

34984

ESCROW AGREEMENT FOR SECURITY
DEPOSITS IN LIEU OF RETENTION

This Escrow Agreement is made and entered by and between the City of Long Beach, whose address is 333 West Ocean Boulevard, Long Beach, California 90802, hereinafter called "Owner," USS CAL BUILDERS INC. whose address is 8051 Main St., Stanton CA 90680 hereinafter called "Contractor," and Pacific Premier Bank, whose address is 201 East State St Redlands, CA 92373 hereinafter called "Escrow Agent".

For consideration hereinafter set forth, the Owner, Contractor, and Escrow Agent agree as follows:

(1) Pursuant to Section 22300 of the Public Contract code of the State of California, Contractor has the option to deposit securities with Escrow Agent as a substitute for retention earnings required to be withheld by Owner pursuant to the Construction Contract entered into between the Owner and Contractor for Houghton Park Community Center Project Plans & Specifications No. R-7113 in the amount of Four Million Nine Hundred Ninety-Seven Thousand Eight Hundred Thirty-One Dollars (\$4,997,831.00) dated 2/22/2018 (hereinafter referred to as the "Contract"). Alternatively, on written request of the Contractor, the Owner shall make payments of the retention earnings directly to the Escrow Agent. When the Contractor deposits the securities as a substitute for Contract earnings, the Escrow Agent shall notify the Owner within 10 days after the deposit. The market value of the securities at the time of substitution shall be at least equal to the cash amount then required to be withheld as retention under the terms of the Contract between the Owner and the Contractor. Securities shall be held in the name of the City of Long Beach and shall designate the Contractor as the beneficial owner.

(2) The Owner shall make progress payments to the Contractor for those funds which otherwise would be withheld from progress payments pursuant to the Contract provisions, provided that the Escrow Agent holds securities in the form and amount specified above.

(3) When the Owner makes payment of retentions earned directly to the Escrow Agent, the Escrow Agent shall hold them for the benefit of the Contractor until the time that the escrow created under this Contract is terminated. The Contractor may direct the investment of the payments into securities. All terms and conditions of this Contract and the rights and responsibilities of the parties shall be equally applicable and binding when the Owner pays the Escrow Agent directly.

(4) The Contractor shall be responsible for paying all fees for the expenses incurred by the Escrow Agent in administering the Escrow Account and all expenses of the Owner. These expenses and payment terms shall be determined by the Owner, Contractor, and Escrow Agent.

(5) The interest earned on the securities or the money market accounts held in escrow and all interest earned on that interest shall be for the sole account of the Contractor and shall be subject to withdrawal by the Contractor at any time and from time to time without notice of the Owner.

(6) The Contractor shall have the right to withdraw all or any part of the principal in the Escrow Account only by written notice to the Escrow Agent accompanied by written authorization from the Owner to the Escrow Agent that the Owner consents to the withdrawal of the amount sought to be withdrawn by the Contractor.

(7) The Owner shall have a right to draw upon the securities in the event of default by the Contractor. Upon seven days' written notice to the Escrow Agent from the Owner of the default, the Escrow Agent shall immediately convert the securities to cash and shall distribute the cash as instructed by the Owner.

(8) Upon receipt of written notification from the Owner certifying that the Contract is final and complete, and that the Contractor has complied with all requirements and procedures applicable to the Contract, the Escrow Agent shall release to the Contractor all securities and interest on deposit less escrow fees and charges of the Escrow Account. The escrow shall be closed immediately upon disbursement of all moneys and securities on deposit and payments of fees and charges.

(9) The Escrow Agent shall rely on the written notifications from the Owner and the Contractor pursuant to Sections (5) to (8), inclusive, of this Contract and the Owner and Contractor shall hold the Escrow Agent harmless from the Escrow Agent's release and disbursement of the securities and interest as set forth above.

(10) The names of the persons who are authorized to give written notice or to receive written notice on behalf of the Owner and on behalf of the Contractor in connection with the foregoing, and exemplars of their respective signatures are as follows:

On behalf of the Owner:

City Manager
Title
Patrick West
Name
P West
Signature

333 West Ocean Boulevard
Long Beach, CA 90802
Address

562-570-5729
Telephone No.

Date: 7/6/18

On behalf of the Contractor:

Secretary
Title
Eric Othman
Name
E. Othman
Signature

8051 Main St., Stanton CA 90680
Address

714-828-4882
Telephone No.

Date: 5-17-18

APPROVED AS TO FORM

6/25, 2018
CHARLES PARKIN, City Attorney
By Linda T. Vu
LINDA T. VU
DEPUTY CITY ATTORNEY

On behalf of Escrow Agent:

FVP & Manager

Title

Katherine R. Meredith

Name

Signature

201 East State St. Redlands CA 92373

Address

909-583-2203

Telephone No.

Date: 7-11-2018

Escrow Account No.:

20180711-6560

At the time the Escrow Account is opened, the Owner and Contractor shall deliver to the Escrow Agent a fully executed counterpart of this Contract.

IN WITNESS WHEREOF, the parties have executed this Contract by their proper officers on the date first set forth above.

Owner:

City Manager

Title

Patrick West

Name

PL West

Signature

Contractor:

Secretary

Title

Eric Othman

Name

E. Othman

Signature

Escrow Agent:

FVP & Manager

Title

Katherine R. Meredith

Name

Katherine R. Meredith

Signature

APPROVED AS TO FORM

6/25, 2018

CHARLES PARKIN, City Attorney

By

Linda T. Vu

LINDA T. VU
DEPUTY CITY ATTORNEY

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Los Angeles

On July 5, 2018 before me, Kate Brewer, Notary Public
(Insert name and title of the officer)

personally appeared Patrick West
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is/are~~
subscribed to the within instrument and acknowledged to me that ~~he/she/they~~ executed the same in
~~his/her/their~~ authorized capacity(ies), and that by ~~his/her/their~~ signature(s) on the instrument the
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

Kate Brewer

(Seal)

