

**RECORDING REQUESTED BY  
AND WHEN RECORDED MAIL TO:**

**SIMONCRE  
6900 EAST 2<sup>ND</sup> STREET  
SCOTTSDALE, ARIZONA 85251  
ATTENTION: JOE ACKER**

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**DO NOT REMOVE THIS COVER SHEET. IT NOW PART OF THE RECORDED  
DOCUMENT.**

**DOCUMENT TO BE RECORDED: BOND TO RELEASE MECHANIC'S LIEN**

Reference AF#202309200035

Grantor: SimonCRE JC Chippewa LLC  
and Fidelity and Deposit Company of Maryland

Grantee: Collaborative Construction Solutions LLC

**BOND TO RELEASE MECHANIC'S LIEN****BOND NO.: 9460253****PREMIUM: \$6,838.00****KNOW ALL MEN BY THESE PRESENTS:**

That we, SimonCRE JC Chippewa, LLC, as Principal, and Fidelity and Deposit Company of Maryland, an Illinois corporation, duly qualified to transact business in the State of Washington, as Surety, are held and firmly bound unto Collaborative Construction Solutions, LLC, as Obligee, in the sum of Three Hundred Forty One Thousand, Eight Hundred Eight-Eight and 12/100 DOLLARS (\$341,888.12), lawful money of the United States of America, for which payment well and truly to be made, we bind ourselves, our successors and assigns, jointly and severally, firmly by these presents.

**THE CONDITION OF THE ABOVE OBLIGATION IS SUCH THAT:**



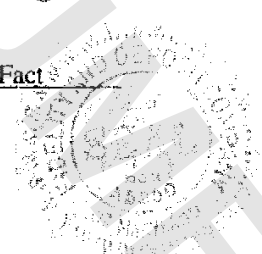
WHEREAS, Collaborative Construction Solutions, LLC, is the Claimant under that certain mechanic's lien in the amount of \$227,925.41 filed in the official records of Skagit County, Washington, covering the following described property: 1162 S. Burlington Blvd, Burlington, WA 98233.

AND WHEREAS, the Principal disputes the correctness or validity of such claim of lien and desires to free all the above-described real property from the effect of such claim of lien pursuant to the provisions of 202309200035.

NOW, THEREFORE, the condition of this obligation is such that if the above bound Principal, it's successors and assigns shall well and truly pay any judgment that may be rendered against said property for the enforcement of said lien not exceeding the sum of Three Hundred Forty One Thousand, Eight Hundred Eight-Eight and 12/100 (\$341,888.12), then this lien shall be void, otherwise to remain in full force and effect.

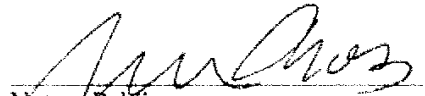
SIGNED, SEALED and DATED this 2nd<sup>th</sup> day of July, 2024.

Attest:

Principal: SimonCRE JC Chippewa, LLCSurety: Fidelity and Deposit Company of Maryland  
\_\_\_\_\_  
Signature  
\_\_\_\_\_  
SignatureJoshua Simon  
\_\_\_\_\_  
Name and TitleJeremy Polk, Attorney-in-Fact  
\_\_\_\_\_  
Name and Title

STATE OF ARIZONA        )  
                                      ) ss.  
County of Maricopa    )

On this July 3, 2024, before me, the undersigned Notary Public, personally appeared Joshua Simon to be known to me to be the individual described herein and who executed the foregoing instrument and acknowledged that he executed the same for the purposes therein contained.

  
Notary Public

My commission expires: August 15, 2026



**ZURICH AMERICAN INSURANCE COMPANY  
COLONIAL AMERICAN CASUALTY AND SURETY COMPANY  
FIDELITY AND DEPOSIT COMPANY OF MARYLAND  
POWER OF ATTORNEY**

KNOW ALL MEN BY THESE PRESENTS: That the ZURICH AMERICAN INSURANCE COMPANY, a corporation of the State of New York, the COLONIAL AMERICAN CASUALTY AND SURETY COMPANY, a corporation of the State of Illinois, and the FIDELITY AND DEPOSIT COMPANY OF MARYLAND a corporation of the State of Illinois (herein collectively called the "Companies"), by Robert D. Murray, Vice President, in pursuance of authority granted by Article V, Section 8, of the By-Laws of said Companies, which are set forth on the reverse side hereof and are hereby certified to be in full force and effect on the date hereof, do hereby nominate, constitute, and appoint Jeremy POLK and Matthew ERRA, both of Phoenix, Arizona, EACH, its true and lawful agent and Attorney-in-Fact, to make, execute, seal and deliver, for, and on its behalf as surety, and as its act and deed: any and all bonds and undertakings, and the execution of such bonds or undertakings in pursuance of these presents, shall be as binding upon said Companies, as fully and amply, to all intents and purposes, as if they had been duly executed and acknowledged by the regularly elected officers of the ZURICH AMERICAN INSURANCE COMPANY at its office in New York, New York, the regularly elected officers of the COLONIAL AMERICAN CASUALTY AND SURETY COMPANY at its office in Owings Mills, Maryland., and the regularly elected officers of the FIDELITY AND DEPOSIT COMPANY OF MARYLAND at its office in Owings Mills, Maryland., in their own proper persons.

The said Vice President does hereby certify that the extract set forth on the reverse side hereof is a true copy of Article V, Section 8, of the By-Laws of said Companies and is now in force.

IN WITNESS WHEREOF, the said Vice-President has hereunto subscribed his/her names and affixed the Corporate Seals of the said ZURICH AMERICAN INSURANCE COMPANY, COLONIAL AMERICAN CASUALTY AND SURETY COMPANY, and FIDELITY AND DEPOSIT COMPANY OF MARYLAND, this 21st day of January, A.D. 2020.



ATTEST:  
ZURICH AMERICAN INSURANCE COMPANY  
COLONIAL AMERICAN CASUALTY AND SURETY COMPANY  
FIDELITY AND DEPOSIT COMPANY OF MARYLAND



By: Robert D. Murray  
Vice President



By: Dawn E. Brown  
Secretary

State of Maryland  
County of Baltimore

On this 21st day of January, A.D. 2020, before the subscriber, a Notary Public of the State of Maryland, duly commissioned and qualified, Robert D. Murray, Vice President and Dawn E. Brown, Secretary of the Companies, to me personally known to be the individuals and officers described in and who executed the preceding instrument, and acknowledged the execution of same, and being by me duly sworn, deposed and said, that he/she is the said officer of the Company aforesaid, and that the seals affixed to the preceding instrument are the Corporate Seals of said Companies, and that the said Corporate Seals and the signature as such officer were duly affixed and subscribed to the said instrument by the authority and direction of the said Corporations.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my Official Seal the day and year first above written.





Constance A. Dunn, Notary Public  
My Commission Expires: July 9, 2023

**EXTRACT FROM BY-LAWS OF THE COMPANIES**

"Article V, Section 8, **Attorneys-in-Fact**. The Chief Executive Officer, the President, or any Executive Vice President or Vice President may, by written instrument under the attested corporate seal, appoint attorneys-in-fact with authority to execute bonds, policies, recognizances, stipulations, undertakings, or other like instruments on behalf of the Company, and may authorize any officer or any such attorney-in-fact to affix the corporate seal thereto; and may with or without cause modify or revoke any such appointment or authority at any time."

**CERTIFICATE**

I, the undersigned, Secretary of the ZURICH AMERICAN INSURANCE COMPANY, the COLONIAL AMERICAN CASUALTY AND SURETY COMPANY, and the FIDELITY AND DEPOSIT COMPANY OF MARYLAND, do hereby certify that the foregoing Power of Attorney is still in full force and effect on the date of this certificate; and I do further certify that Article V, Section 8, of the By-Laws of the Companies is still in force.

This Power of Attorney and Certificate may be signed by facsimile under and by authority of the following resolution of the Board of Directors of the ZURICH AMERICAN INSURANCE COMPANY at a meeting duly called and held on the 15th day of December 1998.

RESOLVED: "That the signature of the President or a Vice President and the attesting signature of a Secretary or an Assistant Secretary and the Seal of the Company may be affixed by facsimile on any Power of Attorney...Any such Power or any certificate thereof bearing such facsimile signature and seal shall be valid and binding on the Company."

This Power of Attorney and Certificate may be signed by facsimile under and by authority of the following resolution of the Board of Directors of the COLONIAL AMERICAN CASUALTY AND SURETY COMPANY at a meeting duly called and held on the 5th day of May, 1994, and the following resolution of the Board of Directors of the FIDELITY AND DEPOSIT COMPANY OF MARYLAND at a meeting duly called and held on the 10th day of May, 1990.

RESOLVED: "That the facsimile or mechanically reproduced seal of the company and facsimile or mechanically reproduced signature of any Vice-President, Secretary, or Assistant Secretary of the Company, whether made heretofore or hereafter, wherever appearing upon a certified copy of any power of attorney issued by the Company, shall be valid and binding upon the Company with the same force and effect as though manually affixed.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed the corporate seals of the said Companies, this 2nd day of May, 2004.



*Brian M. Hodges*

By: Brian M. Hodges  
Vice President

**TO REPORT A CLAIM WITH REGARD TO A SURETY BOND, PLEASE SUBMIT A COMPLETE DESCRIPTION OF THE CLAIM INCLUDING THE PRINCIPAL ON THE BOND, THE BOND NUMBER, AND YOUR CONTACT INFORMATION TO:**

Zurich Surety Claims  
1299 Zurich Way  
Schaumburg, IL 60196-1056  
[www.reportsclaims@zurichna.com](http://www.reportsclaims@zurichna.com)  
800-626-4577

**EXHIBIT A**

## Legal Description of Property

PARCELS "A" and "B" OF THAT CERTAIN CITY OF BURLINGTON BINDING SITE PLAN, APPROVED FEBRUARY 11, 1994, AND RECORDED MAY 30, 1996, AS AUDITOR'S FILE NO. 9605300101 IN VOLUME 12 OF SHORT PLATS, PAGE 105 AND 106, RECORDS OF SKAGIT COUNTY, WASHINGTON.

ALSO KNOWN AS "PARCEL Z" AS DISCLOSED BY BOUNDARY LINE ADJUSTMENT DEED RECORDED UNDER RECORDING NUMBER 202206070078.