regulations, and rules relating to the timely provision of public services and facilities. In addition to whatever other remedies the City may have for Developer's failure to satisfy such phasing requirements, as the same now exist or may be amended from time to time, Developer acknowledges City's right to withhold the issuance of further building permits on the Property until such phasing requirements are satisfied. Prior to issuance of building permits, Developer shall provide satisfactory evidence that all applicable requirements that are a condition to issuance of building permits have been satisfied. Such requirements may include the payment of fees, construction of improvements, or both. Final inspections or issuance of Certificates of Occupancy may be withheld from the Developer by the City, if, upon a determination by the City Engineer, completion of specific Works of Improvements or other requirements associated with the development of the Property have not been completed to the City Engineer's satisfaction.

2.3 Force Majeure. Notwithstanding the provisions of Section 2.1, Developer's time for commencement and completion of the Works of Improvement shall be extended for the period of any enforced delay caused due to circumstances beyond the control and without the fault of Developer, including to the extent applicable adverse weather conditions, flood, earthquakes, strikes, lockouts, acts or failures to act of a public agency (including City), required changes to the scope of work required by City, and similar causes; provided, however, that the period of any enforced delay hereunder shall not include any period longer than five (5) days prior to City's receipt of a written notice from Developer or its contractor detailing the grounds for Developer's claim to a right to extend its time for performance hereunder. The City Engineer shall evaluate all claims to Force Majeure and the City Engineer's decision shall be final.

2.4 Continuous Work. After commencement of construction of the Works of Improvement (or separate portion thereof), Developer shall cause such work to be diligently pursued to completion, and shall not abandon the work for a consecutive period or more than thirty (30) days, events of Force Majeure excepted.

3. Labor.

3.1 Labor Standards. This Agreement is subject to, and Developer agrees to comply with, all of the applicable provisions of the Labor Code including, but not limited to, the wage and hour, prevailing wage, worker compensation, and various other labor requirements in Division 2, Part 7, Chapter 1, including section 1720 to 1740, 1770 to 1780, 1810 to 1815, 1860 to 1861, which provisions are specifically incorporated herein by reference as set forth herein in their entirety. Developer shall expressly require compliance with the provisions of this Section in all agreements with contractors and subcontractors for the performance of the Works of Improvement.

3.2 Nondiscrimination. In accordance with the California Fair Employment and Housing Act ("FEHA"), California Government Code Section 12940 *et seq.*, Developer agrees that Developer, its agents, employees, contractors, and subcontractor performing any of the Works of Improvement shall not discriminate, in any way, against any person on the basis of race, ethnicity, religious creed, color, national origin, ancestry, physical disability, mental disability, medical condition, genetic information, marital status, sex, gender, gender identity, gender expression, age, sexual orientation, or military and veteran status. Developer shall expressly require compliance with the provisions of this Section in all agreements with contractors and subcontractors for the performance of this Agreement.

3.3 Licensed Contractors. Developer shall cause all of the Works of Improvement to be constructed by contractors and subcontractors with valid California Contractors' licenses for the type of work being performed. All of Developer's contractors and subcontractors shall obtain a valid City of Rialto business license prior to performing any work pursuant to this Agreement. Developer shall provide the City Engineer with a list of all of its contractors and subcontractors prior to initiating any work, and all valid Contractor's licenses and business licenses issued thereto as a condition of constructing the Works of Improvements.

3.4 Worker's Compensation. Developer shall cause every contractor and subcontractor performing any of the Works of Improvement to carry Workers' Compensation Insurance as required by the Labor Code of the State of California and shall cause each such contractor and subcontractor to submit to City a Certificate of Insurance verifying such coverage prior to such contractor or subcontractor entering onto the job site.

4. Security.

4.1 Required Security.

(a) At the time Developer executes this Agreement, Developer shall furnish to City the following bonds, letters of credit, instruments of credit (assignment of deposit account) or other security acceptable to City in its sole and absolute discretion and satisfying the requirements of the applicable provisions of this Section 4 below (hereinafter "Security Instruments"):

(i) A Security Instrument securing Developer's faithful performance of all of the Works of Improvement ("Faithful Performance Security Instrument"), in the amount of \$481,554 equal to 100% of the estimated construction cost referenced in Section 1.1.

(ii) A Security Instrument guaranteeing the payment to contractors, subcontractors, and other persons furnishing labor, materials, and/or equipment ("Labor and Materials Security Instrument") with respect to the Works of Improvement in an amount equal to \$481,554 equal to 100% of the estimated construction cost referenced in Section 1.1.

- (iii) A Security Instrument guaranteeing the payment of the cost of setting monuments as required in Section 1.4 in the amount of \$481,554 equal to 100% of the cost thereof.

This Agreement shall not be effective for any purpose until such Security Instruments are supplied to and approved by City in accordance herewith.

- (b) Required Security Instrument for Maintenance and Warranty. Prior to the City Council's acceptance of the Works of Improvement and recordation of a Notice of Completion, Developer shall deliver a Security Instrument warranting the work accepted for a period of one (1) year following said acceptance ("Maintenance and Warranty Security Instrument"), in the amount of \$48,156 equal to 10% of the estimated construction cost set forth in Section 1.1 or a suitable amount determined by the City Engineer.

4.2 Form of Security Instruments. All Security Instruments shall be in the amounts required under Section 4.1 (a) or 4.1(b), as applicable, shall meet the following minimum requirements and otherwise shall be in a form provided by City or otherwise approved by the City Attorney:

- (a) Bonds. For Security Instruments provided in the form of bonds, any such bond must be issued and executed by an insurance company or bank authorized to transact surety business in the State of California. Any insurance company acting as surety shall have a minimum rating of A-IX, as rated by the current edition of Best's Key Rating Guide published by A.M. Best's Company, Oldwick, New Jersey, 08858. Any bank acting as surety shall have a minimum rating of AA, as rated by Moody's or Standard & Poor's.

- (b) Letters of Credit. For Security Instruments which are letters of credit, any letter of credit shall be an original separate unconditional, irrevocable, negotiable and transferable commercial letter of credit issued by a financial institution with offices in the State of California acceptable to City. Any such letter of credit shall specifically permit City to draw on same by unilateral certification of the City Engineer of the City that Developer is in default under its payment or performance obligations hereunder or in the event Developer fails to deliver a replacement letter of credit not less than thirty (30) days prior to the date of expiration of any such letter of credit and shall further be subject to the provisions of Section 4.4.

- (c) Instrument of Credit. For Security Instruments which are Instruments of Credit, any Instrument of Credit shall be an assignment of deposit account assigning as security to City all of Developer's interest in funds on deposit in one or more bank accounts with financial institutions acceptable to City.

- (d) General Requirements for all Security Instruments.

- (i) Payments under any Security Instruments shall be required to be made (and, with respect to bonds, litigation shall be required to be instituted and maintained) in the City of Rialto, State of California (and the Security Instrument shall so provide).

(ii) Each Security Instrument shall have a minimum term of one (1) year after the deadline for Developer's completing the Works of Improvement, in accordance with Section 2.1 (other than Instruments of Credit, which shall have no defined term or expiration date).

(iii) Each Security Instrument shall provide that changes may be made in the Works of Improvement pursuant to the terms of this Agreement without notice to any issuer or surety and without affecting the obligations under such Security Instrument.

(iv) If the Developer seeks to replace any security with another security, the replacement shall: (1) comply with all the requirements for security in this Agreement; (2) be provided by the Developer to the City Engineer; and (3) upon its written acceptance by the City Engineer, be deemed a part of this Agreement. Upon the City Engineer's acceptance of a replacement security, the former security may be released by the City.

4.3 Developer's Liability. While no action of Developer shall be required in order for City to realize on its security under any Security Instrument, Developer agrees to cooperate with City to facilitate City's realization under any Security Instrument, and to take no action to prevent City from such realization of any Security Instrument. Notwithstanding the giving of any Security Instrument or the subsequent expiration of any Security Instrument or any failure by any surety or financial institution to perform its obligations with respect thereto, Developer shall be personally liable for performance under this Agreement and for payment of the cost of the labor and materials for the improvements required to be constructed or installed hereby and shall, within ten (10) days after written demand therefor, deliver to City such substitute security as City shall require satisfying the requirements in this Section 4.

4.4 Letters of Credit.

(a) In the event a letter of credit is given pursuant to Section 4.2(b), City shall be entitled to draw on any such letter of credit if a replacement letter of credit (expiring in not less than one (1) year, unless City agrees to a lesser term in City's sole and absolute discretion) is not delivered not less than thirty (30) days prior to the expiration of the original letter of credit, such substitute letter of credit being in the same amount and having the terms and conditions as the initial letter of credit delivered hereunder, issued by a financial institution acceptable to City as of the date of delivery of the replacement letter of credit.

(b) In the event of draw by the City on a letter of credit, the City may elect, in its sole and absolute discretion, to apply any such funds drawn to the obligations secured by such letter of credit or to hold such funds in an account under the control of the City, with no interest accruing thereon for the benefit of the Developer. If the City elects to hold the funds in an account pursuant to the foregoing, City may thereafter at any time elect instead to apply such funds as provided in the foregoing. Developer agrees and hereby grants City a security interest in such account to the extent required for City to realize on its interests therein, and agrees to execute and deliver to City any other documents requested

by City in order to evidence the creation and perfection of City's security interest in such account.

4.5 Release of Security Instruments. The City shall release all Security Instruments as follows:

- (a) City shall release the Faithful Performance Security Instrument and Labor and Materials Security Instrument when all of the following have occurred:
 - (i) Developer has made written request for release and provided evidence of satisfaction of all other requirements in this Section 4.5;
 - (ii) the Works of Improvement have been accepted;
 - (iii) Developer has delivered the Maintenance and Warranty Security Instrument; and
 - (iv) after passage of the time within which lien claims are required to be made pursuant to Title 3 (commencing with Section 9000) of Part 6 of Division 4 of the Civil Code of the State of California. If lien claims have been timely filed, City shall hold the Labor and Materials Security Instrument until such claims have been resolved, Developer has provided a statutory bond, or otherwise as required by applicable law.
- (b) City shall release the Maintenance and Warranty Security Instrument upon Developer's written request upon the expiration of the warranty period, and settlement of any claims filed during the warranty period.
- (c) The City may retain from any security released, an amount sufficient to cover costs and reasonable expenses and fees, including reasonable attorney's fees.

5. Cost of Construction and Provision of Inspection Service.

5.1 Developer Responsible for All Costs of Construction. Developer shall be responsible for payment of all costs incurred for construction and installation of the Works of Improvement. In the event Developer is entitled to reimbursement from City for any of the Works of Improvement, such reimbursement shall be subject to a separate Reimbursement Agreement to be entered into between Developer and City prior to construction of the Works of Improvement.

5.2 Payment to City for Cost of Related Inspection and Engineering Services. Developer shall compensate City for all of City's costs reasonably incurred in having its authorized representative make the usual and customary inspections of the Works of Improvement. In addition, Developer shall compensate City for all design, plan check, evaluating any proposed or agreed-upon changes in the work. The procedures for deposit and payment of such fees shall be as established by the City. In no event shall Developer be entitled to additional inspections or a final inspection and acceptance of any of the Works of Improvement until all City fees and charges have been fully paid, including without limitation, charges for applicable penalties and additional required inspections.

6. Acceptance of Offers of Dedication. The City Council shall pass an appropriate resolution or resolutions accepting all offers of dedication for the Property, with acceptance to become effective upon completion and acceptance by City of the Works of Improvement.

7. Warranty of Work. Developer shall guarantee all Works of Improvement against defective materials and workmanship for a period of one (1) year from the date of final acceptance. If any of the Works of Improvement should fail or prove defective within said one (1) year period due to any reason other than improper maintenance, or if any settlement of fill or backfill occurs, or should any portion of the Works of Improvement fail to fulfill any requirements of the Plans, Developer, within fifteen (15) days after written notice of such defects, or within such shorter time as may reasonably be determined by the City in the event of emergency, shall commence to repair or replace the same together with any other work which may be damaged or displaced in so doing. Should Developer fail to remedy defective material and/or workmanship or make replacements or repairs within the period of time set forth above, City may make such repairs and replacements and the actual cost of the required labor and materials shall be chargeable to and payable by Developer. The warranty provided herein shall not be in lieu of, but shall be in addition to, any warranties or other obligations otherwise imposed by law.

8. Default.

8.1 Default by Developer. Default by Developer shall include, but not be limited to:

- (a) Developer's failure to timely commence construction of Works of Improvement under this Agreement;
- (b) Developer's failure to timely complete construction of the Works of Improvement;
- (c) Developer's failure to perform substantial construction work for a period for 20 consecutive calendar days after commencement of the work;
- (d) Developer's insolvency, appointment of a receiver, or the filing of any petition in bankruptcy, either voluntary or involuntary, which Developer fails to discharge within 30 days;
- (e) The commencement of a foreclosure action against the Project or a portion thereof, or any conveyance in lieu or in avoidance of foreclosure; or
- (f) Developer's failure to perform any other obligation under this Agreement.

8.2 Remedies. The City reserves all remedies available to it at law or in equity for a default or breach of Developer's obligations under this Agreement. The City shall have the right, subject to this Section, to draw upon or use the appropriate security to mitigate the City's damages in the event of default by Developer. The City's right to draw upon or use the security is in addition to any other remedy available to City. The parties acknowledge that the estimated costs and security amounts may not reflect the actual cost of construction of the improvements and, therefore, City's damages for Developer's default shall be measured by the cost of completing the required improvements. The City may use the sums provided by the securities for the completion of the Works of Improvement in accordance with the plans. In the event the Developer fails to cure any

default under this Agreement within 20 days after the City mails a notice of such default to the Developer and the Developer's surety, Developer authorizes the City to perform the obligation for which Developer is in default and agrees to pay the entire cost of such performance by the City. The City may take over the work and complete the Works of Improvement, by contract or by any other method City deems appropriate, at the expense of the Developer. In such event, City, without liability for doing so, may complete the Works of Improvement using any of Developer's materials, appliances, plans and other property that are at the work site and that are necessary to complete the Works of Improvement.

8.3 Notice of Violation. The Developer's failure to comply with the terms of this Agreement constitutes Developer's consent for the City to file a notice of violation against all the lots in the Project, or to rescind or otherwise revert the Project to acreage. Developer specifically recognizes that the determination of whether a reversion to acreage or rescission of the Project constitutes an adequate remedy for default by the Developer shall be within the sole discretion of the City.

8.4 Remedies Not Exclusive. In any case where this Agreement provides a specific remedy to City for a default by Developer hereunder, the Developer agrees that the choice of remedy or remedies for Developer's breach shall be in the discretion of the City. Additionally, any remedy specifically provided in this Agreement shall be in addition to, and not exclusive of, City's right to pursue any other administrative, legal, or equitable remedy to which it may be entitled.

8.5 Attorney's Fees and Costs. In the event that Developer fails to perform any obligation under this Agreement, Developer agrees to pay all costs and expenses incurred by City in securing performance of such obligations, including costs of suit and reasonable attorney's fees. In the event of any dispute arising out of Developer's performance of its obligations under this Agreement or under any of the Security Instruments referenced herein, the prevailing party in such action, in addition to any other relief which may be granted, shall be entitled to recover its reasonable attorney's fees and costs. Such attorney's fees and cost shall include fees and costs on any appeal, and in addition a party entitled to attorney's fees and costs shall be entitled to all other reasonable costs incurred in investigating such action, taking depositions and discovery, retaining expert witnesses, and all other necessary and related costs with respect to the litigation. All such fees and costs shall be deemed to have accrued on commencement of the action and shall be enforceable whether or not the action is prosecuted to judgment.

8.6 Waiver. No waiver by the City of any breach or default by the Developer shall be considered valid unless in writing, and no such waiver by the City shall be deemed a waiver of any subsequent breach or default by the Developer.

9. Indemnity/Hold Harmless. City or any officer, employee or agent thereof shall not be liable for any injury to persons or property occasioned by reason of the acts or omissions of Developer, its agents, employees, contractors and subcontractors in the performance of this Agreement. Developer further agrees to protect, defend, indemnify and hold harmless City, its officials, boards and commissions, and members thereof, agents, and employees from any and all claims, demands, causes of action, liability or loss of any sort, because of, or arising out of, acts or omissions of Developer, its agents, employees, contractors and subcontractors in the performance of this Agreement, except for such claims, demands, causes of action, liability or

loss arising out of the sole active negligence of the City, its officials, boards, commissions, the members thereof, agents and employees, including all claims, demands, causes of action, liability or loss because of or arising out of, in whole or in part, the design or construction of the improvements. This indemnification and agreement to hold harmless shall extend to injuries to persons and damages or taking of property resulting from the design or construction of said Project, and the public improvements as provided herein, and in addition, to adjacent property owners as a consequence of the diversion of waters from the design and construction of public drainage systems, streets and other improvements. Recordation of the Notice of Acceptance by the City of the Works of Improvements shall not constitute an assumption by the City of any responsibility for any damage or taking covered by this Section. City shall not be responsible for the design or construction of the property to be dedicated or the improvements pursuant to the approved improvement plans or map, regardless of any negligent action or inaction taken by the City in approving the plans or map, unless the particular improvement design was specifically required by City over written objection by Developer submitted to the City Engineer before approval of the particular improvement design, which objection indicated that the particular improvement design was dangerous or defective and suggested an alternative safe and feasible design.

After recordation of the Notice of Acceptance, the Developer shall remain obligated to eliminate any latent defect in design or dangerous condition caused by the design or construction defect; however, Developer shall not be responsible for routine maintenance. The provisions of this paragraph shall remain in full force and effect for ten (10) years following the recordation of the Notice of Acceptance by the City of the Works of Improvements. It is the intent of this section that Developer shall be responsible for all liability for design and construction of the improvements installed or work done pursuant to this Agreement and that City shall not be liable for any negligence, nonfeasance, misfeasance or malfeasance in approving or reviewing any work or construction. The improvement security shall not be required to cover the provisions of this Paragraph.

Developer shall reimburse the City for all costs and expenses, including but not limited to fees and charges of architects, engineers, attorneys, and other professionals, and court costs, incurred by City in enforcing this Section.

10. Developer's Indemnity of Project Approval. Developer shall defend, indemnify, and hold harmless the City and its agents, officers, and employees from any claim, action, or proceeding against the City or its agents, officers, or employees to attack, set aside, void, or annul, an approval of the City, advisory agency, appeal board, or legislative body concerning the Project. The City shall promptly notify the Developer of any claim, action, or proceeding and cooperate fully in the defense of any such claim, action, or proceeding. In the event City fails to promptly notify the Developer of any claim, action, or proceeding, or if the City fails to cooperate in the defense, the Developer shall not thereafter be responsible to defend, indemnify, or hold harmless the City. Nothing in this Section prohibits the City from participating in the defense of any claim, action, or proceeding if City bears its own attorney's fees and costs and defends the action in good faith. Developer shall not be required to pay or perform any settlement unless the settlement is approved by the Developer.

11. Insurance Requirements.

11.1 Developer, at Developer's sole cost and expense and for the full term of this Agreement and any extensions thereto, shall obtain and maintain all of the following

minimum insurance requirements in a form approved by the City's authorized designee for Risk Management prior to commencing any work:

(a) Commercial General Liability policy with a minimum combined single limit of One Million Dollars (\$1,000,000) for each occurrence and Two Million Dollars (\$2,000,000) in the aggregate for bodily injury, death, personal injury, and property damage arising out of or in connection with the activities of Developer and its contractors and subcontractors in performance of the work under this Agreement. Coverage shall be at least as broad as Insurance Services Office Commercial General Liability coverage (Occurrence Form CG 0001) and shall, in addition to the other coverages specified in this subsection, include coverage for the following:

- (i) Premises-operations; including X, C, and U coverage;
- (ii) Owners' and contractors' protection;
- (iii) Independent contractors;
- (iv) Blanket contractual;
- (v) Ongoing operations;
- (vi) Products -completed operations hazard; and
- (vii) Personal and advertising injury

(b) Commercial Business Auto policy with a minimum \$1 million per occurrence, combined single limit, for bodily injury and property damage, providing all of the following minimum coverage:

- (i) Coverage shall apply to any and all leased, owned, hired, or non-owned vehicles used in pursuit of any of the activities associated with this Agreement; and
- (ii) Any and all mobile equipment including cranes which are not covered under the above Commercial Business Auto policy shall have said coverage provided under the Commercial General Liability policy.

(c) Workers Compensation and Employers' Liability policy in accordance with the laws of the State of California and providing coverage for any and all employees of the Developer:

- (i) This policy shall provide coverage for Workers' Compensation (Coverage A); and
- (ii) This policy shall provide coverage for \$1,000,000 Employers' Liability (Coverage B).
- (iii) Pursuant to Labor Code section 1861, Developer by executing this Agreement certifies: "I am aware of the provisions of Section 3700 of the Labor Code which requires every employer to be insured against liability for

Workers' Compensation or to undertake self-insurance in accordance with the provisions of that Code, and I will comply with such provisions before commencing the performance of the work of this contract."

(iv) Developer shall cause each contractor and subcontractor to provide adequate Workers' Compensation and Employer's Liability Insurance for the protection of employees not otherwise protected.

(v) Prior to commencement of work, the Developer shall file with the City's Risk Manager a Certificate of Insurance or certification of permission to self-insure workers' compensation conforming to the requirements of the Labor Code.

(d) Endorsements. All of the following endorsements are required to be made a part of each of the above-required policies as stipulated below:

(i) The Commercial General Liability and Commercial Vehicle/Automotive Liability policies are to contain or be endorsed to contain the following provisions:

a. Additional Insureds. The City of Rialto, its officials, officers, employees, agents and independent contractors shall be named as additional insured with respect to liability arising out of automobiles owned, leased, hired or borrowed by or on behalf of the Developer; and with respect to liability arising out of work or operations performed by or on behalf of the Developer including materials, parts or equipment furnished in connection with such work or operations.

b. Primary Insurance. For any claims related to this project, the Developer's insurance coverage shall be primary insurance as respects the City of Rialto, its officials, officers, employees, agents and independent contractors. Any insurance or self-insurance maintained by the City of Rialto, its officials, officers, employees, agents and independent contractors shall be excess of the Developer's insurance and shall not contribute with it. This endorsement is not applicable to the Commercial Vehicle/Automotive Liability Policy.

c. Waiver of Subrogation. Endorsements waiving all rights of subrogation against the City of Rialto, its officials, officers, employees, agents and independent contractors shall be provided.

(ii) The Workers' Compensation policy shall be endorsed to waive all rights of subrogation against the City of Rialto, its officials, officers, employees, agents and independent contractors.

(e) Other Insurance Requirements. All policies required under this Agreement shall contain provisions stating that such policies cannot be canceled or reduced except on at least thirty (30) days' prior written notice to Developer ten (10) days' notice for cancellation due to non-payment). Developer further agrees to:

(i) provide to City copies of any notices relating to cancellation or reduction of insurance within two (2) days of receipt; and

(ii) cause all certificates of insurance to include language indicating that the issuers or producers of such policies will endeavor to provide copies of any such notices directly to City.

(f) Commencement of Work. Developer shall not commence work under this Agreement until Developer has obtained all insurance required pursuant to this Section, and such insurance has been approved by City; nor shall Developer allow any contractor or subcontractor to commence work on the Improvements until all similar insurance required of the contractor or subcontractor has been obtained. Certificates, endorsements, and where applicable, full copies of policies shall be maintained on file with the City Clerk.

(g) Higher Limits. If Developer maintains higher limits than the minimums specified in this Section 11, the City requires and shall be entitled to coverage for the higher limits maintained by Developer. Any available insurance proceeds in excess of the specified minimum limits of insurance and coverage shall be available to the City.

(h) Insurer Rating; Acceptability. Except as set forth otherwise herein, the policies required by this Section shall be issued by a California-admitted insurer with a rating of at least a "B+; VII" in the latest edition of Best's Insurance Guide. A Commercial General Liability policy issued by an insurer that is on the California Department of Insurance's List of Approved Surplus Line Insurers ("LASLI") will be acceptable, if no coverage from an admitted insurer can be obtained by Developer, and further provided that such insurer maintains a Best's rating of at least "A-; X" and remains on the LASLI during the term hereof. Workers' Compensation coverage issued by the State Compensation Insurance Fund shall be acceptable if no other coverage can be obtained by Developer, and further provided such insurer remains admitted in California and is otherwise financially acceptable to City.

(i) Deductibles. Any deductibles or self-insured retentions must be declared in writing by Developer to City and subsequently approved by City prior to its execution of this Agreement and prior to commencement of any work hereunder. At City's option, Developer shall either reduce or eliminate the deductibles or self-insured retentions with respect to City, or Developer shall procure a bond guaranteeing payment of losses and expenses.

(j) Proof of Coverage. Developer shall submit to the City original certificates of insurance and endorsements evidencing the coverages required by this Section. The certificates and endorsements for each insurance policy shall be signed by a person authorized by that insurer to bind coverage on its behalf. The City reserves the right to require complete, certified copies of all insurance policies at any time and/or to require Developer to provide reports or status updates to evidence compliance of its contractors and subcontractors with the provisions of this Section. Developer's insurance company(ies) shall mail all required certificates of insurance and endorsements to:

City of Rialto
Risk Management
150 S. Palm Avenue
Rialto, CA 92376

12. Environmental Warranty.

12.1 Prior to the acceptance of any dedications or Works of Improvement by City, Developer shall provide City with a written warranty in a form substantially similar to Exhibit "C" attached hereto and incorporated herein by reference, that:

(a) Neither the property to be dedicated nor Developer are in violation of any environmental law, and neither the property to be dedicated nor the Developer are subject to any existing, pending or threatened investigation by any federal, state or local governmental authority under or in connection with the environmental laws relating to the property to be dedicated.

(b) Neither Developer nor any other person with Developer's permission to be upon the property to be dedicated shall use, generate, manufacture, produce, or release, on, under, or about the property to be dedicated, any Hazardous Substance except in compliance with all applicable environmental laws. For the purposes of this Agreement, the term "Hazardous Substances" shall mean any substance or material which is capable of posing a risk of injury to health, safety or property, including all those materials and substances designated as hazardous or toxic by any federal, state or local law, ordinance, rule, regulation or policy, including but not limited to, all of those materials and substances defined as "Toxic Materials" in Sections 66680 through 66685 of Title 22 of the California Code of Regulations, Division 4, Chapter 30, as the same shall be amended from time to time, or any other materials requiring remediation under federal, state or local laws, ordinances, rules, regulations or policies.

(c) Developer has not caused or permitted the release of, and has no knowledge of the release or presence of, any Hazardous Substance on the property to be dedicated or the migration of any hazardous substance from or to any other property adjacent to, or in the vicinity of, the property to be dedicated.

(d) Developer's prior and present use of the property to be dedicated has not resulted in the release of any hazardous substance on the property to be dedicated.

12.2 Developer shall give prompt written notice to City of:

(a) Any proceeding or investigation by any federal, state or local governmental

(b) authority with respect to the presence of any hazardous substance on the property to be dedicated or the migration thereof from or to any other property adjacent to, or in the vicinity of, the property to be dedicated.

(c) Any claims made or threatened by any third party against City or the property to be dedicated relating to any loss or injury resulting from any hazardous substance; and

(d) Developer's discovery of any occurrence or condition on any property adjoining or in the vicinity of the property to be dedicated that could cause the property to be dedicated or any part thereof to be subject to any restrictions on its ownership, occupancy, use for the purpose for which it is intended, transferability or suit under any environmental law.

13. General Provisions.

13.1 Successors and Assigns. This Agreement shall be binding upon all successors and assigns to Developer's right, title, and interest in and to the Property and any portion thereof. Developer hereby consents to City recording this Agreement as official records of San Bernardino County, affecting fee title interest to the Property to provide constructive notice of the rights and obligations incurred by Developer in the City's approval of this Agreement. In the event the Property is subsequently conveyed by Developer to a third party prior to completion of the Works of Improvement, whereby the third party is intended to assume Developer's responsibilities with regard to this Agreement, (the "Replacement Developer"), the rights and obligations of this Agreement shall transfer to the Replacement Developer; however, the Security Instruments required pursuant to Section 4 of this Agreement, and furnished by Developer as a condition of the City's approval of this Agreement, shall remain Developer's responsibility to maintain until such time as Developer and its Replacement Developer enter into a Transfer and Assignment of Public Improvement Agreement, (the "Transfer Agreement"), to acknowledge the transfer of fee title to the Property from the Developer to its Replacement Developer, and to acknowledge the rights and obligations associated with this Agreement upon the Replacement Developer, including Replacement Developer's responsibility to furnish replacement Security Instruments meeting the City's approval pursuant to Section 4 of this Agreement. Until such time as a Transfer Agreement, meeting the City's approval, is executed by Developer and its Replacement Developer, and replacement Security Instruments meeting City's approval are furnished by the Replacement Developer, Developer retains sole responsibility for maintaining all Security Instruments required pursuant to Section 4 of this Agreement.

13.2 No Third Party Beneficiaries. This Agreement is intended to benefit only the parties hereto and their respective successors and assigns. Neither City nor Developer intend to create any third party beneficiary rights in this Agreement in any contractor, subcontractor, member of the general public, or other person or entity.

13.3 No Vesting Rights. Performance by the Developer of this Agreement shall not be construed to vest Developer's rights with respect to any change in any zoning or building law or ordinance.

13.4 Developer is Not Agent of City. Neither Developer nor Developer's agents, contractors, or subcontractors are agents or contractors of the City in connection with the performance of Developer's obligations under this Agreement.

13.5 Time of the Essence. Time is of the essence of Developer's performance of all of its obligations under this Agreement.

13.6 Notices. Unless otherwise specified in this Agreement, all notices required or provided for under this Agreement shall be in writing and delivered in person or sent by mail, postage prepaid and addressed as provided in this Section. Notice shall be effective on the date is delivered in person, or, if mailed, on the date of deposit in the United States Mail. Notice shall be provided to the persons listed on Pages 1 and 2 of this Agreement by the parties for this purpose.

Either party may provide a new designated representative and/or address by written notice as provided in this Section.

13.7 No Apportionment. Nothing contained in this Agreement shall preclude City from expending monies pursuant to agreements concurrently or previously executed between the parties, or from entering into agreements with other Developers for the apportionment of costs of water and sewer mains, or other improvements pursuant to the provisions of the City ordinances providing therefore. Nor shall anything in the Agreement commit City to any such apportionment.

13.8 Severability. If any portion of this Agreement is held invalid by a court of competent jurisdiction, the remainder of the Agreement shall remain in full force and effect unless amended or modified by mutual written consent of the parties.

13.9 Captions. The captions of this Agreement are for convenience and reference only and shall not be used in the interpretation of any provision of this Agreement.

13.10 Incorporation of Recitals. The recitals to this Agreement are hereby incorporated into the terms of this Agreement.

13.11 Interpretation. This Agreement shall be interpreted in accordance with the laws of the State of California.

13.12 Entire Agreement; Waivers and Amendments. This Agreement integrates all of the terms and conditions mentioned herein, or incidental hereto, and supersedes all negotiations and previous agreements between the parties with respect to all or part of the subject matter hereof, except as may be expressly provided herein. All waivers of the provisions of this Agreement must be in writing and signed by an authorized representative of the party to be charged, and all amendments hereto must be in writing and signed by the appropriate representatives of both parties.

13.13 Counterparts. This Agreement may be executed in one or more counterparts, all of which taken together shall be deemed one original.

14. Authority. The persons executing this Agreement on behalf of the parties warrant the (i) party is duly organized and existing, (ii) they are duly authorized to execute and deliver this Agreement on behalf of said party, (iii) by so executing this Agreement, such party is formally bound to the provisions of this Agreement, and (iv) the entering into of this Agreement does not violate any provisions of any other Agreement to which said party is bound.

[SIGNATURES ON NEXT PAGE]

IN WITNESS WHEREOF, the City and the Developer have caused this Agreement to be executed the day and year first above written.

CITY OF RIALTO, CALIFORNIA

Developer

By: _____
Tanya Williams, City Manager

By:  _____
Dhanlaxmibaa LLC
Title: _____
Managing Member

APPROVED BY THE CITY COUNCIL

Date: _____

Agreement No.: PPD 2018-0036

ATTEST:

By: _____
Barbara A. McGee, City Clerk

APPROVED AS TO FORM:

By: _____
Eric S. Vail, City Attorney

RECOMMENDED:

By: _____
Name: _____
Title: _____

CALIFORNIA ALL-PURPOSE 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.

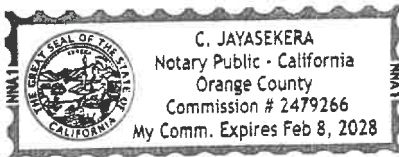
State of California

County of OrangeOn 11/12/2025 before me, C. Jayasekera, Notary Public
Date Here Insert Name and Title of the Officer
personally appeared Pramukh Patel
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 they 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.



Signature

Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached DocumentTitle or Type of Document: Public Improvement Agreement Document Date: 11/12/2025Number of Pages: 21 Signer(s) Other Than Named Above: _____**Capacity(ies) Claimed by Signer(s)**Signer's Name: Pramukh Patel☐ Corporate Officer – Title(s): _____☐ Partner – ☐ Limited ☐ General☐ Individual ☐ Attorney in Fact☐ Trustee ☐ Guardian or Conservator☐ Other: _____

Signer is Representing: _____

Signer's Name: _____

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

Signer is Representing: _____

EXHIBIT "A"

LEGAL DESCRIPTION

Parcel 3 Map No. 12497, as recorded in Map Book 176, Pages 97 through 97 inclusive, records of San Bernardino County, California.

EXHIBIT "B"

ENTITLEMENTS CONDITIONS OF APPROVAL

The Conditions issued to Developer for development of the Property follow this page.



City of Rialto

California

DEVELOPMENT REVIEW COMMITTEE

STATEMENT OF ACCEPTANCE

I, MICHAEL RAMIREZ AGUIRRE, dba _____, do hereby state that I am aware of all Conditions of Approval for **Precise Plan of Design No. 2018-0036 (MC2018-0035)** and do hereby agree to accept and abide by all conditions set forth in the approval letter dated August 23, 2019.

MICHAEL RAMIREZ
(Print Name/Title)
Aguires

[Signature]
(Signature)

9/30/19
(Date)



Project Conditions City of Rialto

Project Number: PPD2018-0036

Description: GAS STATION - RIVERSIDE / SANTA ANA

Applied: 4/11/2018

Approved: 8/21/2019

Site Address: S RIVERSIDE AVE

Closed:

Expired: 8/21/2020

City, State Zip Code: , 00000

Status: APPROVED

Applicant: TABEL INVESTMENTS

Parent Project: MC2018-0035

Owner: RIALTO RIVERSIDE PARTNERS

Contractor: <NONE>

Details:

LIST OF CONDITIONS					
SEQ NO	ADDED DATE	REQUIRED DATE	SATISFY DATE	TYPE	STATUS
DEPARTMENT		CONTACT		REMARKS	
1	4/25/2018			B1	PPD CONDITION
BUILDING DIVISION		JAMES CARO			
Notes:					
Provide three to five (3-5) full sets of construction plans and documentation for plan review of the proposed project. Below you will find a list of the plans and documents Building and Safety will need for plan review. The initial plan review will take approximately two weeks on most projects. Provide the following sets of plans and documents. Building and Safety submittal required at first plan review					
2	4/25/2018			B2	PPD CONDITION
BUILDING DIVISION		JAMES CARO			
Notes:					
(3-5) Full Architectural and Structural Plans with all MEP plans(2) Structural Calculations (2) Sets of Truss Calculations and Layout (2) Rough Grading Plans approved by Engineering (2) Water Quality Management Plan, (WQMP) and Erosion Control Plan (2) Storm water Pollution Prevention Plan (2) Title 24 Energy Calculations					
3	4/25/2018			B3	PPD CONDITION
BUILDING DIVISION		JAMES CARO			
Notes:					
All structures shall be designed in accordance with the 2016 California Building Code, 2016 California Mechanical Code, 2016 California Plumbing Code, and the 2016 California Electrical Code, 2016 Residential Code and the 2016 California Green Buildings Standards adopted by the State of California.					
4	4/25/2018			B4	PPD CONDITION
BUILDING DIVISION		JAMES CARO			
Notes:					
Scope of work on Title page with all proposed work called out that you want permitted (ex. Main structure, perimeter walls, trash enclosure, light standards)					
5	4/25/2018			B5	PPD CONDITION
BUILDING DIVISION		JAMES CARO			
Notes:					
Any and all deferred submittals must be approved prior to first submittal					



Project Conditions City of Rialto

6	4/25/2018			B6	PPD CONDITION
BUILDING DIVISION		JAMES CARO			
Notes: The Developer/Owner is responsible for the coordination of the final occupancy. The Developer/Owner shall obtain clearances from each department and division prior to requesting a final building inspection from Building and Safety. Each department shall sign the bottom of the Building and Safety Job Card					
7	4/25/2018			B7	PPD CONDITION
BUILDING DIVISION		JAMES CARO			
Notes: Building and Safety inspection requests can be made twenty four (24) hours in advance for next day inspection. Please contact (909) 820-2505 to schedule an inspection. You may also request inspections at the Building and Safety public counter					
8	4/25/2018			B8	PPD CONDITION
BUILDING DIVISION		JAMES CARO			
Notes: All construction sites must be protected by a security fence and screening. The fencing and screening shall be maintained at all times to protect pedestrians					
9	4/25/2018			B9	PPD CONDITION
BUILDING DIVISION -		JAMES CARO			
Notes: Temporary toilet facilities shall be provided for construction workers. The toilet facilities shall be maintained in a sanitary condition. Construction toilet facilities of the non-sewer type shall conform to ANSI ZA.3					
10	4/25/2018			B10	PPD CONDITION
BUILDING DIVISION		JAMES CARO			
Notes: Design criteria for the City of Rialto are: Ultimate wind speed of 130, exposure C seismic zone D					
11	4/25/2018			B11	PPD CONDITION
BUILDING DIVISION		JAMES CARO			
Notes: Construction projects which require temporary electrical power shall obtain an Electrical Permit from Building and Safety. No temporary electrical power will be granted to a project unless one of the following items is in place and approved by Building and Safety and the Planning Department. (A) Installation of a construction trailer, or, (B) Security fenced area where the electrical power will be located					
12	4/25/2018			B12	PPD CONDITION
BUILDING DIVISION		JAMES CARO			
Notes: Installation of construction/sales trailers must be located on private property. No trailers can be located in the public street right of way					



Project Conditions City of Rialto

13	4/25/2018			B13	PPD CONDITION
BUILDING DIVISION		JAMES CARO			
Notes: Site development and grading shall be designed to provide access to all entrances and exterior ground floors exits and access to normal paths of travel, and where necessary to provide access. Paths of travel shall incorporate (but not limited to) exterior stairs, landings, walks and sidewalks, pedestrian ramps, curb ramps, warning curbs, detectable warning, signage, gates, lifts and walking surface materials. The accessible route(s) of travel shall be the most practical direct route between accessible building entrances, site facilities, accessible parking, public sidewalks, and the accessible entrance(s) to the site, California Building Code, (CBC) Chapter 11, Sec. 11A and 11B					
14	4/25/2018			B14	PPD CONDITION
BUILDING DIVISION		JAMES CARO			
Notes: The City enforces the State of California provisions of the California Building Code disabled access requirements. The Federal Americans with Disabilities Act (ADA) standards may differ in some cases from the California State requirements, therefore it is the building owners responsibility to be aware of those differences and comply accordingly					
15	4/25/2018			B15	PPD CONDITION
BUILDING DIVISION		JAMES CARO			
Notes: Site facilities such as parking open or covered, recreation facilities, and trash dumpster areas, and common use areas shall be accessible per the CBC, Chapter 11					
16	4/25/2018			B16	PPD CONDITION
BUILDING DIVISION		JAMES CARO			
Notes: Separate permits are required for all accessory structures; example would be detached trash enclosures, patios, block walls, and storage buildings					
17	4/25/2018			B17	PPD CONDITION
BUILDING DIVISION		JAMES CARO			
Notes: Provide location on plans for "Illuminated address/es"					
18	4/25/2018			B18	PPD CONDITION
BUILDING DIVISION		JAMES CARO			
Notes: Pursuant to the California Business and Professions Code Section 6737, most projects are required to be designed by a California Licensed Architect or Engineer. The project owner or developer should review the section of the California Codes and comply with the regulation					
19	4/25/2018			B19	PPD CONDITION
BUILDING DIVISION		JAMES CARO			
Notes: Fire sprinklers, fire alarm systems and fire hydrant plans shall be submitted for plan review concurrently with building plans and shall be approved prior to permit issuance					



Project Conditions City of Rialto

20	4/25/2018			B20	PPD CONDITION
BUILDING DIVISION		JAMES CARO			
Notes: When required, three (3) copies of the building plans shall be submitted to the County Department of Environmental Health for approval, prior to submittal of the plans to the Building Division for plan review. Permits will not be issued or plans approved until two copies of the approved health plans have been received and reviewed by the Building Division					
21	4/25/2018			B21	PPD CONDITION
BUILDING DIVISION		JAMES CARO			
Notes: Normal Building Division business hours are Monday through Thursday between 7:00 a.m. and 6:00 p.m. Normal inspection hours are 8:00 a.m. to 5:00 p.m. Inspection requests shall be made at least one business day prior to the inspection date. No overtime inspections are available and deputy inspectors shall not perform required inspection under any circumstance					
22	4/25/2018			B22	PPD CONDITION
BUILDING DIVISION		JAMES CARO			
Notes: Permitted hours for construction work from October 1st through April 30th are Monday Friday, 7:00 a.m. to 5:30 p.m. and Saturday 8:00 a.m. to 5:00 p.m. From May 1st through September 30th permitted hours for construction is Monday- Friday, 6:00 a.m. to 7:00 p.m. and Saturday 8:00 a.m. to 5:00 p.m. Construction is prohibited on Sundays and State holidays					
23	4/25/2018			B23	PPD CONDITION
BUILDING DIVISION		JAMES CARO			
Notes: Place PPD conditions of approval on the plans and include the PPD number on right bottom corner cover page in 20 point bold					
24	4/25/2018			B24	PPD CONDITION
BUILDING DIVISION		JAMES CARO			
Notes: 65% of all construction and demo debris shall be recycled using an approved City of Rialto recycling facility. Copies of receipts for recycling shall be provided to the City Inspector and a copy shall be placed in the office of the construction site					
25	4/25/2018			B25	PPD CONDITION
BUILDING DIVISION		JAMES CARO			
Notes: Due to the proximity to the San Andreas Fault and the constant ground movement, the following are required: 1. All underground piping/conduits will have 6 of sand shading under and 12 of sand shading over. 2. All electrical runs with a hot and common wire will have a ground wire					
26	4/25/2018			B26	PPD CONDITION
BUILDING DIVISION		JAMES CARO			
Notes: Prior to the issuance of a Building Permit, the applicant shall pay all Development Improvement Fees to the City. Copies of receipts shall be provided to Building and Safety prior to permit issuance					



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27	4/25/2018			B27	PPD CONDITION
BUILDING DIVISION		JAMES CARO			
Notes: Prior to issuance of a Building Permit all of the following must be in place: portable toilet with hand wash station, all BMP's, fencing and signage on each adjacent street saying "If there is any dust or debris coming from this site please contact (superintendent number here) or the AQMD if the problem is not being resolved" or something similar to this.					
28	4/25/2018			B28	PPD CONDITION
BUILDING DIVISION		JAMES CARO			
Notes: All on site utilities shall be underground to the new proposed structure unless prior approval has been obtained by the utility company or the City					
29	4/25/2018			B29	PPD CONDITION
BUILDING DIVISION		JAMES CARO			
Notes: Prior to issuance of Building Permits, on site water service shall be installed and approved by the responsible agency. On site fire hydrants shall be approved by the Fire Department. No flammable materials will be allowed on the site until the fire hydrants are established and approved					
30	4/25/2018			B30	PPD CONDITION
BUILDING DIVISION		JAMES CARO			
Notes: Prior to issuance of Building Permits, site grading final and pad certifications shall be submitted to Building and Safety to include elevation, orientation, and compaction. The certifications are required to be signed by the engineer of record					
31	4/25/2018			B31	PPD CONDITION
BUILDING DIVISION		JAMES CARO			
Notes: Prior to issuance of Building Permits, school fees need to be paid to school district where project is located					
32	4/25/2018			B32	PPD CONDITION
BUILDING DIVISION		JAMES CARO			
Notes: Prior to issuance of Building Permits, Precise Grading Plans approved by Engineering.					
33	4/25/2018			B33	PPD CONDITION
BUILDING DIVISION		JAMES CARO			
Notes: All construction projects shall comply with the National Pollutant Discharge Elimination Systems (NPDES) and the current County of San Bernardino Storm Water Permit, MS-4					
34	4/25/2018			B34	PPD CONDITION
BUILDING DIVISION		JAMES CARO			
Notes: Per Rialto Fire, provide permanent or temporary fire protection before construction					



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35	4/25/2018			B35	PPD CONDITION
BUILDING DIVISION		JAMES CARO			
Notes:					
No "Future" or "Proposed" items on plans					
36	5/2/2018			RW-OTHER	PPD CONDITION
RIALTO WATER SERVICE		CHIPPER GREENE			
Notes:					
Water: Rialto Water Services does not provide water service in the area of the proposed development of a 7,250 square foot convenience store with drive-thru, fuel sales, and off-sale of alcohol on 2.13 acre parcel of vacant land located at the southeast corner of Riverside Avenue and Santa Ana Avenue within the H-IND (Heavy Industrial) zone of the Agua Mansa Specific Plan. The developer shall show proof of service being established with West Valley Water District (WVWD) and a Release Authorization Form signed to allow WVWD to provide water consumption information to Rialto Water Services (RWS). This shall be completed prior to being issued a Certificate of Occupancy. All forms are available at the RWS/Veolia customer service office on 437 N. Riverside Avenue, Rialto, CA 92376. Sewer: Rialto Water Services serves sewer in the area of the proposed development. There are two connection options for this project. There is an existing 27" and 30" VCP gravity main on Santa Ana Avenue and an existing 12" VCP gravity main immediately east of the project just beyond the 10' drainage easement. The developer shall show proof of service being established and a new service application shall be completed. These documents can be obtained at our customer service office on 437 N. Riverside Avenue, Rialto, CA 92376. Industrial Pretreatment: The City of Rialto's Industrial Pretreatment Coordinator requires the applicant to submit a Non-Residential Sewer Service Application (IMP-Q1-A1). The applicant shall identify all process wastestreams (if any) and business operations (i.e. petroleum storage) that may have a potential to adversely impact the City's sewer conveyance system, wastewater treatment facilities, or its workers. An application processing fee may apply. This application can be obtained at our customer service office on 437 N. Riverside Avenue, Rialto, CA 92376.					
37	5/2/2018			ED1	PPD CONDITION
ECONOMIC DEV DIV		JOHN DUTREY			
Notes:					
The proposed project is subject to the payment of Development Impact Fees pursuant to Rialto Municipal Code, Section 3.33.					
38	5/2/2018			ED3	PPD CONDITION
ECONOMIC DEV DIV		JOHN DUTREY			
Notes:					
Applicant/Developer shall be assessed and shall pay the following development impact fees estimated below prior to the issuance of building permits or prior to issuance of Certificate of Occupancy (Residential Only). Fees noted below are subject to annual adjustments as established by the current fee ordinance. Fees shall be assessed and paid at the current amount as of the date payment is made in full.					
39	5/2/2018			ED4	PPD CONDITION
ECONOMIC DEV DIV		JOHN DUTREY			
Notes:					
Applicant/Developer has the right to protest the imposition of any development impact fee or exaction for the project. Developer shall have ninety (90) days from the date these conditions are established in which to challenge or protest the amount of the fees or exactions assessed upon the project.					
40	5/2/2018			ED5	PPD CONDITION
ECONOMIC DEV DIV		JOHN DUTREY			
Notes:					
Applicant/Developer shall use best faith efforts provide employment opportunities for Rialto residents. The Developer/Applicant shall use best faith efforts to recruit and hire local residents for all full and part time employment opportunities during construction and as part of daily business operations. Developer/Applicant efforts shall include on-site job recruitment. The Developer/Applicant/Employer shall furnish the Development Services Department with the dates and times for on-site job recruitment, which will be posted on the City website and advertised on the Rialto Network					



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41	5/2/2018			ED6	PPD CONDITION
ECONOMIC DEV DIV		JOHN DUTREY			
Notes: Applicant/Developer shall use best faith efforts to recruit and hire local contractors, laborers, and resident for any full and part time construction related employment opportunities.					
42	5/2/2018			ED7	PPD CONDITION
ECONOMIC DEV DIV		JOHN DUTREY			
Notes: Applicant/Developer shall use best faith efforts to require all contractors to purchase all construction related materials from local vendors and suppliers. Developer/Applicant shall designate and/or require their contractors and suppliers to designate the City of Rialto as the point of sale for all taxable materials and equipment purchased for the project.					
43	5/2/2018			ED8	PPD CONDITION
ECONOMIC DEV DIV		JOHN DUTREY			
Notes: Applicant/Developer shall establish and register the premises as a point of sale through the State Board of Equalization. Applicant/Developer shall report all taxable transactions conducted at, on or through the business operations located on the premises.					
44	5/17/2018			FD-OTHER	PPD CONDITION
FIRE DEPARTMENT		KERRI WALTON			
Notes: Comply with the RMC 15.28 and the 2016 CFC as they pertain to this project. Note: for underground fuel storage, contact the San Bernardino County Fire Dept					
45	8/1/2019			P1	PPD CONDITION
PLANNING DIVISION		DANIEL ROSAS			
Notes: The approval is granted allowing the development of a 7,250 square foot convenience market with food pick-up and Gas Station on a 2.06 acre parcel of land located at the southeast corner of Riverside Avenue and Santa Ana (APN: 0258-131-36) within the Heavy Industrial (H-IND) zone of the Agua Mansa Specific Plan, as shown on the plans submitted to the Planning Division on June 19, 2019 and as approved by the Development Review Committee.					
46	8/22/2019			P-OTHER	PPD CONDITION
PLANNING DIVISION		DANIEL ROSAS			
Notes: The development shall conform to all conditions of approval for EAR No. 2019-0011 and CDP No. 2018-0012 thru 0014 as contained in Planning Commission Resolutions. (See Attached)					
47	8/1/2019			P2	PPD CONDITION
PLANNING DIVISION		DANIEL ROSAS			
Notes: City inspectors shall have access to the site to reasonably inspect the site during normal working hours to assure compliance with these conditions and other codes.					



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48	8/1/2019			P3	PPD CONDITION
PLANNING DIVISION		DANIEL ROSAS			
Notes: The applicant shall defend, indemnify and hold harmless the City of Rialto, its agents, officers, or employees from any claims, damages, action, or proceeding against the City or its agents, officers, or employees to attack, set aside, void, or annul any approval of the City, its advisory agencies, appeal boards, or legislative body concerning PPD No. 2018-0036. The City will promptly notify the applicant of any such claim, action, or proceeding against the City and will cooperate fully in the defense.					
49	8/1/2019			P4	PPD CONDITION
PLANNING DIVISION		DANIEL ROSAS			
Notes: In accordance with the provisions of Government Code Section 66020(d)(1), the imposition of fees, dedications, reservations, or exactions for this Project, if any, are subject to protest by the applicant at the time of approval or conditional approval of the Project or within 90 days after the date of the imposition of the fees, dedications, reservations, or exactions imposed on the Project.					
50	8/1/2019			P5	PPD CONDITION
PLANNING DIVISION		DANIEL ROSAS			
Notes: The applicant shall retain of a qualified archaeologist and coordinate with the San Manuel Band of Mission Indians tribe to prepare a shovel testing plan for Archeological testing prior to ground disturbance activities pursuant to Cultural Resources mitigation measure CR-1 of the prepared Mitigated Negative Declaration for the proposed project.					
51	8/1/2019			P6	PPD CONDITION
PLANNING DIVISION		DANIEL ROSAS			
Notes: The applicant shall coordinate with the Gabrieleño Band of Mission Indians-Kizh Nation to allow access to the project site during all ground disturbance activities pursuant to Tribal Cultural Resources mitigation measure TCR-2 of the prepared Mitigated Negative Declaration for the proposed project.					
52	8/1/2019			P7	PPD CONDITION
PLANNING DIVISION		DANIEL ROSAS			
Notes: The applicant shall comply with the United States Department of Fish and Wildlife Services (USFWS) clearance criteria for construction the of the project.					
53	8/1/2019			P8	PPD CONDITION
PLANNING DIVISION		DANIEL ROSAS			
Notes: The drive-thru operator shall install a trash receptacle on the "driver's side" at the end of the drive-thru lane, prior to the issuance of a Certificate of Occupancy. The trash receptacle shall be maintained at all times and kept free of overflowing trash.					
54	8/23/2019			P-OTHER	PPD CONDITION
PLANNING DIVISION		DANIEL ROSAS			
Notes: In order to provide enhanced building design in accordance with Chapter 18.61 (Design Guidelines) of the Rialto Municipal Code, the applicant shall provide a canopy structure over each drive-thru window. The canopies shall be architecturally consistent with the rest of the buildings. The canopies shall be identified within the formal building plan check submittal prior to the issuance of building permits.					



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55	8/1/2019			P9	PPD CONDITION
PLANNING DIVISION		DANIEL ROSAS			
Notes: In order to provide enhanced building design in accordance with Chapter 18.61 (Design Guidelines) of the Rialto Municipal Code, the applicant shall route all downspouts through the interior of the building. The internal downspouts shall be identified within the formal building plan check submittal prior to the issuance of building permits.					
56	8/1/2019			P10	PPD CONDITION
PLANNING DIVISION		DANIEL ROSAS			
Notes: In order to provide enhanced building design in accordance with Chapter 18.61 (Design Guidelines) of the Rialto Municipal Code, the building shall incorporate design elements including wall plane articulations (pop-outs, masses, projections, etc.), tower elements (primarily at building entrances, corners, and drive-thru windows), and recessed doors/windows on all sides of the building that are visible from the public right-of-way and any on-site pedestrian or vehicular access areas. The design elements shall be present on the floor plan, roof plan, and elevations within the formal building plan check submittal set prior to the issuance of building permits.					
57	8/1/2019			P11	PPD CONDITION
PLANNING DIVISION		DANIEL ROSAS			
Notes: In order to provide enhanced site design in accordance with Chapter 18.61 (Design Guidelines) of the Rialto Municipal Code, the applicant shall install development pavement within the driveway entries connected to the Riverside Avenue and Santa Ana Avenue. Decorative pavement means concrete pavers and/or colored concrete with patterns and color variety. The decorative pavement shall extend across the entire width of the driveway and shall have a minimum depth equal to the minimum depth of the landscape setback. The location of the decorative pavement shall be identified on the Precise Grading Plan prior to the issuance of a grading permit, and it shall also be identified on the site plan within the formal building plan check submittal prior to the issuance of building permits. The type of decorative pavement shall be identified on the formal Landscape Plan submittal prior to the issuance of building permits.					
58	8/1/2019			P12	PPD CONDITION
PLANNING DIVISION		DANIEL ROSAS			
Notes: Any new walls, including any retaining walls, shall be comprised of decorative masonry block. Decorative masonry block means precision block with a plaster or cultured stone finish. Pilasters shall be incorporated within all new walls. The pilasters shall be spaced a maximum of fifty (50) feet on-center and shall be placed at all corners and ends of the wall. All pilasters shall protrude a minimum of one (1) block course above the wall and a minimum of six (6) inches to the side of the wall. All decorative masonry walls and pilasters, including retaining walls, shall include a decorative masonry cap. All walls and pilasters shall be identified on the site plan, and an elevation detail for the walls shall be included in the formal building plan check submittal prior to the issuance of building permits.					
59	8/1/2019			P13	PPD CONDITION
PLANNING DIVISION		DANIEL ROSAS			
Notes: The exterior of the trash enclosure shall match the color and materials of the buildings on-site. This includes a stucco finish and a wainscot and/or columns of matching stone veneer on all exterior sides of the enclosure. Additionally, the trash enclosure shall contain solid steel doors and a flat solid cover. Corrugated metal and chain-link are not acceptable materials to use as a part of the trash enclosure. An elevation detail for the trash enclosure shall be provided within formal building plan check submittal prior to the issuance of building permits.					



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60	8/1/2019			P14	PPD CONDITION
PLANNING DIVISION		DANIEL ROSAS			
Notes: All light standards, including the base, shall have a maximum height of twenty-five (25) feet, as measured from the finished surface. Lighting shall be shielded and/or directed toward the site so as not to produce direct glare or "stray light" onto adjacent properties. All light standards shall be identified on the site plan and a detail indicating the height shall be included within the formal building plan check submittal prior to the issuance of building permits.					
61	8/1/2019			P15	PPD CONDITION
PLANNING DIVISION		DANIEL ROSAS			
Notes: The applicant shall submit a formal Landscape Plan to the Planning Division prior to the issuance of building permits. The submittal shall include three (3) sets of planting and irrigation plans, a completed Landscape Plan Review application, and the applicable review fee.					
62	8/1/2019			P16	PPD CONDITION
PLANNING DIVISION		DANIEL ROSAS			
Notes: The applicant shall plant one (1) tree every three (3) parking spaces. All parking lot trees shall be a minimum of fifteen (15) gallons in size, upon initial planting. Thereafter, the parking lot trees shall be permanently irrigated and maintained. All parking lot tree species shall consist of evergreen broadleaf trees. The trees shall be identified on the formal Landscape Plan submittal prior to the issuance of a landscape permit 1) fifteen (15) gallon tree shall be provided every three (3) parking spaces. All parking lot tree species shall consist of evergreen broadleaf trees. The trees shall be identified on the formal Landscape Plan submittal prior to the issuance of building permits.					
63	8/1/2019			P17	PPD CONDITION
PLANNING DIVISION		DANIEL ROSAS			
Notes: The applicant shall install a combination of landscape berms and hedges within the landscape setback along Riverside Avenue to provide a buffer between the project and adjacent uses and screen vehicle headlights. Landscape berming shall be identified on the Grading Plan submittal and the formal Landscape Plan submittal prior to the issuance of a landscape permit.					
64	8/1/2019			P18	PPD CONDITION
PLANNING DIVISION		DANIEL ROSAS			
Notes: The applicant shall plant one (1) tree every thirty (30) feet on-center within the on-site landscape setback along Riverside Avenue. All trees within the landscape setback shall be a minimum of twenty-four (24) inch box in size, upon initial planting. Thereafter, the trees within the landscape setback shall be permanently irrigated and maintained. At least fifty (50) percent of the trees shall consist of evergreen broadleaf trees, while the remaining percentage may consist of broadleaf deciduous trees and/or palm trees. The trees shall be identified on the formal Landscape Plan submittal prior to the issuance of a landscape permit.					
65	8/1/2019			P19	PPD CONDITION
PLANNING DIVISION		DANIEL ROSAS			
Notes: The applicant shall plant one (1) tree every thirty (30) feet on-center within the public right-of-way parkway along Riverside Avenue. All trees within the public right-of-way parkway shall be a minimum of thirty-six (36) inch box in size, upon initial planting. Thereafter, the trees within the public right-of-way parking shall be permanently irrigated and maintained, as required by the Public Works Department. The street tree species along Riverside Avenue shall be the Pistachia Chinensis "Chinese Pistache" and/or the Eucalyptus Ficifolia "Rosey Red Iron Bark". The trees shall be identified on the formal Landscape Plan submittal prior to the issuance of building permits.					



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66	8/1/2019			P20	PPD CONDITION
PLANNING DIVISION		DANIEL ROSAS			
Notes: The applicant shall plant one (1) tree every thirty (30) feet on-center within the on-site landscape setback along Santa Ana Avenue. All trees within the landscape setback shall be a minimum of twenty-four (24) inch box in size, upon initial planting. Thereafter, the trees within the landscape setback shall be permanently irrigated and maintained. At least fifty (50) percent of the trees shall consist of evergreen broadleaf trees, while the remaining percentage may consist of broadleaf deciduous trees and/or palm trees. The trees shall be identified on the formal Landscape Plan submittal prior to the issuance of a landscape permit.					
67	8/1/2019			P21	PPD CONDITION
PLANNING DIVISION		DANIEL ROSAS			
Notes: The applicant shall plant one (1) tree every thirty (30) feet on-center within the public right-of-way parkway along Santa Ana Avenue. All trees within the public right-of-way parkway shall be a minimum of twenty-four (24) inch box in size, upon initial planting. Thereafter, the trees within the public right-of-way parking shall be permanently irrigated and maintained, as required by the Public Works Department. The street tree species along Santa Ana Avenue shall be the Pinus Eldarica "Calabrian Pine" and/or the Pistachia Chinensis "Chinese Pistache". The trees shall be identified on the formal Landscape Plan submittal prior to the issuance of building permits.					
68	8/1/2019			P22	PPD CONDITION
PLANNING DIVISION		DANIEL ROSAS			
Notes: The applicant shall plant shrubs around the entire outer perimeter of the drive-thru lane for the purpose of creating a solid hedge to screen the headlights of vehicles within the drive-thru. All of the drive-thru shrubs shall be a minimum of five (5) gallons in size upon initial planting, and the shrubs shall be spaced no more than three (3) feet on-center. Thereafter, the drive-thru shrubs shall be permanently irrigated and maintained into a continuous box-shape along the entire length of the drive-thru lane with a height of no less than three and one-half (3.5) feet above the finished grade. The shrubs shall be identified on the formal Landscape Plan submittal prior to the issuance of a landscape permit.					
69	8/1/2019			P23	PPD CONDITION
PLANNING DIVISION		DANIEL ROSAS			
Notes: The applicant shall plant shrubs that surround all ground mounted equipment and utility boxes, including transformers, fire-department connections, backflow devices, etc. for the purpose of providing screening of said equipment and utility boxes. All equipment and utility box screen shrubs shall be a minimum of five (5) gallons in size upon initial planting, and the shrubs shall be spaced no more than three (3) feet on-center. Thereafter, the equipment and utility box screen shrubs shall be permanently irrigated and maintained into a continuous box-shape with a height of no less than three and one-half (3.5) feet above the finished grade. The shrubs shall be identified on the formal Landscape Plan submittal prior to the issuance of a landscape permit.					
70	8/1/2019			P24	PPD CONDITION
PLANNING DIVISION		DANIEL ROSAS			
Notes: The applicant shall plant a substantial amount of trees, shrubs, and groundcover throughout all land on-site and off-site that is not covered by structures, walkways, parking areas, and driveways. Trees shall be planted a minimum of thirty (30) feet on-center, and all shrubs and groundcover shall be planted an average of three (3) feet on-center or less. All trees shall be minimum of fifteen (15) gallons in size upon initial planting, unless otherwise specified herein. All shrubs shall be a minimum of one (1) gallon in size, unless otherwise specified herein. All planter areas shall receive a minimum two (2) inch thick layer of brown bark, organic mulch, and/or decorative rock upon initial planting. Pea gravel and decomposed granite are not acceptable materials to use within planter areas. All planter areas on-site shall be permanently irrigated and maintained. The planting and irrigation shall be identified on the formal Landscape Plan submittal prior to the issuance of a landscape permit.					



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71	8/1/2019			P25	PPD CONDITION
PLANNING DIVISION		DANIEL ROSAS			
Notes: All planting and irrigation shall be installed on-site in accordance with the approved landscape plans and permit prior to the issuance of a Certificate of Occupancy. The installation of the planting and irrigation shall be certified in writing by the landscape architect responsible for preparing the landscape plans prior to the issuance of a Certificate of Occupancy.					
72	8/22/2019			P26	PPD CONDITION
PLANNING DIVISION		DANIEL ROSAS			
Notes: The applicant shall install a bicycle rack within the pathway area around the perimeter of the building prior to the issuance of the Certificate of Occupancy.					
73	8/22/2019			P27	PPD CONDITION
PLANNING DIVISION		DANIEL ROSAS			
Notes: Any tubular steel fencing and/or sliding gates shall be painted black prior to the issuance of a Certificate of Occupancy.					
74	8/22/2019			P28	PPD CONDITION
PLANNING DIVISION		DANIEL ROSAS			
Notes: All non-glass doors shall be painted to match the color of the adjacent wall prior to the issuance of a Certificate of Occupancy.					
75	8/22/2019			P29	PPD CONDITION
PLANNING DIVISION		DANIEL ROSAS			
Notes: All signage must be reviewed and approved by the Planning Division and shall comply with Section 18.102 (Regulation of Signs) of the Rialto Municipal Code.					
76	8/22/2019			P30	PPD CONDITION
PLANNING DIVISION		DANIEL ROSAS			
Notes: The applicant shall obtain all necessary approvals and operating permits from all Federal, State and local agencies prior to the Issuance of a Certificate of Occupancy.					
77	8/12/2019			EN2	PPD CONDITION
ENGINEERING DIV		MOISES PERALTA			
Notes: GENERAL: All Public Works and Engineering requirements shall be completed to the satisfaction of the City Engineer prior to issuance of a Certificate of Occupancy unless otherwise noted.					



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78	8/12/2019			EN3	PPD CONDITION
ENGINEERING DIV		MOISES PERALTA			
Notes:					
GENERAL:					
Prior to issuance of a building permit, the developer shall pay all applicable development impact fees in accordance with the current City of Rialto fee ordinance including any Transportation Fair Share Contribution fees.					
79	8/12/2019			EN4	PPD CONDITION
ENGINEERING DIV		MOISES PERALTA			
Notes:					
GENERAL: Prior to issuance of a building permit, The Precise Grading Plan shall be approved by the City Engineer					
80	8/12/2019			EN5	PPD CONDITION
ENGINEERING DIV		MOISES PERALTA			
Notes:					
GENERAL: Any Improvements within the public right-of-way require a City of Rialto Encroachment Permit					
81	8/12/2019			EN6	PPD CONDITION
ENGINEERING DIV		MOISES PERALTA			
Notes:					
GENERAL:					
Submit street improvement plans prepared by a registered California civil engineer to the Engineering Division for review. The plans shall be approved by the City Engineer prior to issuance of any building permits. Unless otherwise approved, the street Improvement plans shall be approved concurrently with any street light, landscape and irrigation, traffic signal, sewer, water, and signing and striping plans.					
82	8/12/2019			EN7	PPD CONDITION
ENGINEERING DIV		MOISES PERALTA			
Notes:					
GENERAL:					
Submit traffic striping and signage plans prepared by a California registered civil engineer, for review and approval by the City Engineer. All required traffic striping and signage improvements shall be completed concurrently with required street improvements, to the satisfaction of the City Engineer, and prior to issuance of a building permit					



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83	8/12/2019			EN8	PPD CONDITION
ENGINEERING DIV		MOISES PERALTA			
Notes: GENERAL: Submit landscaping and irrigation system improvement plans for review and approval by the City Engineer at the time of first (1st) plans submittal to Public Works. The median and/or parkway irrigation system shall be separately metered from the on-site private landscaping to be maintained by the developer for a period of one (1) year and annexed into a Special District. The plans shall be approved concurrently with the street improvement plans and prior to issuance of a building permit, unless otherwise allowed by the City Engineer. The off-site landscape and irrigation plans must show separate electrical and water meters to be annexed into the Landscape and Lighting Maintenance District No. 2 via a Public Hearing. The landscaping architect must contact the City of Rialto Landscape Contract Specialist at (909) 820-2602 to ensure all landscape and irrigation guidelines are met prior to plan approval. Electrical and water irrigation meter pedestals must not be designed to be installed at or near street intersections to avoid burdensome traffic control set-up during post-construction maintenance.					
84	8/12/2019			EN9	PPD CONDITION
ENGINEERING DIV		MOISES PERALTA			
Notes: GENERAL: All median and/or parkway landscaping shall be guaranteed for a period of one year from the date of acceptance by the City Engineer. Any landscaping that fails during the one year landscape maintenance period shall be replaced with similar plant material to the satisfaction of the City Engineer, and shall be subject to a subsequent one year landscape maintenance period					
85	8/12/2019			EN10	PPD CONDITION
ENGINEERING DIV		MOISES PERALTA			
Notes: GENERAL: All proposed trees within the public right-of-way and within 10 feet of the public sidewalk and/or curb shall have City approved deep root barriers installed in accordance with the Public Works Landscape and Irrigation Guidelines.					
86	8/12/2019			EN11	PPD CONDITION
ENGINEERING DIV		MOISES PERALTA			
Notes: GENERAL: The developer shall apply for annexation of the underlying property into City of Rialto Landscape and Lighting Maintenance District No. 2 (LLMD 2). An application fee of \$5,000 shall be paid at the time of application. Annexation into LLMD 2 is a condition of acceptance of any new median and/or parkway landscaping, or any new public street lighting improvements, to be maintained by the City of Rialto. Due to the required Public Hearing action, the annexation process takes months and as such the developer is advised to apply for Special District annexation early in the process to avoid any delays at Certificate of Occupancy.					



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87	8/12/2019			EN12	PPD CONDITION
ENGINEERING DIV		MOISES PERALTA			
Notes:					
GENERAL:					
All new street lights shall be installed on an Independently metered, City-owned underground electrical system. The developer shall be responsible for applying with Southern California Edison (SCE) for all appropriate service points and electrical meters. New meter pedestals shall be installed and electrical service paid by the developer, until such time as the improvements have been accepted and the underlying property is annexed into LLMD 2. The applicant must contact the City of Rialto Landscape Contract Specialist at (909) 820-2602 to confirm a full twelve (12) months' time of non-interrupted ongoing maintenance service.					
88	8/12/2019			EN-OTHER	PPD CONDITION
ENGINEERING DIV		MOISES PERALTA			
Notes:					
GENERAL: The developer is responsible for requesting from the Public Works Department any addresses needed for any building(s) and/or any electrical/water single/dual irrigation meter pedestal(s). The main building address shall be included on Precise Grading Plans and Building Plan set.					
89	8/12/2019			EN13	PPD CONDITION
ENGINEERING DIV		MOISES PERALTA			
Notes:					
GENERAL: Construct asphalt concrete paving for streets in two separate lifts. The final lift of asphalt concrete pavement shall be postponed until such time that on-site construction activities are complete, as may be determined by the City Engineer. Paving of streets in one lift prior to completion of on-site construction will not be allowed, unless prior authorization has been obtained from the City Engineer. Completion of asphalt concrete paving for streets prior to completion of on-site construction activities, if authorized by the City Engineer, will require additional paving requirements prior to acceptance of the street improvements, including, but not limited to: removal and replacement of damaged asphalt concrete pavement, overlay, slurry seal, or other repairs, as required by the City Engineer					
90	8/12/2019			EN-OTHER	PPD CONDITION
ENGINEERING DIV		MOISES PERALTA			
Notes:					
GENERAL: All street cuts for utilities shall be repaired in accordance with City Standard SC-231 within 72 hours of completion of the utility work; and any interim trench repairs shall consist of compacted backfill to the bottom of the pavement structural section followed by placement of standard base course material in accordance with the Standard Specifications for Public Work Construction ("Greenbook"). The base course material shall be placed the full height of the structural section to be flush with the existing pavement surface and provide a smooth pavement surface until permanent cap paving occurs using an acceptable surface course material.					
91	8/12/2019			EN14	PPD CONDITION
ENGINEERING DIV		MOISES PERALTA			
Notes:					
GENERAL: Any utility trenches or other excavations within existing asphalt concrete pavement of off-site streets required by the proposed development shall be backfilled and repaired in accordance with City of Rialto Standard Drawings. The developer shall be responsible for removing, grinding, paving and/or overlaying existing asphalt concrete pavement of off-site streets as required by and at the discretion of the City Engineer, including pavement repairs in addition to pavement repairs made by utility companies for utilities installed for the benefit of the proposed development (i.e. Fontana Water Company, Southern California Edison, Southern California Gas Company, Time Warner, Verizon, etc.). Multiple excavations, trenches, and other street cuts within existing asphalt concrete pavement of off-site streets required by the proposed development may require complete grinding and asphalt concrete overlay of the affected off-site streets, at the discretion of the City Engineer. The pavement condition of the existing off-site streets shall be returned to a condition equal to or better than what existed prior to construction of the proposed development.					



Project Conditions City of Rialto

92	8/12/2019			EN15	PPD CONDITION
ENGINEERING DIV		MOISES PERALTA			
Notes: GENERAL: In accordance with Chapter 15.32 of the City of Rialto Municipal Code, all existing electrical distribution lines of sixteen thousand volts or less and overhead service drop conductors, and all telephone, television cable service, and similar service wires or lines, which are on-site, abutting, and/or transecting, shall be installed underground. Utility undergrounding shall extend to the nearest off-site power pole; no new power poles shall be installed unless otherwise approved by the City Engineer. A letter from the owners of the affected utilities shall be submitted to the City Engineer prior to approval of the Grading Plan, informing the City that they have been notified of the City's utility undergrounding requirement and their intent to commence design of utility undergrounding plans. When available, the utility undergrounding plan shall be submitted to the City Engineer identifying all above ground facilities in the area of the project to be undergrounded					
93	8/12/2019			EN16	PPD CONDITION
ENGINEERING DIV		MOISES PERALTA			
Notes: GENERAL: All damaged, destroyed, or modified pavement legends, traffic control devices, signing, striping, and street lights, associated with the proposed development shall be replaced as required by the City Engineer prior to issuance of a Certificate of Occupancy					
94	8/12/2019			EN17	PPD CONDITION
ENGINEERING DIV		MOISES PERALTA			
Notes: GENERAL: Construction signing, lighting and barricading shall be provided during all phases of construction as required by City Standards or as directed by the City Engineer. As a minimum, all construction signing, lighting and barricading shall be in accordance with Part 6 Temporary Traffic Control of the 2014 California Manual on Uniform Traffic Control Devices, or subsequent editions in force at the time of construction					
95	8/12/2019			EN18	PPD CONDITION
ENGINEERING DIV		MOISES PERALTA			
Notes: GENERAL: Upon approval of any improvement plan by the City Engineer, the improvement plan shall be provided to the City in digital format, consisting of a DWG (AutoCAD drawing file), DXF (AutoCAD ASCII drawing exchange file), and PDF (Adobe Acrobat) formats. Variation of the type and format of the digital data to be submitted to the City may be authorized, upon prior approval by the City Engineer.					
96	8/12/2019			EN-OTHER	PPD CONDITION
ENGINEERING DIV		MOISES PERALTA			
Notes: TRANSPORTATION: Prior to the issuance of a building permit, the developer is required to pay Transportation Commission recommended Traffic Impact Analysis (TIA) Project Fair Share Contribution fees as indicated in the respective Transportation Commission meeting of April 3, 2019 in the amount of \$1,428,026.50.					



Project Conditions City of Rialto

97	8/12/2019			EN-OTHER	PPD CONDITION
ENGINEERING DIV		MOISES PERALTA			
Notes: TRANSPORTATION: Include 2 fuel positions for future consideration of additional fuel pumps.					
98	8/12/2019			EN-OTHER	PPD CONDITION
ENGINEERING DIV		MOISES PERALTA			
Notes: TRANSPORTATION: Construct 4-inch conduit within the parkway area along the entire project frontage for future use.					
99	8/12/2019			EN-OTHER	PPD CONDITION
ENGINEERING DIV		MOISES PERALTA			
Notes: TRANSPORTATION: Install "No Stopping Any Time" R26A(S) (CA) signage along the entire frontage.					
100	8/12/2019			EN-OTHER	PPD CONDITION
ENGINEERING DIV		MOISES PERALTA			
Notes: OMNITRANS: The developer shall be responsible for coordinating with Omnitrans regarding the location of existing, proposed, and future bus stops along the property frontage of all public streets. The developer shall design street and sidewalk improvements in accordance with the latest Omnitrans bus stop guidelines and in compliance with current accessibility standards pursuant to the Americans with Disabilities Act (ADA) requirements. The developer shall design all bus stops to accommodate the Omnitrans Premium Shelters. Prior to Certificate of Occupancy, the developer shall submit to Public Works verification from Omnitrans acknowledging concurrence with the existing, proposed, and future bus stop improvements in conformance with the Premium Shelter design guidelines. Additionally, bus turnouts are required to accommodate proposed bus stops in accordance with the City Standards and as approved by the City Engineer.					
101	8/12/2019			EN20	PPD CONDITION
ENGINEERING DIV		MOISES PERALTA			
Notes: RIVERSIDE AVENUE (Major Arterial): Construct a City Engineer approved raised and landscaped Median Island along frontage of property in accordance with the City Standards and any applicable Specific Plan or pay the fair share contribution fee for the construction of the raised median. The median nose width shall have stamped concrete. The left turn pockets shall be City Engineer approved and designed in accordance with Section 405 of the current edition of the Caltrans Highway Design Manual.					
102	8/12/2019			EN21	PPD CONDITION
ENGINEERING DIV		MOISES PERALTA			
Notes: RIVERSIDE AVENUE (Major Arterial): Dedicate additional right-of-way along the entire property frontage along Riverside Avenue as required by the City General Plan to provide a property line at ultimate right-of-way of 60 feet from street centerline and a corner cutback at the corner of the site. Nothing shall be constructed or planted in the corner cut-off area which does or will exceed 30 inches in height required to maintain an appropriate corner sight distance.					



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103	8/12/2019			EN23	PPD CONDITION
ENGINEERING DIV		MOISES PERALTA			
Notes: RIVERSIDE AVENUE (Major Arterial): Remove existing, and construct new pavement with a minimum pavement section of 5 inches asphalt concrete pavement over 6 inches crushed aggregate base with a minimum subgrade of 24 inches at 95% relative compaction, or equal, along the entire half-width street frontage in accordance with City of Rialto Standard Drawings. The pavement section shall be determined using a Traffic Index ("TI") of 10. A California registered Geotechnical Engineer shall design the pavement section using "R" values from the project site and submitted to the City Engineer for approval. Alternatively, depending on the existing street condition and as approved by the City Engineer, a street overlay, slurry seal, or other repair can be performed to preserve existing pavement improvements.					
104	8/12/2019			EN24	PPD CONDITION
ENGINEERING DIV		MOISES PERALTA			
Notes: RIVERSIDE AVENUE (Major Arterial): Construct an 8-inch curb and gutter along the entire frontage 48 feet front street centerline in accordance with City of Rialto Standard Drawings.					
105	8/12/2019			EN25	PPD CONDITION
ENGINEERING DIV		MOISES PERALTA			
Notes: RIVERSIDE AVENUE (Major Arterial): Construct a new underground electrical system for public street lighting improvements. New City Engineer approved marbelite street light poles with LED light fixtures shall be installed in accordance with City of Rialto Standard Drawings. Provide 2" conduit and pull boxes along the opposite side of the street for continuation of the street light system for future built out.					
106	8/12/2019			EN26	PPD CONDITION
ENGINEERING DIV		MOISES PERALTA			
Notes: RIVERSIDE AVENUE (Major Arterial): Construct a 10 feet wide Americans with Disabilities Act (ADA) compliant sidewalk behind curb along the entire frontage in accordance with City of Rialto Standard Drawings.					
107	8/12/2019			EN27	PPD CONDITION
ENGINEERING DIV		MOISES PERALTA			
Notes: RIVERSIDE AVENUE (Major Arterial): Construct a commercial driveway approach in accordance with City of Rialto Standard Drawings. The driveway approach shall be constructed so the top of X is 5 feet from the property line, or as otherwise approved by the City Engineer. Nothing shall be constructed or planted in the corner cut-off area which does or will exceed 30 inches in height required to maintain an appropriate corner sight distance					
108	8/12/2019			EN28	PPD CONDITION
ENGINEERING DIV		MOISES PERALTA			
Notes: RIVERSIDE AVENUE (Major Arterial): Construct a curb ramp meeting current California State Accessibility standards along both sides of the commercial driveway approach. The developer shall ensure that an appropriate path of travel, meeting ADA guidelines, is provided across the driveway, and shall adjust the location of the access ramps, if necessary, to meet ADA guidelines, subject to the approval of the City Engineer. If necessary, additional pedestrian and sidewalk easements shall be provided on-site to construct a path of travel meeting ADA guidelines					



Project Conditions City of Rialto

109	8/12/2019			EN29	PPD CONDITION
ENGINEERING DIV		MOISES PERALTA			
Notes: RIVERSIDE AVENUE (Major Arterial): Construct a curb ramp meeting current California State Accessibility standards at the southeast corner of Riverside Avenue and Santa Ana Avenue in accordance with City of Rialto Standard Drawings.					
110	8/12/2019			EN30	PPD CONDITION
ENGINEERING DIV		MOISES PERALTA			
Notes: Santa Ana Avenue (Major Arterial): Dedicate additional right-of-way along the entire frontage as may be required to provide a property line - corner cutback at the corner of Riverside Avenue and Santa Ana Avenue as required by the City Engineer. Nothing shall be constructed or planted in the corner cut-off area which does or will exceed 30 inches in height required to maintain an appropriate corner sight distance.					
111	8/12/2019			EN31	PPD CONDITION
ENGINEERING DIV		MOISES PERALTA			
Notes: Santa Ana Avenue (Major Arterial): Remove existing, and construct new pavement with a minimum pavement section of 5 inches asphalt concrete pavement over 6 inches crushed aggregate base with a minimum subgrade of 24 inches at 95% relative compaction, or equal, along the entire frontage in accordance with City of Rialto Standard Drawings. The pavement section shall be determined using a Traffic Index (TI) of 10. The pavement section shall be designed by a California registered Geotechnical Engineer using "R" values from the project site and submitted to the City Engineer for approval. Alternatively, depending on the existing street condition and as approved by the City Engineer, a street overlay, slurry seal, or other repair can be performed to preserve existing pavement improvements.					
112	8/12/2019			EN24	PPD CONDITION
ENGINEERING DIV		MOISES PERALTA			
Notes: Santa Ana Avenue (Major Arterial): Construct an 8-Inch curb and gutter along the entire frontage 32 feet from street centerline in accordance with City of Rialto Standard Drawings and the General Plan.					
113	8/12/2019			EN25	PPD CONDITION
ENGINEERING DIV		MOISES PERALTA			
Notes: SANTA ANA AVENUE (Major Arterial): Construct a new underground electrical system for public street lighting improvements. New marbelite street light poles with LED light fixtures shall be installed as approved by the City Engineer, in accordance with City of Rialto Standard Drawings					
114	8/12/2019			EN26	PPD CONDITION
ENGINEERING DIV		MOISES PERALTA			
Notes: Santa Ana Avenue (Major Arterial): Construct a 10 feet wide Americans with Disabilities Act (ADA) compliant sidewalk behind curb along the entire frontage in accordance with the General Plan and the City of Rialto Standard Drawings.					



Project Conditions City of Rialto

115	8/12/2019			EN27	PPD CONDITION
ENGINEERING DIV		MOISES PERALTA			
Notes:					
Santa Ana Avenue (Major Arterial): Construct a commercial driveway approach in accordance with City of Rialto Standard Drawings. The driveway approach shall be constructed so the top of X is 5 feet from the property line, or as otherwise approved by the City Engineer. Nothing shall be constructed or planted in the corner cut-off area which does or will exceed 30 inches in height required to maintain an appropriate corner sight distance					
116	8/12/2019			EN28	PPD CONDITION
ENGINEERING DIV		MOISES PERALTA			
Notes:					
SANTA ANA AVENUE (Major Arterial):					
Construct a curb ramp meeting current California State Accessibility standards along both sides of the commercial driveway approach. The developer shall ensure that an appropriate path of travel, meeting ADA guidelines, is provided across the driveway, and shall adjust the location of the access ramps, if necessary, to meet ADA guidelines, subject to the approval of the City Engineer. If necessary, additional pedestrian and sidewalk easements shall be provided on-site to construct a path of travel meeting ADA guidelines					
117	8/12/2019			EN29	PPD CONDITION
ENGINEERING DIV		MOISES PERALTA			
Notes:					
SANTA ANA AVENUE:					
Construct a curb ramp meeting current California State Accessibility standards at the southeast corner of Riverside Avenue and Santa Ana Avenue in accordance with City of Rialto Standard Drawings.					
118	8/13/2019			EN36	PPD CONDITION
ENGINEERING DIV		MOISES PERALTA			
Notes:					
ON-SITE:					
Development of the site is subject to the requirements of the National Pollution Discharge Elimination System (NPDES) Permit for the City of Rialto, issued by the Santa Ana Regional Water Quality Control Board, Board Order No. R8-2010-0036. Pursuant to the NPDES Permit, the developer shall ensure development of the site incorporates post-construction Best Management Practices (BMPs) in accordance with the Model Water Quality Management Plan (WQMP) approved for use for the Santa Ana River Watershed. The developer is advised that applicable Site Design BMPs will be required to be incorporated into the final site design, pursuant to a site specific WQMP submitted to the City Engineer for review and approval					
119	8/13/2019			EN37	PPD CONDITION
ENGINEERING DIV		MOISES PERALTA			
Notes:					
ON-SITE:					
The minimum pavement section for all on-site pavements shall be 2 inches asphalt concrete pavement over 4 inches crushed aggregate base with a minimum subgrade of 24 inches at 95% relative compaction, or equal. If an alternative pavement section is proposed, the proposed pavement section shall be designed by a California registered Geotechnical Engineer using "R" values from the project site and submitted to the City Engineer for approval					



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120	8/13/2019			EN38	PPD CONDITION
ENGINEERING DIV		MOISES PERALTA			
Notes:					
SANITARY SEWER:					
The developer shall connect to the City of Rialto sewer system and apply for a sewer connection account with Rialto Water services					
121	8/13/2019			EN39	PPD CONDITION
ENGINEERING DIV		MOISES PERALTA			
Notes:					
SANITARY SEWER:					
Submit sewer improvement plans prepared by a California registered civil engineer to the Engineering Division. The plans shall be approved by the City Engineer prior to issuance of any building permits.					
122	8/13/2019			EN40	PPD CONDITION
ENGINEERING DIV		MOISES PERALTA			
Notes:					
SANITARY SEWER:					
Prior to issuance of a certificate of occupancy or final City approvals, provide certification from Rialto Water Services to demonstrate that all water and/or wastewater service accounts have been documented					
123	8/13/2019			EN41	PPD CONDITION
ENGINEERING DIV		MOISES PERALTA			
Notes:					
DOMESTIC WATER:					
The developer is advised that domestic water service is provided by West Valley Water District. The developer shall be responsible for coordinating with West Valley Water District and complying with all requirements for establishing domestic water service to the property.					
124	8/13/2019			EN-OTHER	PPD CONDITION
ENGINEERING DIV		MOISES PERALTA			
Notes:					
WASTE MANAGEMENT: In accordance with Section 8.08 – Refuse Collection of the City of Rialto Municipal Code, any and all refuse recycling materials generated and disposed due to construction activities must adhere to City Council approved franchise agreements. Only City Council approved waste and refuse franchisee vendors can be used to dispose of generated construction waste.					
125	8/13/2019			EN-OTHER	PPD CONDITION
ENGINEERING DIV		MOISES PERALTA			
Notes:					
WASTE MANAGEMENT: Must submit copies of recycling chain of custody tickets demonstrating minimum compliance with construction waste management recycling requirements.					



Project Conditions City of Rialto

126	8/13/2019			EN42	PPD CONDITION
ENGINEERING DIV		MOISES PERALTA			
Notes: GRADING: Submit a Precise Grading Plan prepared by a California registered civil engineer to the Engineering Division for review and approval. The Precise Grading Plan shall be approved by the City Engineer prior to issuance of a building permit					
127	8/13/2019			EN43	PPD CONDITION
ENGINEERING DIV		MOISES PERALTA			
Notes: GRADING: Prior to commencing with any grading, the required erosion and dust control measures shall be in place. In addition, the following shall be included if not already identified: a. 6 foot high tan colored perimeter screened fencing b. Contractor information signage including contact information along the street frontage on Riverside Avenue and Santa Ana Avenue. c. Post dust control signage with the following verbiage: "Project Name, WDID No., IF YOU SEE DUST COMING FROM THIS PROJECT CALL: NAME (XXX) XXX-XXX, If you do not receive a response, please call the AQMD at 1-800-CUT-SMOG/1-800-228-7664"					
128	8/13/2019			EN45	PPD CONDITION
ENGINEERING DIV		MOISES PERALTA			
Notes: GRADING: Submit a Water Quality Management Plan Identifying site specific Best Management Practices (BMPs) in accordance with the Model Water Quality Management Plan (WQMP) approved for use for the Santa Ana River Watershed. The site specific WQMP shall be submitted to the City Engineer for review and approval with the Precise Grading Plan. A WQMP Maintenance Agreement shall be required, obligating the property owner(s) to appropriate operation and maintenance obligations of on-site BMPs constructed pursuant to the approved WQMP. The WQMP and Maintenance Agreement shall be approved prior to issuance of a building permit, unless otherwise allowed by the City Engineer					
129	8/13/2019			EN46	PPD CONDITION
ENGINEERING DIV		MOISES PERALTA			
Notes: GRADING: A Notice of Intent (NOI) to comply with the California General Construction Stormwater Permit (Water Quality Order 2009-0009-DWQ as modified September 2, 2009) is required via the California Regional Water Quality Control Board online SMARTS system. A copy of the executed letter issuing a Waste Discharge Identification (WDID) number shall be provided to the City Engineer prior to issuance of a grading or building permit. The developers contractor shall prepare and maintain a Storm Water Pollution Prevention Plan ("SWPPP") as required by the General Construction Permit. All appropriate measures to prevent erosion and water pollution during construction shall be implemented as required by the SWPPP					
130	8/13/2019			EN47	PPD CONDITION
ENGINEERING DIV		MOISES PERALTA			
Notes: GRADING: A Geotechnical/Soils Report prepared by a California registered Geotechnical Engineer shall be required for and incorporated as an integral part of the grading plan for the proposed development. A copy of the Geotechnical/Soils Report shall be submitted to the Engineering Division with the first submittal of the Precise Grading Plan/Paving Plan.					



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131	8/13/2019			EN48	PPD CONDITION
ENGINEERING DIV		MOISES PERALTA			
Notes:					
GRADING:					
All stormwater runoff passing through the site shall be accepted and conveyed across the property in a manner acceptable to the City Engineer. For all stormwater runoff falling on the site, on-site retention or other facilities approved by the City Engineer shall be required to contain the increased stormwater runoff generated by the development of the property. Provide a hydrology study to determine the volume of increased stormwater runoff due to development of the site, and to determine required stormwater runoff mitigation measures for the proposed development. Final retention basin sizing and other stormwater runoff mitigation measures shall be determined upon review and approval of the hydrology study by the City Engineer and may require redesign or changes to site configuration or layout consistent with the findings of the final hydrology study. The volume of increased stormwater runoff to retain on-site shall be determined by comparing the existing pre-developed condition and proposed developed condition, using the 100-year frequency storm					
132	8/13/2019			EN49	PPD CONDITION
ENGINEERING DIV		MOISES PERALTA			
Notes:					
GRADING:					
Direct release of on-site nuisance water or stormwater runoff shall not be permitted to the adjacent public streets. Provisions for the interception of nuisance water from entering adjacent public streets from the project site shall be provided through the use of a minor storm drain system that collects and conveys nuisance water to landscape or parkway areas, and in only a stormwater runoff condition, pass runoff directly to the streets through parkway or under sidewalk drains					
133	8/13/2019			EN50	PPD CONDITION
ENGINEERING DIV		MOISES PERALTA			
Notes:					
GRADING:					
Provide pad elevation certifications for all building pads in conformance with the approved Precise Grading Plan, to the Engineering Division prior to construction of any building foundation					
134	8/13/2019			EN51	PPD CONDITION
ENGINEERING DIV		MOISES PERALTA			
Notes:					
GRADING:					
Prior to Issuance of a certificate of occupancy or final City approvals, demonstrate that all structural BMPs have been constructed and installed in conformance with approved plans and specifications, and as identified in the approved WQMP					
135	8/13/2019			EN52	PPD CONDITION
ENGINEERING DIV		MOISES PERALTA			
Notes:					
GRADING:					
Remove all graffiti within 24 hours pre-construction, during construction, and after a Certificate of Occupancy is issued					



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136	8/13/2019			EN-OTHER	PPD CONDITION
ENGINEERING DIV		MOISES PERALTA			
Notes: WEED ABATEMENT: In accordance with the City of Rialto Municipal Code Section 18.72.010, Provision D, inadequately maintained landscaping which is visible from the public street, or right-of-way and which, either alone or in combination with other conditions on the subject property tends to degrade the aesthetic quality of the immediate neighborhood is prohibited.					
137	8/13/2019			BL1	PPD CONDITION
BUSINESS LICENSE DIV		ANTHONY RAMIREZ			
Notes: The Developer or General Contractor shall identify each contractor and subcontractor hired to work at the job site on the Contractor Sublist form and return it to the Business License Division with a Business License application and the Business License tax fee based on the Contractors tax rate for each contractor listed on the form (see attached)					
138	8/13/2019			BL4	PPD CONDITION
BUSINESS LICENSE DIV		ANTHONY RAMIREZ			
Notes: Prior to issuance of a Certificate of Occupancy, a Business License tax shall be paid based on the following tax rate: Retail, Non-Food (Gas Station)					
139	8/13/2019			BL4	PPD CONDITION
BUSINESS LICENSE DIV		ANTHONY RAMIREZ			
Notes: Prior to issuance of a Certificate of Occupancy, a Business License tax shall be paid based on the following tax rate: Retail, Non-Food (Convenience Store)					
140	8/13/2019			BL5	PPD CONDITION
BUSINESS LICENSE DIV		ANTHONY RAMIREZ			
Notes: Prior to Issuance of a Certificate of Occupancy, the Lessor of the property shall pay a business license tax based on the Rental Income Property tax rate.					
141	8/21/2019			PD1	PPD CONDITION
POLICE DEPARTMENT		SGT. JOSHUA LINDSAY			
Notes: ALL: Lighting of pedestrian access areas. All walkways, passageways, and locations where pedestrians are likely to travel, shall be illuminated with a minimum of 1.5-foot candles (at surface level) of light during the hours of darkness. Lighting shall be designed/constructed in such a manner as to automatically turn on at dusk and turn off at dawn.					
142	8/21/2019			PD2	PPD CONDITION
POLICE DEPARTMENT		SGT. JOSHUA LINDSAY			
Notes: All: Lighting of vehicle access areas. All alleyways, driveways, and uncovered parking areas shall be illuminated with a minimum of 1.5-foot candles (at surface level) of light during the hours of darkness. Lighting shall be designed/constructed in such a manner as to automatically turn on at dusk and turn off at dawn.					



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143	8/21/2019			PD3	PPD CONDITION
POLICE DEPARTMENT		SGT. JOSHUA LINDSAY			
Notes: ALL: Light fixtures and lighting hardware. All lighting fixtures and luminaries, including supports, poles and brackets, shall be designed/constructed in such a manner as to resist vandalism and/or destruction by hand.\r\r					
144	8/21/2019			PD4	PPD CONDITION
POLICE DEPARTMENT		SGT. JOSHUA LINDSAY			
Notes: ALL: Address shall be illuminated during hours of darkness and prominently placed to be both visible to the front of the location and if applicable, visible to the main street to which they are located (e.g. commercial building facing the interior of the property would require two address signs if located adjacent to a roadway).\r\r					
145	8/21/2019			PD5	PPD CONDITION
POLICE DEPARTMENT		SGT. JOSHUA LINDSAY			
Notes: ALL: Exterior security cameras shall be installed at the location and cover the entire property. The security cameras shall be accessible to the Rialto Police Department via the internet. For spec buildings it is conditioned that at time of occupancy the cameras shall be installed, functional, and approved by the Rialto Police Department.					
146	8/21/2019			PD6	PPD CONDITION
POLICE DEPARTMENT		SGT. JOSHUA LINDSAY			
Notes: ALL: Install MUTCD approved No Stopping signage along the streets adjacent to the property.\r\r					
147	8/21/2019			PD13	PPD CONDITION
POLICE DEPARTMENT		SGT. JOSHUA LINDSAY			
Notes: \r\r COMMERCIAL/INDUSTRIAL: Lighting of truck well/dock/delivery areas. All loading dock areas truck well areas, and delivery areas shall be provided with a minimum of two (2) foot candles power as measured at the surface level. Lighting shall be designed/constructed in such a manner as to turn on at dusk and off at dawn automatically.\r\r					
148	8/21/2019			PD14	PPD CONDITION
POLICE DEPARTMENT		SGT. JOSHUA LINDSAY			
Notes: COMMERCIAL/INDUSTRIAL: Knox boxes. (All that apply) The main gate, main doors to the building, and at least one rear door to each suite, shall have, immediately adjacent to them, a Knox box to facilitate the entry of safety personnel. Knox boxes shall be installed in such a manner as to resist vandalism, removal, or destruction by hand, and be fully recessed into the building. Knox Boxes shall be equipped with the appropriate keys, for each required location, prior to the first day of business.\r\r					



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149	8/21/2019			PD16	PPD CONDITION
POLICE DEPARTMENT		SGT. JOSHUA LINDSAY			
Notes: "COMMERCIAL/INDUSTRIAL: Address prominently displayed on all building rooftops visible to aerial law enforcement or fire aircraft. Specifications to be followed for alphanumeric characters are as follows:\r\r Three (3) foot tall and six (6) inches thick alphanumeric characters. The alphanumeric characters shall be constructed in such a way that they are in stark contrast to the background to which they are attached (e.g. white numbers and letters on a black background), and resistant weathering that would cause a degradation of the contrast. Suite numbers are required on all buildings with multiple suites and shall be located directly above the respective suites following the above listed guidelines." \r\r					
150	8/21/2019			PD17	PPD CONDITION
POLICE DEPARTMENT		SGT. JOSHUA LINDSAY			
Notes: COMMERCIAL/INDUSTRIAL: Any rear door to the location, accessible by the public, shall be alarmed in such a way as to emit a continuous audible notification until reset by responsible personnel (e.g. alarmed exit device / crash bar).\r\r					
151	8/21/2019			PD18	PPD CONDITION
POLICE DEPARTMENT		SGT. JOSHUA LINDSAY			
Notes: COMMERCIAL: Security Ordinance. The development shall comply with all applicable portions of the City's Security Ordinance (Section 15.10.020) (see attached).\r\r					

EXHIBIT "C"

Beyond Food Mart/76 Gas Station

Dhanlaxmibaa LLC
(DEVELOPER)

ENVIRONMENTAL WARRANTY

As a condition precedent to acceptance of the dedications and public improvements to be conveyed by the above-named Developer to the City of Rialto for the above-referenced Project, Developer hereby warrants to the City of Rialto that:

1. Neither the property to be dedicated nor Developer are in violation of any environmental law, and neither the property to be dedicated nor the Developer are subject to any existing, pending or threatened investigation by any federal, state or local governmental authority under or in connection with the environmental laws relating to the property to be dedicated.

2. Neither Developer nor any other person with Developer's permission to be upon the property to be dedicated has used, generated, manufactured, produced, or released, on, under, or about the property to be dedicated, any Hazardous Substance except in compliance with all applicable environmental laws. For the purposes of this warranty, the term "Hazardous Substances" shall mean any substance or material which is capable of posing a risk of injury to health, safety or property, including all those materials and substances designated as hazardous or toxic by any federal, state or local law, ordinance, rule, regulation or policy, including but not limited to, all of those materials and substances defined as "Toxic Materials" in Sections 66680 through 66685 of Title 22 of the California Code of Regulations, Division 4, Chapter 30, as the same shall be amended from time to time, or any other materials requiring remediation under federal, state or local laws, ordinances, rules, regulations or policies.

3. Developer has not caused or permitted the release of, and has no knowledge of the release or presence of, any Hazardous Substance on the property to be dedicated or the migration of any hazardous substance from or to any other property adjacent to, or in the vicinity of, the property to be dedicated.

4. Developer's prior and present use of the property to be dedicated has not resulted in the release of any Hazardous Substance on the property to be dedicated.

5. All persons executing this warranty hereby represent and warrant to the City of Rialto, and Developer hereby represents and warrants, that the signators hereto have the legal power, right and authority to execute this warranty on behalf of the Developer and that the signators hereto have sufficient knowledge or expertise, either personally, through reasonable inspection and investigation of the property, or through reasonable reliance upon the investigation and

professional opinion of Developer's environmental experts, to make the representations herein, and that no consent of any other party is required to execute this warranty and make the representations herein on behalf of the Developer to the City of Rialto.

Each of the undersigned persons declares under penalty of perjury that the foregoing is true and correct.

Dated: 11/12/2008

DEVELOPER*

By: 

*Proof of authorization for Developer's signatures is required to be submitted concurrently with this environmental warranty.