MEMORANDUM

To: Cheri Coryea
   Acting County Administrator

Thru: Chad Butzow, Interim Director
   Public Works Department

From: Carmen Mosley, Sr. Fiscal Services Mgr./
   Brandy Wilkins, Bond Coordinator
   Public Works Department

Date: April 9, 2019

Subject: SILVERSTONE SOUTH f/k/a WILLOW HAMMOCK
PHASE IC & II
PDR-15-01/15-S-16(F)
RELEASE PERFORMANCE AGREEMENT
RELEASE SURETY BOND
ACCEPT DEFECT SECURITY PORTION OF AGREEMENT
ACCEPT SURETY BOND
ACCEPT SURETY BOND ADDING FINAL LIFT OF ASPHALT
TO PUBLIC IMPROVEMENTS AGREEMENT
ACCEPT BILL OF SALE

On August 7, 2018, the Board of County Commissioners accepted the Agreement for Public Subdivision with Public Improvements securing roadway, storm sewer, sanitary sewer, water & fire distribution improvements for the above referenced project. The Developer is also requesting to amend the Agreement for Public Subdivision with Public Improvements to include the final lift of asphalt, which will be publicly maintained and was not completed at the time of release of performance and acceptance of the defect security. The developer has provided all necessary documentation and completed and passed all inspections for those required public improvements in order to release the performance portion (public improvements); and accept the defect security portion of the Agreement which will warrant these improvements for this project. A Bill of Sale is also required for this project which has publicly maintained utilities under private roadway. We therefore, per Resolution R-14-86, respectively request the County Administrator to approve the following:

NOTE: PUBLIC IMPROVEMENTS AGREEMENT remains in place securing defect security portion of the Agreement.
Authorization to release and return the Surety Bonds, and any riders associated with this Surety, in conjunction with the performance portion of the Agreement for Public Subdivision with Public Improvements. Documents will be returned to Karen Wilson with ZNS Engineering located at 201 5th Avenue Drive East, Bradenton, FL 34240;

- **Surety Bond** No. 2281384 issued through Great American Insurance Company;
- **Amount** of Performance Bond $569,143.58;
- **Surety Bond** No. 2281393 issued through Great American Insurance Company;
- **Amount** of Performance Bond $2,105,570.35;

Accept, and Execute Surety Bond securing Section 1.5 “Maintenance, Defects” of the Agreement for Public Subdivision with Public Improvements accepted by the Board of County Commissioners on August 7, 2018, securing roadway, storm sewer, sanitary sewer, water & fire distribution improvements;

- **Surety Bond** No. 2281396 issued through Great American Insurance Co.;
- **Amount** of Defect Security $185,604.88;

Accept and Execute Surety Bond securing public final lift of asphalt improvements;

- **Surety Bond** No. 2281395 issued through Great American Insurance Co;
- **Amount** of Final Lift of Asphalt Security $149,792.50

Accept and Execute Bill of Sale.

**Instructions to Board Records**

1. Copies of release request to: Julie Jensvold (Julie.jensvold@manateeclerk.com), Danielle Heaton (Danielle.heaton@manateeclerk.com), Robin Hamilton (Robin.hamilton@manateeclerk.com), Karen Wilson (KarenW@znseng.com), and Brandy Wilkins (brandy.wilkins@mymanatee.org).
By: Board of County Commissioners

By: [Signature]
Acting County Administrator per R-14-86

cc: Ken LaBarr, Infrastructure Inspections Division Manager
Karen Wilson, ZNS Engineering.

Attachments
Silverstone South Fka Willow Hammock, Ph IC & II – Public Residential Project
General Conditions, Earthwork/General Conditions, Paving (On-Site)
Storm Sewer, Sanitary Sewer, Water & Fire Distribution
**DEFECT** – Roadway, Storm Sewer, Sanitary Sewer, Water & Fire Distribution
**PERFORMANCE** – Final Lift of Asphalt

### EXHIBIT “B-1”
### IMPROVEMENTS

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<td><strong>PERFORMANCE</strong>&lt;br&gt;Final Lift of Asphalt</td>
<td>$149,792.50</td>
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</tbody>
</table>
June 08, 2018

ZNS Engineering
Attn: Mr. Nathan Kragt, P.E.
201 5th Avenue Drive East
Bradenton, FL 34208

(NathanK@znseng.com)

RE: SILVERSTONE SOUTH fka: WILLOW HAMMOCK, PHASE I & II –
(Private Subdivision)
(PDR-15-01/15-S-16(F)) - (DTS #20180070)
Defect Security Cost Estimate
Required Public Improvements
Reason – (Roadway, Storm Sewer, Sanitary Sewer, Water and Fire Distribution)

Dear Mr. Kragt:

Your cost estimate for the above referenced bond, dated April 25, 2018, for the completion of site improvements to serve the above referenced development, is approved for the appropriate surety.

A Defect Security in the amount of $185,604.88 which is 10%, of the submitted actual cost, would be sufficient to assure the County correction of any defects or failures.

If we can be of further assistance, please contact me at (941) 708-7462.

Sincerely,

Sia Molanazar, P.E., County Engineer
Deputy Director – Engineering Services

SM/jp/jsh

cc: Record Management
    Jane Oliver, Fiscal Analyst, Public Works Department
    Carmen Mosley, Fiscal Operations Division Manager, Public Works Dept.
    Kenneth LaBarr, Infrastructure Inspection Division Manager, Public Works Dept.
    Karla Ripley, Senior Review Specialist, Public Works
    Greg Marcotte, Sr. Planning and Zoning Tech., Building and Development Services
April 25, 2018

Mr. John Pari
MC Public Works Department
1022 26th Avenue East
Bradenton, FL 34208

RE: Silverstone South fka: Willow Hammock Ph 1C & 2
Defect Security Estimate
PDR-15-01/15-S-16(P)(R)/FSP-15-33 (R)
ZNS File Number: 44303

Dear Mr. Pari:

I hereby certify that the installation costs outlined herein represents our estimate of the actual cost of all required public improvements to serve the above referenced development. The attached estimate has been prepared in order for a "Defect Security" to be posted with Manatee County for the purpose of correcting any construction, design or material defects or failures within County rights-of-way or easements in the development.

Upon completion of your review and approval of this Defect Security estimate of $185,604.88, please notify our office so that the appropriate surety may be obtained.

Thank you in advance for your prompt attention to this matter. Please advise if you should have any questions or require additional information.

Very truly yours,

ZNS ENGINEERING, L.C.

cc: Jane Oliver w/end via email
Karon Wilson w/end via email
Ken LaBarr w/end via email
Janice Haas w/end via email
## DEFECT SECURITY ESTIMATE

### SILVERSTONE SOUTH fka: WILLOW HAMMOCK, PH 1C

**January 2018**

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<tr>
<th>Description</th>
<th>Bid Qty.</th>
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### SILVERSTONE SOUTH fka: WILLOW HAMMOCK, PH 2
#### January 2018

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| **SANITARY SEWER**                        |          |     |           |             |
| 8" PVC SDR-26                             | 3,692    | LF  | $42.00    | $155,064.00 |
| 4' MANHOLE                                | 16       | EA  | $4,895.00 | $78,320.00  |
| SINGLE SERVICE 6" PVC                     | 21       | EA  | $850.00   | $17,850.00  |
| DOUBLE SERVICE 6" PVC                     | 51       | EA  | $1,125.00 | $57,375.00  |
| **SUBTOTAL**                              |          |     |           | $308,609.00 |

<p>| <strong>WATER AND FIRE DISTRIBUTION</strong>           |          |     |           |             |
| 6&quot; C-900 WATER MAIN                       | 2,620    | LF  | $18.00    | $47,160.00  |
| 2&quot; HDPE WATER MAIN                        | 245      | LF  | $9.00     | $2,205.00   |
| 6&quot; TEE                                    | 4        | EA  | $985.00   | $3,940.00   |
| 6&quot; GATE VALVE W/BOX                       | 13       | EA  | $1,150.00 | $14,950.00  |
| 6&quot; BENDS                                  | 5        | EA  | $795.00   | $3,975.00   |
| 6&quot;x2&quot; MJ REDUCER                          | 2        | EA  | $485.00   | $970.00     |</p>
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<td></td>
<td><strong>$185,604.88</strong></td>
</tr>
</tbody>
</table>
June 08, 2018

ZNS Engineering
Attn: Mr. Nathan Kragt, P.E.
201 5th Avenue Drive East
Bradenton, FL 34208

RE:  SILVERSTONE SOUTH fka: WILLOW HAMMOCK, PHASE IC & II – (Public Subdivision)
(PDR-15-01/15-S-16(F)) - (DTS #20180070)
Performance Cost Estimate
Required Public Improvements
Reason – (Final Lift of Asphalt)

Dear Mr. Kragt:

Your cost estimate for the above referenced bond, dated April 25, 2018, for the completion of site improvements to serve the above referenced development, is approved for the appropriate surety.

A Public Improvement Performance bond in the amount of $149,792.50, which is 130% of your estimated cost, would be sufficient to assure the County completion of the required public improvements.

If we can be of further assistance, please contact me at (941) 708-7462.

Sincerely,

Sia Mollanazar, P.E., County Engineer
Deputy Director – Engineering Services

SM/jp/jh

cc:  Record Management
    Jane Oliver, Fiscal Analyst, Public Works Department
    Carmen Mosley, Fiscal Operations Division Manager, Public Works Dept.
    Ken LaBarr, Infrastructure Inspection Division Manager, Public Works Department
    Karla Ripley, Senior Review Specialist, Public Works Dept.
    Greg Marcotte, Sr. Planning & Zoning Tech., Building and Development Services
April 25, 2018

Mr. John Pari  
MC Public Works Department  
1022 26th Avenue East  
Bradenton, FL 34208  

RE: Silverstone South fka: Willow Hammock Ph 1C & 2  
Performance Bond for Public Infrastructure Final Lift  
PDR-15-01/15-S16(P)(R)/FSP-15-33 (R)  
ZNS File Number: 44303  

Dear Mr. Pari:

I hereby certify that the engineering costs outlined below represents our estimate of the cost of the final lift of asphalt to serve the above referenced development, based on the site-work construction plans. The project is complete with the exception of this item. This item will be completed upon the construction of the homes within this phase. This cost estimate has been prepared in order for the appropriate surety to be posted with Manatee County, guaranteeing completion of this lift of asphalt.

<table>
<thead>
<tr>
<th>Item Description</th>
<th>Quantity</th>
<th>Unit</th>
<th>Cost</th>
<th>Total</th>
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**PERFORMANCE SURETY AT 130%**  

$149,792.50

This letter does not relieve the contractor from completion of his obligations under the terms of the contract.

Please do not hesitate to call if you should have any questions or require additional information.

Sincerely,

[Signature]

cc: Jane Oliver  
Karen Wilson  
Ken LaBarr  
Janice Haas
April 25, 2018

Mr. John Pari
MC Public Works Department
1022 26th Avenue East
Bradenton, FL 34208

RE: Silverstone South fka: Willow Hammock Ph 1C & 2
Performance Bond for Public Infrastructure Final Lift
PDR-15-01/15-S16(P)(R)/FSP-15-33 (R)
ZNS File Number: 44303

Dear Mr. Pari:

I hereby certify that the engineering costs outlined below represents our estimate of the cost of the final lift of asphalt to serve the above referenced development, based on the site-work construction plans. The project is complete with the exception of this item. This item will be completed upon the construction of the homes within this phase. This cost estimate has been prepared in order for the appropriate surety to be posted with Manatee County, guaranteeing completion of this lift of asphalt.

<table>
<thead>
<tr>
<th>Item Description</th>
<th>Quantity</th>
<th>Unit</th>
<th>Unit Cost</th>
<th>Total Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>3/4&quot; TYPE S-III ASPHALT</td>
<td>13,050</td>
<td>SY</td>
<td>$8.50</td>
<td>$110,925.00</td>
</tr>
<tr>
<td>PERMANENT STRIPPING</td>
<td>1</td>
<td>LS</td>
<td>$3,400.00</td>
<td>$3,400.00</td>
</tr>
<tr>
<td>RESET MONUMENTATION</td>
<td>1</td>
<td>LS</td>
<td>$900.00</td>
<td>$900.00</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td></td>
<td></td>
<td></td>
<td><strong>$115,225.00</strong></td>
</tr>
</tbody>
</table>

**PERFORMANCE SURETY AT 130%**

$149,792.50

This letter does not relieve the contractor from completion of his obligations under the terms of the contract.

Please do not hesitate to call if you should have any questions or require additional information.

Sincerely,

[Signature]

cc: Jane Oliver
    Karen Wilson
    Ken LaBarr
    Janice Haas
Silverstone South fka Willow Hammock, Ph IC & II – Public Residential Project
General Conditions, Earthwork/General Conditions, Paving (On-Site)
Storm Sewer, Sanitary Sewer, Water & Fire Distribution
DEFECT – Roadway, Storm Sewer, Sanitary Sewer, Water & Fire Distribution
PERFORMANCE – Final Lift of Asphalt

EXHIBIT “B-2”
IMPROVEMENTS

PROVIDE A MAP SHOWING LAYOUT OF THE PUBLIC POTABLE WATER RECLAIMED WATER AND SANITARY SEWER INFRASTRUCTURE FACILITIES FOR THE ENTIRE DEVELOPMENT

REQUIRED AT TIME OF DEFECT
Silverstone South fka Willow Hammock, Ph IC & II – Public Residential Project  
General Conditions, Earthwork/General Conditions, Paving (On-Site)  
Storm Sewer, Sanitary Sewer, Water & Fire Distribution  
DEFECT – Roadway, Storm Sewer, Sanitary Sewer, Water & Fire Distribution  
PERFORMANCE – Final Lift of Asphalt

EXHIBIT “C”  
PERFORMANCE SECURITIES

<table>
<thead>
<tr>
<th></th>
<th>Bond / LoC</th>
<th>Amount</th>
</tr>
</thead>
</table>
| 1 | **PHASE IC**  
Surety Bond No. 2281394  
Issued through Great American Insurance Company | $569,143.58    |
| 2 | **PHASE II**  
Surety Bond No. 2281393  
Issued through Great American Insurance Company | $2,105,570.35  |
|   | **DEFECT**  
Surety Bond No. 2281396  
Issued through Great American Insurance Company | $185,604.88    |
|   | **PERFORMANCE**  
Surety Bond No. 2281395  
Issued through Great American Insurance Company | $149,792.50    |
SURETY BOND
FOR DEFECTS OF REQUIRED IMPROVEMENTS

(Attachment "A")

KNOW ALL MEN BY THESE PRESENT:

That the Developer, Willow Lane Holdings, LLC as Principal, and Great American Insurance Company, a Surety Company, duly authorized to transact business in the State of Florida, are held and firmly bound unto the County of Manatee, State of Florida, as Obligee, in the sum of $185,604.88 (Numbers) One Hundred Eighty Five Thousand Six Hundred Four & 88/100 Dollars (Words) for which sum we bind ourselves, our heirs, executors, administrators, successors and assigns, jointly and severally by these presents for the specific benefit of the County in accordance with the conditions set forth herein and in "Agreement for Public Subdivision Improvements" dated and recorded in O.R. Book ____., Page __________., PRMCF ("Agreement").

THE CONDITION of the above obligation is such that, Whereas the Principal has entered the Agreement with the obligation to warrant those Required Improvements which the Principal is presently requesting the Obligee to accept for maintenance to be free from defects or failures involving construction, design, or materials.

NOW THEREFORE, if the Obligee's inspection of the Required Improvements finds no defects within thirty six (36) months from the date of the Obligee's approval and acceptance of those Required Improvements, then this obligation shall be null and void; otherwise this obligation shall remain in full force and effect. In the event the Defects are not remedied in accordance with the terms of the "Agreement", which is hereby incorporated herein by reference, the Surety will forthwith pay to the Obligee the costs of correcting the Defects in an amount not exceeding the said sum specified above. The amount of money required to repair the defects shall be at the sole discretion of the County. Means of notification of intent to collect shall be by certified mail to the Surety at the address on page 2 (insert page number for surety address). Payment will be made to the County within thirty (30) days by certified check drawn on behalf of the Board of County Commissioners at P.O. Box 1000, Bradenton, FL 34206.

This Surety Bond shall be construed in accordance to the Laws of Florida, and any action of whatever nature, in connection with this Bond and the Agreement shall be filed in the Twelfth Judicial Circuit in and for Manatee County, Florida.
INSURANCE COMPANY SIGNATURE FORM

FOR: ________________________________

(Name of Project)

BOND NO. ___________________________

SIGNED AND SEALED this ___25th___ day of ___June___, 2018

Great American Insurance Company

Surety Company Name

By: _________________________________

Signature - As its Agent

Julia C. McElligott, Attorney-in-Fact

Print Name & Title

301 E 4th Street

Address

Cincinnati, OH 45202

City State Zip

WITNESSES OR CORPORATE SEAL

Signature

Adam Pfannmiller

Print Name

Signature

Phoebe C. Honeycutt

Print Name

NOTARY ACKNOWLEDGMENT

STATE OF: ___________________________

North Carolina

COUNTY OF __________________________

Durham

The foregoing instrument was acknowledged before me this ___25th___ day of

June __________, 2018, by ___________________________ as

Attorney-in-Fact ___________________________ (Title), on behalf of the Surety identified herein, and who is

personally known to me or who has produced ___________________________ (Type of Identification) as identification.

NOTARY SEAL

BOBBI D. PENDLETON
NOTARY PUBLIC
ORANGE COUNTY, N.C.
My Commission Expires 2-4-2022.

Bobbi D. Pendleton

Print Name of Notary

Commission No. __P14__ My Commission Expires: __02/04/2022__
DEVELOPER SIGNATURE FORM

FOR: Willow Hammock Phase 1C & II
BOND NO. 2281396

SIGNED AND SEALED this 26th day of June, 2018

WITNESSES OR CORPORATE SEAL:

Willow Lane Holdings, LLC
Developer

BY:

Wm Christopher Reeder
Manager

Title (If attorney-in-fact Attach Power of Attorney)
4925 Greenville Avenue, STE 1400
Postal Address
Dallas, TX 75206
City State Zip

NOTARY ACKNOWLEDGMENT

STATE OF: Texas
COUNTY OF: Dallas

The foregoing instrument was acknowledged before me this 26th day of June, 2018, by Wm Christopher Reeder, as Manager, (Title), on behalf of the corporation identified herein as Developer and who is personally known to me or who has produced Texas Driver License (Type of Identification) as identification.

NOTARY SEAL:

NARCICOLONA DE LEON
Notary Public
Manuela León
Print Name of Notary

Approved and accepted for and on behalf of Manatee County, Florida, this ______ day of ____________, 20__. 

MANATEE COUNTY
A political subdivision of the State of Florida
By: Board of County Commissioners
By: County Administrator

STATE OF: Florida
COUNTY OF: Manatee County
The foregoing instrument was acknowledged before me this 16 day of April, 2019, by Chris Liptak, as County Administrator, (Title), for and on behalf of Manatee County Board of County Commissioners, who is personally known to me or who has produced (Type of Identification) as identification.

NOTARY SEAL:

MARIANNE LOPATA
Notary Public - State of Florida
Commission # FF 249219
My Comm. Expires Jun 26, 2019
Bonded through National Notary Assn.

Print Name of Notary
GREAT AMERICAN INSURANCE COMPANY®
Administrative Office: 301 E 4TH STREET • CINCINNATI, OHIO 45202 • 513-369-5000 • FAX 513-723-2740

The number of persons authorized by this power of attorney is not more than NINE

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS: That the GREAT AMERICAN INSURANCE COMPANY, a corporation organized and existing under and by virtue of the laws of the State of Ohio, does hereby nominate, constitute and appoint the person or persons named below, each individually if more than one is named, its true and lawful attorney-in-fact, for it and in its name, place and stead to execute on behalf of the said Company, as surety, any and all bonds, undertakings and contracts of suretyship, or other written obligations in the nature thereof, provided that the liability of the said Company on any such bond, undertaking or contract of suretyship executed under this authority shall not exceed the limit stated below:

JULIA C. MCELLIGOTT
KENNETH J. PEEPLES
PHOEBE C. HONEYCUTT
BOBBI D. PENDLETON
ADAM PFANMILLER
JASON LEE SAYERS

Name
NEIL B. BILLER
HEATHER BURROUGHS
CHRISTOPHER A. LYDICK

Address
ALL OF
DURHAM, NORTH CAROLINA

Limit of Power
ALL
$100,000,000

This Power of Attorney revokes all previous powers issued on behalf of the attorney(s)-in-fact named above.

IN WITNESS WHEREOF the GREAT AMERICAN INSURANCE COMPANY has caused these presents to be signed and attested by its appropriate officers and its corporate seal hereunto affixed.

Attest
8TH
JULY
2015

GREAT AMERICAN INSURANCE COMPANY

DAVID C. KITCHIN
Divisional Senior Vice President

STATE OF OHIO, COUNTY OF HAMILTON - ss:
On this 8TH day of JULY 2015, before me personally appeared DAVID C. KITCHIN, to me known, being duly sworn, deposes and says that he resides in Cincinnati, Ohio, that he is a Divisional Senior Vice President of the Bond Division of Great American Insurance Company, the Company described in and which executed the above instrument; that he knows the seal of the said Company; that the seal affixed to the said instrument is such corporate seal; that it was so affixed by authority of his office under the By-Laws of said Company, and that he signed his name thereto by like authority.

Susan A. Kohorst
Notary Public, State of Ohio
My Commission Expires 06-18-2020

This Power of Attorney is granted by authority of the following resolutions adopted by the Board of Directors of Great American Insurance Company by unanimous written consent dated June 9, 2008.

RESOLVED: That the Divisional President, the several Divisional Senior Vice Presidents, Divisional Vice Presidents and Divisional Assistant Vice Presidents, or any one of them, be and hereby is authorized, from time to time, to appoint one or more Attorneys-in-Fact to execute on behalf of the Company, as surety, any and all bonds, undertakings and contracts of suretyship, or other written obligations in the nature thereof, to prescribe their respective duties and the respective limits of their authority, and to revoke any such appointment at any time.

RESOLVED FURTHER: That the Company seal and the signature of any of the aforesaid officers and any Secretary or Assistant Secretary of the Company may be affixed by facsimile to any power of attorney or certificate of either given for the execution of any bond, undertaking, contract of suretyship, or other written obligation in the nature thereof, such signature and seal when so used being hereby adopted by the Company as the original signature of such officer and the original seal of the Company, to be valid and binding upon the Company with the same force and effect as though manually affixed.

CERTIFICATION

I, STEPHEN C. BERAHA, Assistant Secretary of Great American Insurance Company, do hereby certify that the foregoing Power of Attorney and the Resolutions of the Board of Directors of June 9, 2008 have not been revoked and are now in full force and effect.

Signed and sealed this 25th day of June, 2018

Assist. Secretary
SURETY BOND
FOR PERFORMANCE OF REQUIRED IMPROVEMENTS
(Attachment "A")

BOND NO. 2281395

KNOW ALL MEN BY THESE PRESENT:

That the Developer, Willow Lane Holdings, LLC, as Principal, and Great American Insurance Company, a Surety Company, duly authorized to transact business in the State of Florida, are held and firmly bound unto the County of Manatee, State of Florida, as Obligee, in the sum of $ 149,792.50 (Numbers) One Hundred Forty Nine Thousand Seven Hundred Ninety Two and 50/100 Dollars (Words) for the payment of which we jointly and severally bind ourselves, our heirs, executors, administrators, successors and assigns, for the specific benefit of the County in accordance with the conditions set forth herein and in the “Agreement for Public Subdivision Improvements” which is hereby incorporated herein by reference.

THE CONDITION of the above obligation is such that, Whereas the Principal has entered into a contract, dated ___________ (LEAVE BLANK Manatee County approval date) with the obligation to do and perform certain work relating Silverstone South (aka Willow Hammock, Phase 1C & II (Public Subdivision) (Subdivision).

(PDR-15-01/15-S-16(F)) (DTS #20180070)

NOW THEREFORE, if the principal shall fully perform all the covenants and terms of said contract, then this obligation shall be null and void; otherwise this obligation shall remain in full force and effect, and Surety shall cause the contract to be fully performed or pay to obligee the cost of performing said contract in an amount not exceeding the said sum specified above. In the event such performance is not completed within the time specified in the attached “Agreement”, the obligee shall be entitled to collection of this surety bond. Means of notification of intent to collect shall be by certified mail to the Surety at the address on page __2___ {insert page number of surety’s address}. Payment will be made to the County within 30 days by certified check drawn on behalf of the Board of County Commissioners at P. O. Box 1000, Bradenton, FL 34206.

The Surety does hereby consent to any and all alterations, extensions of time, or other modifications to the contract secured by this bond.

This Surety Bond shall be construed in accordance to the Laws of Florida, and any action of whatever nature, in connection with this Bond and “Agreement for Public Subdivision Improvements” shall be filed in the Twelfth Judicial Circuit in and for Manatee County, Florida.
INSURANCE COMPANY SIGNATURE FORM

FOR: Silverstone South fka Willow Hammock, Phase 1C & II
(Name of Project)

BOND NO. 2281395

SIGNED AND SEALED this 25th day of June, 2018

Great American Insurance Company
Surety Company Name

By: Julia C. McElligott
Signature - As its Agent

Julia C. McElligott, Attorney-in-Fact
Print Name & Title

301 E. 4th Street
Address

Cincinnati, OH 45202
City State Zip

WITNESSES OR CORPORATE SEAL

Signature
Phoebe C. Honeycutt
Print Name

NOTARY ACKNOWLEDGMENT

STATE OF: North Carolina

COUNTY OF Durham

The foregoing instrument was acknowledged before me this 25th day of June, 2018, by Julia C. McElligott as Attorney-in-Fact (Title), on behalf of the Surety identified herein, and who is personally known to me or who has produced Driver's License (Type of Identification) as identification.

NOTARY SEAL: Bobbi D. Pendleton
Notary Public

ORANGE COUNTY, N.C.
My Commission Expires 2-4-2022.

Bobbi D. Pendleton
Print Name of Notary

Commission No. D/A My Commission Expires: 02-04-2022
DEVELOPER SIGNATURE FORM

WITNESSES OR CORPORATE SEAL:

Carole B. Reeder
Witness

Carol A. Reeder
Type or Print Name

Witness

Carol L. Reeder
Type or Print Name

FOR: Willow Hammock, Phase 1C & II
BOND NO. 2281395

Willow Lane Holdings, LLC
Developer

BY:

Wm Christopher Reeder
Manager

Title (If attorney-in-fact Attach Power of Attorney)

4925 Greenville Avenue STE 1400
Postal Address
Dallas, TX 75206
City State Zip

NOTARY ACKNOWLEDGMENT

STATE OF: Texas
COUNTY OF: Dallas
The foregoing instrument was acknowledged before me this 20th day of June, 2018, by Wm Christopher Reeder, as Manager, (Title), on behalf of the corporation identified herein as Developer and who is personally known to me or who has produced (Type of Identification) as identification.

NOTARY SEAL:

MARIANNE DE LEON
Commission # 128828642
My Commission Expires
December 15, 2019

Approved and accepted for and on behalf of Manatee County, Florida, this _______ day of ________, 20__.

MANATEE COUNTY
A political subdivision of the State of Florida
By: Board of County Commissioners

County Administrator

NOTARY ACKNOWLEDGMENT

STATE OF: Florida
COUNTY OF: Manatee
The foregoing instrument was acknowledged before me this 16th day of April, 2019, by Cher Carver, (County Administrator) on behalf and for Manatee County Board Of County Commissioners who is personally known to me or has produced _______ as identification.

NOTARY SEAL:

MARIANNE LOPATA
Notary Public - State of Florida
Commission # FF 245219
My Comm. Expires Jun 29, 2019
Bonded through National Notary Assn.

Print Name of Notary
POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS: That the GREAT AMERICAN INSURANCE COMPANY, a corporation organized and existing under and by virtue of the laws of the State of Ohio, does hereby nominate, constitute and appoint the person or persons named below, each individually if more than one is named, its true and lawful attorney-in-fact, for it and in its name, place and stead to execute on behalf of the said Company, as surety, any and all bonds, undertakings and contracts of suretyship, or other written obligations in the nature thereof, provided that the liability of the said Company on any such bond, undertaking or contract of suretyship executed under this authority shall not exceed the limit stated below.

JULIA C. MCCELLIGOTT
KENNETH J. PEEPLES
PHOEBE C. HONEYCUTT
BOBBI D. PENDELTON
ADAM PFANMILLER
JASON LEE SAYERS

Name
NEIL B. BILLER
HEATHER BURROUGHS
CHRISTOPHER A. LYDICK

Address
ALL OF
DURHAM, NORTH CAROLINA

Limit of Power
ALL
$100,000,000

This Power of Attorney revokes all previous powers issued on behalf of the attorney(s)-in-fact named above.

IN WITNESS WHEREOF: the GREAT AMERICAN INSURANCE COMPANY has caused these presents to be signed and attested by its appropriate officers and its corporate seal hereunto affixed this 8TH day of JULY 2015

GREAT AMERICAN INSURANCE COMPANY

STATE OF OHIO, COUNTY OF HAMILTON - ss:

On this 8TH day of JULY 2015, before me personally appeared DAVID C. KITCHIN, to me known, being duly sworn, deposes and says that he resides in Cincinnati, Ohio, that he is a Divisional Senior Vice President of the Bond Division of Great American Insurance Company, the Company described in and which executed the above instrument, that he knows the seal of the said Company, that the seal affixed to the said instrument is such corporate seal; that it was so affixed by authority of his office under the By-Laws of said Company, and that he signed his name thereto by like authority.

DAVID C. KITCHIN
Divisional Senior Vice President

This Power of Attorney is granted by authority of the following resolutions adopted by the Board of Directors of Great American Insurance Company by unanimous written consent dated June 9, 2008.

RESOLVED: That the Divisional President, the several Divisional Senior Vice Presidents, Divisional Vice Presidents and Divisional Assistant Vice Presidents, or any one of them, be and hereby is authorized, from time to time, to appoint one or more Attorneys-in-Fact to execute on behalf of the Company, as surety, any and all bonds, undertakings and contracts of suretyship, or other written obligations in the nature thereof, to prescribe their respective duties and the respective limits of their authority, and to revoke any such appointment at any time.

RESOLVED FURTHER: That the Company seal and the signature of any of the aforesaid officers and any Secretary or Assistant Secretary of the Company may be affixed by facsimile to any power of attorney; or certificate of either given for the execution of any bond, undertaking, contract of suretyship, or other written obligation in the nature thereof, such signature and seal when so used being hereby adopted by the Company as the original signature of such officer and the original seal of the Company, to be valid and binding upon the Company with the same force and effect as though manually affixed.

CERTIFICATION

I, STEPHEN C. BERAHA, Assistant Secretary of Great American Insurance Company, do hereby certify that the aforesaid Power of Attorney and the Resolutions of the Board of Directors of June 9, 2008 have not been revoked and are now in full force and effect.

Signed and sealed this 29th day of June 2018

Assistant Secretary

S1029AF [06/25]
BILL OF SALE

KNOW ALL MEN BY THESE PRESENTS, that WILLOW LANE HOLDINGS, LLC whose address is 4925 Greenville Avenue, Suite 1400, Dallas, TX 75206-4085 (hereinafter referred to as SELLER), for and in consideration of the sum of Ten and No Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, from Manatee County, Florida, a political subdivision of the State of Florida, whose address is Post Office Box 1000, Bradenton, Florida 34206 (hereinafter referred to as COUNTY) has granted, bargained, sold, transferred, conveyed and delivered to the COUNTY, its executors, administrators, successors and assigns forever, the following:

A tract or parcel of land situated in the state of Florida, county of Manatee, lying in Sections 4 & 33, Townships 33 & 34 S, Range 18E, also known as “SILVERSTONE SOUTH fka WILLOW HAMMOCK PHASE 1C & II”.

1. All wastewater lines, pipes, valves, pumps, laterals, tees, bends, joints, manholes, facilities, equipment, and appurtenances thereto, including but not limited to 4599 LF 8” PVC and 20 MH; and

2. All potable water lines, pipes, valves, laterals, tees, bends, joints, facilities, equipment and appurtenances thereto, including but not limited to 3920 LF 6” WM, 245 LF 2” HDPE WM and 7 Fire Hydrants, located within or upon that certain real property owned by the SELLER and described below; and

3. All storm pipes, manholes, junction boxes, grates, inlets, weirs, outfalls, end sections and appurtenances thereto, including, but not limited to 246 LF 12” RCP, 243 LF 18” RCP, 1460 LF 24” RCP, 653 LF 30” RCP, 153 LF 36” RCP, 459 LF 42” RCP, 230 LF 19X30 ERCP, 503 LF 34X53 ERCP and 104 LF 38X60 ERCP, located within or up that certain real property owned by the SELLER and described below; and

4. All roadways improvements including but not limited to 13,050 SY of 1” asphalt, base and subgrade, located within or upon that certain real property owned by the SELLER and described below:

All on the property described in Exhibit “A”, attached hereto and made a part hereof, situate, lying and being in the County of Manatee, State of Florida.

TO HAVE AND TO HOLD the same unto the COUNTY, its executors, administrators, successors and assigns forever. The COUNTY shall have all rights and title to the above described personal property.

AND the SELLER hereby covenants to and with the COUNTY and assigns that SELLER is the lawful owner of the said personal property; that said personal property is free from all liens and encumbrances; that SELLER has good right and lawful authority to sell said personal property; and that SELLER fully warrants title to said personal property and shall defend the same against the lawful claims and demands of all persons whomever.

SILVERSTONE SOUTH fka WILLOW HAMMOCK PHASE 1C & 2
IN WITNESS WHEREOF, the SELLER has hereunto set its hand and seal, by and through its duly authorized representatives, this 17th day of October, 2018.

WITNESSES:

Signature: Cyndi DeBoard
Print Name: Cyndi DeBoard

Signature: Culi B. Reeder
Print Name: Caroline B. Reeder

Signature: Debbie Harris
Print Name: Debbie Harris

Signature: Brent Reeder
Print Name: Brent Reeder

WILLLOW LANE HOLDINGS, LLC

BY: William C. Reeder
Manager

Attest: Carol B. Reeder
Print Name: Carol B. Reeder
Title: secretary

STATE OF Texas
COUNTY OF Dallas

The foregoing instrument was acknowledged before me this 17th day of October, 2018, by William C. Reeder, as Manager, of Willow Lane Holdings, LLC on behalf of the Company. He is personally known to me or has produced Texas Driver License as identification.

Signature of Notary Public
Print Name: Maricelena De Leon
Commission No.: 128828643
My Commission Expires: Dec 19 2019

SILVERSTONE SOUTH fka WILLOW HAMMOCK PHASE 1C & 2
WHEREFORE, the County and Developer and/or CDD have executed this Bill of Sale as of this ____ day of ______________________, 2018.

MANATEE COUNTY, a political Subdivision of the State of Florida

By: Board of County Commissioners

By: County Administrator

STATE OF FLORIDA
COUNTY OF MANATEE:

The foregoing instrument was acknowledged before me this ____ day of ______, 2019, by ___ (County Administrator) for and on behalf of the Manatee County Board of County Commissioners who is personally known to me or has produced N/A as identification.

MARIANNE LOPATA
Notary Public - State of Florida
Commission # FF 245219
My Comm. Expires Jul 29, 2019
D�dicated through National Notary Assn.

Signature of Notary Public
Print Name: Marianne Lopata
Commission No.: 245219
My Commission Expires: June 29, 2019

SILVERSTONE SOUTH fka WILLOW HAMMOCK PHASE 1C & 2
Exhibit "A"

Legal Description

PARCEL OF LAND LYING IN SECTION 4, TOWNSHIP 34 SOUTH, RANGE 18 EAST BEING A PORTION OF THE "SUBDIVISION OF THE SOUTH HALF OF SECTION 4" AS PER PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 71 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA AND A PARCEL OF LAND LING IN SECTION 33, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF THE N.W. 1/4 OF SAID SECTION 4; THENCE N 00°25'39" W, ALONG THE WEST LINE OF SAID N.W. 1/4 AND ALONG THE EAST LINE OF WILLOW WALK, PHASE IA AS PER PLAT THEREOF RECORDED IN PLAT BOOK 58, PAGE 103 OF SAID PUBLIC RECORDS, A DISTANCE OF 1440.03 FEET TO THE INTERSECTION WITH THE SOUTH LINE OF A PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 1250, PAGE 737 OF SAID PUBLIC RECORDS; THENCE N 63°24'24" E, ALONG SAID SOUTH LINE, A DISTANCE OF 1239.72 FEET TO AN INTERSECTION WITH THE WESTERLY RIGHT OF WAY LINE OF STATE ROAD NO. 93 (I-75) AS PER ORDER OF TAKING RECORDED IN OFFICIAL RECORDS BOOK 930, PAGE 870 OF SAID PUBLIC RECORDS; THENCE SOUTHERLY ALONG SAID WESTERLY RIGHT OF WAY LINE THE FOLLOWING SEVEN (7) COURSES: (1) S 13°52'03" E, A DISTANCE OF 519.47 FEET; (2) S 10°09'47" E, A DISTANCE OF 927.59 FEET TO A POINT ON THE ARC OF A CURVE TO THE RIGHT WHOSE RADIUS POINT BEARS S 85°37'30" W, AT A DISTANCE OF 5555.58 FEET; (3) SOUTHERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 5°02'19", A DISTANCE OF 488.56 FEET; (4) S 00°41'04" W, A DISTANCE OF 1302.39 FEET; (5) N 89°42'44" W, A DISTANCE OF 526.36 FEET; (6) S 85°01'40" W, A DISTANCE OF 652.88 FEET; (7) S 00°18'58" W, A DISTANCE OF 20.12 FEET TO AN INTERSECTION WITH THE NORTH MAINTAINED RIGHT OF WAY LINE OF MENDOZA ROAD AS PER ROAD PLAT BOOK 6, PAGE 182 OF SAID PUBLIC RECORDS; THENCE N 89°34'42" W, ALONG SAID NORTH MAINTAINED RIGHT OF WAY LINE, A DISTANCE OF 199.59 FEET TO AN INTERSECTION WITH THE WEST LINE OF SAID SECTION 4; THENCE N 00°26'10" W, ALONG SAID WEST LINE AND THE EAST LINE OF AFORESAID WILLOW WALK, PHASE IA, A DISTANCE OF 1285.50 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

BEGIN AT THE SOUTHWEST CORNER OF SAID SECTION 33; THENCE N 02°39'48" E, ALONG THE EAST LINE OF S.W. 1/4 OF SAID SECTION 33, A DISTANCE OF 2541.26 FEET TO THE NORTHWEST CORNER OF SAID S.W. 1/4; THENCE N 89°00'16" W, ALONG THE NORTH LINE OF SAID S.W. 1/4, A DISTANCE OF 233.44 FEET TO AN INTERSECTION WITH AFORESAID WESTERLY RIGHT OF WAY LINE AND A POINT ON THE ARC OF A CURVE TO THE LEFT WHOSE RADIUS POINT BEARS N 79°57'21" E, AT A DISTANCE OF 5903.68 FEET; THENCE SOUTHERLY ALONG SAID WESTERLY RIGHT OF WAY LINE THE FOLLOWING FIVE (5) COURSES: (1) SOUTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 03°52'50", A DISTANCE OF 399.84 FEET; (2) S 13°57'17" E, A DISTANCE OF 1276.26 FEET; (3) S 13°11'56" E, A DISTANCE OF 942.17 FEET; (4) S 13°11'59" E, A DISTANCE OF 258.19 FEET; (5) S 13°54'00" E, A DISTANCE OF 370.97 FEET TO AN INTERSECTION WITH THE NORTH LINE OF AFORESAID PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 1250, PAGE 737 OF SAID PUBLIC RECORDS; THENCE S 63°26'28" W, ALONG SAID NORTH LINE, A DISTANCE OF 1225.45 FEET TO AN INTERSECTION WITH THE WEST LINE OF AFORESAID SECTION 4; THENCE N 00°27'36" W, ALONG SAID WEST LINE, A DISTANCE OF 1163.79 FEET TO THE POINT OF BEGINNING.

WILLOW HAMMOCK PHASE 1C & 2