



**City of Fremont Instructions for Completing the Stormwater Management Measures Operations & Maintenance Agreement (O&M Agreement)**

1. Provide the initial submittal of the O&M Agreement Word format.
2. Do not sign and notarize the Agreement until the City has reviewed and approved the document.
3. Do not alter the language of the template Agreement.
4. Ensure that the Agreement is properly paginated.
5. Complete the main Agreement as follows:
  - Fill in the blank spaces at the top of the 1<sup>st</sup> page (PLN, BLD, tract/parcel #, property address and/or subdivision name, and APN). If not applicable, mark the space N/A.
  - Leave the date in the opening paragraph blank. The Agreement will be dated by the City when all signatures are obtained (including City signatures).
  - Insert the name of the property owner and type of legal entity in the opening paragraph on page 1. Report the property owner precisely as it is shown on the title report.
  - Insert the Project name and PLN/BLD/Tract# in Section 1: Definitions, #5
  - Insert the Property Owner/s name in Section 1: Definitions, #7
  - Format signature block on page 8 according to the type of legal entity that owns the property. Make sure that the legal entity for the property owner exactly matches the property owner name in the opening paragraph of the agreement.
  - Provide the name/s and title/s of the property owner representative/s who will sign agreement. Also provide signature authority (e.g. Corporate Resolution) for the signature/s. Signature name/s and title/s provided on the Agreement should exactly match the signature authority.
6. Complete **Exhibit A**, the legal description of the property as follows:
  - Tract or parcel maps: use Alameda County Recorder' Office map book pages.
  - Single lots: use complete legal description.
7. After the City staff have approved the Agreement, provide 1 original, wet-inked, and notarized Agreement to the City (via mail to the address below), and one signed PDF version. Photocopied documents will be rejected. Follow the City of Fremont signatory guidelines (attached).

**Address:**  
**Development Services Center**  
**39550 Liberty Street**  
**Fremont, CA 94538**  
**Attention: Environmental Services Division**



## SIGNATURE REQUIREMENTS

When signing documents, it is important that they be properly executed to guarantee their validity and recordation. The following procedures must be followed for all documents processed by the City of Fremont such as: Professional Service Agreements, Construction Contracts, Subdivision Maps, Grants of Easements, Grant Deeds, Agreements, Bonds, etc.

- I. **FOR ALL SIGNATURES.** The name and title of the signer should be typed or printed beneath the signature. The name must be signed exactly as it is typed or printed. The signer's title or interest in the property (e.g., "owner") must be stated.
- II. **SIGNATURES FOR PARTNERSHIPS.** The person signing must be either a general partner or be authorized in writing to have the authority to sign for the partnership.
- III. **SIGNATURES FOR CORPORATIONS.** Authorization to sign contracts, conveyances, and other legal documents on behalf of the corporation can be demonstrated in several ways, and the City can reasonably rely on the following methods for obtaining corporate signatures:

**A. Signature by Corporate Officers.**

**One Signature.** The signature of a senior corporate officer, such as the president, vice-president, chief executive officer, or chief operating officer is appropriate for most city contracts. The signature of any corporate officer, including the corporation's secretary, or assistant secretary, is also appropriate if notarized (Civil Code §§ 1189, 1190).

**Two signatures.** For contracts with foreign corporations or where the officers of the corporation cannot be fully verified through the Secretary of State website (i.e., outdated corporation filings), two signatures should be obtained, one from each of the following groups (Corp. Code §§ 313, 5214):

- Operational Group: Chairman of the Board, President, Vice-President
- Financial Group: Secretary/Asst. Secretary, Chief Financial Officer, Treasurer/Asst. Treasurer

**B. Signature By Directors/Employees (other than Officers).**

The signature of a director or employee of the corporation is acceptable if the bylaws, a resolution, or the meeting minutes of the corporate board shows that the signer has been delegated authority to sign for the corporation. If these documents appear questionable or incomplete, you can obtain a certificate from the corporate secretary or assistant secretary verifying that the documents are true and correct copies (ref. Corp. Code §§ 314, 5215).

- IV. **SIGNATURES FOR LIMITED LIABILITY COMPANIES {LLC's}.** California's 2014 Revised Uniform Limited Liability Company Act (the "Act") includes two provisions validating notes, mortgages, evidences of indebtedness, contracts, certificates, statements, and conveyances if signed by certain persons. These provisions apply in the absence of actual knowledge by city staff that signer lacks authority.



**A. Signature by a Member.**

Most LLCs are managed by their members (owners). For these LLCs, the signature of any member should be sufficient to bind the corporation, because under the Act all members are authorized to execute contracts for the LLC (unless authority is limited to a specific member or to a manager in the articles of organization).

**B. Signature by a Manager.**

For LLCs that are operated by a manager, the signature of any manager is appropriate because every manager is considered an agent of the LLC, with the authority to execute contracts on its behalf (unless otherwise provided in the articles of organization). Corp. Code §17703.01(b)(2)). Members (Owners) are generally not authorized to sign contracts for manager-operated LLCs, so make sure to look for a manager (and not a Member/Owner) signing the contract. (Corp. Code §17703.01(b)(1)).

**C. Two Signatures.**

Whenever signature authority is unclear and to facilitate execution of contracts, two signatures of Members, Managers, or Corporate Officers can be obtained, one from the Operational Group, the other from the Financial Group (see above). Corp. Code §§1 7704.07(w), 17703.01(d).

**VI. MAPS AND DOCUMENTS TO BE RECORDED.** For maps and documents to be recorded, including all transactions affecting title to real property, and for sureties signing bonds, signatures must be notarized and accompanied by a certificate of acknowledgement in the form prescribed by Civil Code Section 1189 (Gov. Code §§ 27287, 66436, 66439, 66447). The names and titles of the people signing the documents must be listed on the notary document.

**VII. CHANGES.** Should any changes be made to the document once signed, the changes must be initialed by all parties signing the document. Obliteration of any type will not be acceptable.



California Secretary of State  
Electronic Filing



Corporation - Statement of Information

Entity Name: BEAR ELECTRICAL SERVICES, INC.

Entity (File) Number: C4652770

File Date: 10/20/2020

Entity Type: Corporation

Jurisdiction: CALIFORNIA

Document ID: GK34942

Detailed Filing Information

- 1. Entity Name: BEAR ELECTRICAL SERVICES, INC.
- 2. Business Addresses:
  - a. Street Address of Principal Office in California: 6151 KELLEY CIRCLE  
HUNTINGTON BEACH, California 92647  
United States of America
  - b. Mailing Address: 6151 KELLEY CIRCLE  
HUNTINGTON BEACH, California 92647  
United States of America
  - c. Street Address of Principal Executive Office: 6151 KELLEY CIRCLE  
HUNTINGTON BEACH, California 92647  
United States of America
- 3. Officers:
  - a. Chief Executive Officer: DANIEL BENJAMIN EATON  
6151 KELLEY CIRCLE  
HUNTINGTON BEACH, California 92647  
United States of America
  - b. Secretary: DANIEL BENJAMIN EATON  
6151 KELLEY CIRCLE  
HUNTINGTON BEACH, California 92647  
United States of America

Document ID: GK34942



# California Secretary of State Electronic Filing

Officers (cont'd):

c. Chief Financial Officer:

DANIEL BENJAMIN EATON  
6151 KELLEY CIRCLE  
HUNTINGTON BEACH, California 92647  
United States of America

4. Director:

DANIEL BENJAMIN EATON  
6151 KELLEY CIRCLE  
HUNTINGTON BEACH, California 92647  
United States of America

Number of Vacancies on the Board of  
Directors:

0

5. Agent for Service of Process:

DANIEL BENJAMIN EATON  
6151 KELLEY CIRCLE  
HUNTINGTON BEACH, California 92647  
United States of America

6. Type of Business:

CONSTRUCTION-ELECTRICAL

By signing this document, I certify that the information is true and correct and that I am authorized by California law to sign.

Electronic Signature: DANIEL BENJAMIN EATON

Use [bizfile.sos.ca.gov](http://bizfile.sos.ca.gov) for online filings, searches, business records, and resources.





Secretary of State  
Statement of No Change  
(Limited Liability Company)

LLC-12NC

20-E02581

FILED

In the office of the Secretary of State  
of the State of California

OCT 05, 2020

*This Space For Office Use Only*

**IMPORTANT** — Read instructions before completing this form. This form may be used only if a complete Statement of Information has been filed previously and there has been no change.

Filing Fee — \$20.00

Copy Fee — \$1.00;  
Certification Fee - \$5.00 plus copy fee

**1. Limited Liability Company Name** (Enter the exact name of the LLC as it is recorded with the California Secretary of State. Note: If you registered in California using an alternate name, see instructions.)

THORNTON VILLA LLC

**2. 12-Digit Secretary of State File Number**

201634710177

**3. State, Foreign Country or Place of Organization** (only if formed outside of California)

CALIFORNIA

**4. No Change Statement** (Do not alter the No Change Statement. If there has been any change, please complete a Statement of Information (Form LLC-12).)

*There has been no change in any of the information contained in the previous complete Statement of Information filed with the California Secretary of State.*

**5.** The information contained herein is true and correct.

10/05/2020

chunbo zhang

manager

Date

Type or Print Name of Person Completing the Form

Title

Signature

**Return Address (Optional)** (For communication from the Secretary of State related to this document, or if purchasing a copy of the filed document, enter the name of a person or company and the mailing address. This information will become public when filed. (SEE INSTRUCTIONS BEFORE COMPLETING.)

Name: [ ]

Company:

Address:

City/State/Zip: [ ]



Secretary of State  
Statement of Information  
(Limited Liability Company)

LLC-12

20-E52473

FILED

In the office of the Secretary of State  
of the State of California

NOV 09, 2020

This Space For Office Use Only

IMPORTANT — Read instructions before completing this form.

Filing Fee — \$20.00

Copy Fees — First page \$1.00; each attachment page \$0.50;  
Certification Fee - \$5.00 plus copy fees

1. Limited Liability Company Name (Enter the exact name of the LLC. If you registered in California using an alternate name, see instructions.)  
FREMONT APARTMENTS LLC

2. 12-Digit Secretary of State File Number  
202028810420

3. State, Foreign Country or Place of Organization (only if formed outside of California)  
DELAWARE

4. Business Addresses

a. Street Address of Principal Office - Do not list a P.O. Box 660 Newport Center Dr Ste 1300	City (no abbreviations) Newport Beach	State CA	Zip Code 92660
b. Mailing Address of LLC, if different than item 4a 660 Newport Center Dr Ste 1300	City (no abbreviations) Newport Beach	State CA	Zip Code 92660
c. Street Address of California Office, if Item 4a is not in California - Do not list a P.O. Box 660 Newport Center Dr Ste 1300	City (no abbreviations) Newport Beach	State CA	Zip Code 92660

5. Manager(s) or Member(s)  
If no managers have been appointed or elected, provide the name and address of each member. At least one name and address must be listed. If the manager/member is an individual, complete Items 5a and 5c (leave Item 5b blank). If the manager/member is an entity, complete Items 5b and 5c (leave Item 5a blank). Note: The LLC cannot serve as its own manager or member. If the LLC has additional managers/members, enter the name(s) and addresses on Form LLC-12A (see instructions).

a. First Name, if an individual - Do not complete Item 5b	Middle Name	Last Name	Suffix
b. Entity Name - Do not complete Item 5a MIG Real Estate, LLC			
c. Address 660 Newport Center Dr Ste 1300	City (no abbreviations) Newport Beach	State CA	Zip Code 92660

6. Service of Process (Must provide either Individual OR Corporation.)

INDIVIDUAL — Complete Items 6a and 6b only. Must include agent's full name and California street address.

a. California Agent's First Name (if agent is not a corporation)	Middle Name	Last Name	Suffix
b. Street Address (if agent is not a corporation) - Do not enter a P.O. Box	City (no abbreviations)	State CA	Zip Code

CORPORATION — Complete Item 6c only. Only include the name of the registered agent Corporation.

c. California Registered Corporate Agent's Name (if agent is a corporation) — Do not complete Item 6a or 6b  
C T CORPORATION SYSTEM (C0168406)

7. Type of Business

a. Describe the type of business or services of the Limited Liability Company  
Owner and Developer of Real Estate

8. Chief Executive Officer, if elected or appointed

a. First Name Greg	Middle Name	Last Name Merage	Suffix
b. Address 660 Newport Center Dr Ste 1300	City (no abbreviations) Newport Beach	State CA	Zip Code 92660

9. The Information contained herein, including any attachments, is true and correct.

11/09/2020

Lee Burckle

Authorized Officer

Date

Type or Print Name of Person Completing the Form

Title

Signature

Return Address (Optional) (For communication from the Secretary of State related to this document, or if purchasing a copy of the filed document enter the name of a person or company and the mailing address. This information will become public when filed. SEE INSTRUCTIONS BEFORE COMPLETING.)

Name: [ ]

Company:

Address:

City/State/Zip: [ ]