

Russell Shirts Washington County Recorder
09/14/2018 10:32:19 AM Fee \$18.00 By
COTTONWOOD TITLE INSURANCE AGENCY,
INC.

When Recorded Return To:
International Fidelity Insurance Company
550 Kirkland Way Suite 400
Kirkland, WA 98033

RELEASE OF LIEN BOND

Bond No. SAFSU0739554

KNOW ALL MEN BY THESE PRESENTS: That we, Sienna Hill Properties, LLC, 25115 SW Parkway Avenue, Wilsonville, OR 97070, as Principal, and International Fidelity Insurance Company, as Surety, are held and firmly bound unto Archer Mechanical, Inc., 2745 West California Avenue, Salt Lake City, Utah 84104, as Obligee, in the sum of Three Hundred Eighty-Eight Thousand Five Hundred & 00/100 (\$388,500.00) lawful money of the United States of America, to the payment of which, well and truly to be paid, we bind ourselves, our heirs, executors and successors, jointly and severally, firmly by these presents.

THE CONDITION OF THE ABOVE OBLIGATION IS SUCH THAT WHEREAS, Archer Mechanical, Inc. is the claimant under that certain mechanic's lien in the amount of Two Hundred Fifty-Nine Thousand & 00/100 (\$259,000.00) filed in the office of the County Recorder of Salt Lake County under recording No. Parcel I.D. #W-5-2-13-243 with respect to: Washington

Abbreviated Legal Description:

Parcel I.D. #W-5-2-13-243, Washington City, Washington County, State of Utah

WHEREAS, said Principal disputes the correctness and/or validity of such claims of lien and desires pursuant to RCW 60.04.161 to execute and record a bond to enable the real property above described to be freed from the effect of said claim of lien and any action brought to foreclose said lien.

NOW, THEREFORE, the condition of this obligation is such that if the Principal shall pay any sum which said claimant may recover on said claim together with his costs of suit in the action, if he recovers therein, then this obligation shall be void, otherwise to remain in full force and effect.

SIGNED, SEALED and DATED this 7th day of August, 2018

Sienna Hill Properties, LLC
Principal

By: [Signature]
Lawrence Lopardo, EVP/General Counsel

International Fidelity Insurance Company
Surety

By: [Signature]
Attorney-in-Fact, Eileen Jo Brayman

STATE OF Oregon
COUNTY OF Washington

On this 9th day of August, 2018, I certify that I know or have satisfactory evidence that Lawrence Lopardo is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as the EVP/General Counsel of to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Tosha Lee Ferrando
Notary Public, residing at Alexon, Oregon
My appointment expires 10/15/2018



STATE OF Oregon
COUNTY OF Lane

On this 9th day of August, 2018, I certify that I know or have satisfactory evidence that Eileen Jo Brayman is the person who appeared before me, and said person acknowledged that she signed this instrument, on oath stated that she was authorized to execute the instrument and acknowledged it as the Attorney-in-Fact of International Fidelity Insurance Company to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Exhibit A

The Land referred to herein below is situated in the County of Salt Lake, State of Utah, and is described as follows:

Beginning at a point which is North $00^{\circ}54'18''$ East 2599.37 feet along the center section line and North $90^{\circ}00'00''$ East 358.61 feet from the South quarter corner of Section 13, Township 42 South, Range 15 West, Salt Lake Base and Meridian; said point also being a point on the Easterly right-of-way of Washington Parkway, recorded on July 5, 2006 as Document No. 20060029317 in the office of the Washington County Recorder, in said County, State of Utah and running thence along said Easterly Washington Parkway right-of-way the following (3) three courses: North $04^{\circ}36'52''$ West 230.02 feet to the point of curvature of a 3447.00 foot radius curve concave to the right; thence Northwesterly 338.91 feet along the arc of said curve through a central angle of $05^{\circ}38'00''$ to the point of tangency; thence North $01^{\circ}01'08''$ East 130.94 feet to the point of curvature of a 25.00 foot radius curve concave to the right, said point also being a point on the Southerly right-of-way of Sandy Talus Drive recorded on February 27, 2007 as Document No. 20070010003 in the office of the Washington County Recorder,

in said County, State of Utah; thence along said Southerly right-of-way of Sandy Talus Drive the following (3) three courses: Northwesterly 39.27 feet along the arc of said curve through a central angle of $90^{\circ}00'19''$ to the point of tangency; thence South $88^{\circ}58'43''$ East 404.20 feet to a point on the arc of a 25.00 foot radius curve concave to the right, the radius point which bears South $01^{\circ}18'48''$ East; thence Southeasterly 40.29 feet along the arc of said curve through a central angle of $92^{\circ}19'56''$ to the point of tangency, said point also being a point on the Westerly right-of-way of Red Stone Road; thence along said right-of-way of Red Stone Road the following (6) six courses: South $01^{\circ}01'08''$ West 2.30 feet to the point of curvature of a 1035.00 foot radius curve concave to the left; thence Southeasterly 163.53 feet along the arc of said curve through a central angle of $09^{\circ}03'10''$ to the point of tangency; thence South $08^{\circ}02'02''$ East 339.15 feet to the point of curvature of a 165.00 foot radius curve concave to the right; thence Southwesterly 269.03 feet along the arc of said curve through a central angle of $93^{\circ}25'08''$ to the point of tangency; thence South $85^{\circ}23'06''$ West 309.67 feet to the point of curvature of a 25.00 foot radius curve concave to the right; thence Northwesterly 39.27 feet along the arc of said curve through a central angle of $90^{\circ}00'01''$ to the point of tangency, said point also being a point on the said Easterly right-of-way of Washington Parkway and the point of beginning.

POWER OF ATTORNEY
INTERNATIONAL FIDELITY INSURANCE COMPANY
ALLEGHENY CASUALTY COMPANY

Bond # SAIFSU0739554

One Newark Center, 20th Floor, Newark, New Jersey 07102-5207 PHONE: (973) 624-7200

KNOW ALL MEN BY THESE PRESENTS: That **INTERNATIONAL FIDELITY INSURANCE COMPANY**, a corporation organized and existing under the laws of the State of New Jersey, and **ALLEGHENY CASUALTY COMPANY** a corporation organized and existing under the laws of the State of New Jersey, having their principal office in the City of Newark, New Jersey, do hereby constitute and appoint

SCOTT REESE, SHARLITA HOLMES, CYNTHIA PERDICARO, EILEEN JO BRAYMAN

Eugene, OR

their true and lawful attorney(s)-in-fact to execute, seal and deliver for and on its behalf as surety, any and all bonds and undertakings, contracts of indemnity and other writings obligatory in the nature thereof, which are or may be allowed, required or permitted by law, statute, rule, regulation, contract or otherwise, and the execution of such instrument(s) in pursuance of these presents, shall be as binding upon the said **INTERNATIONAL FIDELITY INSURANCE COMPANY** and **ALLEGHENY CASUALTY COMPANY**, as fully and amply, to all intents and purposes, as if the same had been duly executed and acknowledged by their regularly elected officers at their principal offices.

This Power of Attorney is executed, and may be revoked, pursuant to and by authority of the By-Laws of **INTERNATIONAL FIDELITY INSURANCE COMPANY** and **ALLEGHENY CASUALTY COMPANY** and is granted under and by authority of the following resolution adopted by the Board of Directors of **INTERNATIONAL FIDELITY INSURANCE COMPANY** at a meeting duly held on the 20th day of July, 2010 and by the Board of Directors of **ALLEGHENY CASUALTY COMPANY** at a meeting duly held on the 10th day of July, 2015 :

"RESOLVED, that (1) the Chief Executive Officer, President, Executive Vice President, Vice President, or Secretary of the Corporation shall have the power to appoint, and to revoke the appointments of, Attorneys-in-Fact or agents with power and authority as defined or limited in their respective powers of attorney, and to execute on behalf of the Corporation and affix the Corporation's seal thereto, bonds, undertakings, recognizances, contracts of indemnity and other written obligations in the nature thereof or related thereto; and (2) any such Officers of the Corporation may appoint and revoke the appointments of joint-control custodians, agents for acceptance of process, and Attorneys-in-fact with authority to execute waivers and consents on behalf of the Corporation; and (3) the signature of any such Officer of the Corporation and the Corporation's seal may be affixed by facsimile to any power of attorney or certification given for the execution of any bond, undertaking, recognizance, contract of indemnity or other written obligation in the nature thereof or related thereto, such signature and seals when so used whether heretofore or hereafter, being hereby adopted by the Corporation as the original signature of such officer and the original seal of the Corporation, to be valid and binding upon the Corporation with the same force and effect as though manually affixed."

IN WITNESS WHEREOF, **INTERNATIONAL FIDELITY INSURANCE COMPANY** and
ALLEGHENY CASUALTY COMPANY have each executed and attested these presents
on this 31st day of December, 2017



STATE OF NEW JERSEY
County of Essex

George R. James

Executive Vice President (International Fidelity Insurance Company) and
Vice President (Allegheny Casualty Company)



On this 31st day of December, 2017, before me came the individual who executed the preceding instrument, to me personally known, and, being by me duly sworn, said he is the therein described and authorized officer of **INTERNATIONAL FIDELITY INSURANCE COMPANY** and of **ALLEGHENY CASUALTY COMPANY**; that the seals affixed to said instrument are the Corporate Seals of said Companies; that the said Corporate Seals and his signature were duly affixed by order of the Boards of Directors of said Companies.



IN TESTIMONY WHEREOF, I have hereunto set my hand affixed my Official Seal, at the City of Newark, New Jersey the day and year first above written.

Cathy Cruz a Notary Public of New Jersey
My Commission Expires April 16, 2019

CERTIFICATION

I, the undersigned officer of **INTERNATIONAL FIDELITY INSURANCE COMPANY** and **ALLEGHENY CASUALTY COMPANY** do hereby certify that I have compared the foregoing copy of the Power of Attorney and affidavit, and the copy of the Sections of the By-Laws of said Companies as set forth in said Power of Attorney, with the originals on file in the home of said companies, and that the same are correct transcripts thereof, and of the whole of the said originals, and that the said Power of Attorney has not been revoked and is now in full force and effect.

IN TESTIMONY WHEREOF, I have hereunto set my hand on this day, August 08, 2018

A01645

Maria H. Branco, Assistant Secretary

RIDER

To be attached to and form a part of Bond No. SAIFSU0739554 in the amount of \$ 388,500.00 issued by INTERNATIONAL FIDELITY INSURANCE COMPANY on

behalf of Sienna Hills Properties, LLC

in favor of Archer Mechanical, Inc.

Effective date of Rider August 6, 2018

Reference to RCW 60.04.161 is deleted and replaced with UCA 38-1a-804

It is further expressly understood and agreed that the aggregate liability of INTERNATIONAL FIDELITY INSURANCE COMPANY under said bond to the Obligee herein mentioned shall not exceed the amount stated above.

Nothing herein contained shall be held to vary, alter, waive, or extend any of the terms, agreements, conditions or limitations of the above mentioned bond, other than as above stated.

Signed, sealed and dated this 12th day of September 20 18.

INTERNATIONAL FIDELITY INSURANCE COMPANY

By: 
Eileen Jo Brayman Attorney-in-Fact

**POWER OF ATTORNEY
INTERNATIONAL FIDELITY INSURANCE COMPANY
ALLEGHENY CASUALTY COMPANY**

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This Power of Attorney is executed, and may be revoked, pursuant to and by authority of the By-Laws of **INTERNATIONAL FIDELITY INSURANCE COMPANY** and **ALLEGHENY CASUALTY COMPANY** and is granted under and by authority of the following resolution adopted by the Board of Directors of **INTERNATIONAL FIDELITY INSURANCE COMPANY** at a meeting duly held on the 20th day of July, 2010 and by the Board of Directors of **ALLEGHENY CASUALTY COMPANY** at a meeting duly held on the 10th day of July, 2015 :

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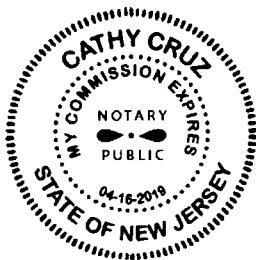
STATE OF NEW JERSEY
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Cathy Cruz a Notary Public of New Jersey
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IN TESTIMONY WHEREOF, I have hereunto set my hand on this day, September 12, 2018

Maria H. Branco, Assistant Secretary