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 23, 2019  

Subject: ARTISAN LAKES EAVES BEND, PHASE I, SUBPHASES A, C, D, I & J  
PDMU-91-01/17-S-03 (F)  
RELEASE PORTION OF PERFORMANCE AGREEMENT  
RELEASE SURETY BOND  
ACCEPT DEFECT SECURITY PORTION OF AGREEMENT  
ACCEPT SURETY BOND  
ACCEPT BILL OF SALE  

On November 2, 2017, the Board of County Commissioners accepted the Agreement for Private Subdivision with Public Improvements securing potable water and surveying improvements for the above referenced project. The developer has provided all necessary documentation and completed and passed all inspections for those required public improvements associated with Subphases A, C, D, I and J, 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 both the performance and defect security portion of the Agreement.

- **Authorization to release and return** the Surety Bond, and any riders associated with this Surety, in conjunction with the performance portion of Subphases A, C, D, I & J, in the Agreement for Private Subdivision with Public Improvements. Documents will be returned to Danielle Ellis, Agent for the Developer;

- **Subphase A Surety Bond** No. SU1145943 issued through Arch Insurance Company;
• **Amount** of Performance Bond $78,285.36;

• **Subphase C Surety Bond** No. SU1145942 issued through Arch Insurance Company
  • **Amount** of Performance Bond $142,542.11

• **Subphase D Surety Bond** No. SU1145941 issued through Arch Insurance Company
  • **Amount** of Performance Bond $109,251.60

• **Subphase I Surety Bond** No. SU1145113 issued through Arch Insurance Company
  • **Amount** of Performance Bond $239,455.62

• **Subphase J Surety Bond** No. SU1145123 issued through Arch Insurance Company
  • **Amount** of Performance Bond $195,809.68

• **Accept, and Execute Surety Bond** securing Section 1.5 “Maintenance, Defects” of the *Agreement for Private Subdivision with Public Improvements* accepted by the Board of County Commissioners on November 2, 2017, for **Subphase A** securing water and wastewater improvements;

  • **Surety Bond No.** SU1153538 issued through Arch Insurance Co.;
  • **Amount** of Defect Security $5,572.18;

  • **Accept and Execute** Bill of Sale

• **Accept, and Execute Surety Bond** securing Section 1.5 “Maintenance, Defects” of the *Agreement for Private Subdivision with Public Improvements* accepted by the Board of County Commissioners on November 2, 2017, for **Subphase C** securing water and wastewater improvements;

  • **Surety Bond No.** SU1153539 issued through Arch Insurance Co.;
  • **Amount** of Defect Security $10,969.19;
- Accept and Execute Bill of Sale.

- **Accept, and Execute Surety Bond** securing Section 1.5 “Maintenance, Defects” of the *Agreement for Private Subdivision with Public Improvements* accepted by the Board of County Commissioners on November 2, 2017, for **Subphase D** securing water and wastewater improvements;

  - **Surety Bond No.** SU1153537 issued through Arch Insurance Co.;
  - **Amount** of Defect Security $8,323.65;
  - Accept and Execute Bill of Sale

- **Accept, and Execute Surety Bond** securing Section 1.5 “Maintenance, Defects” of the *Agreement for Private Subdivision with Public Improvements* accepted by the Board of County Commissioners on November 2, 2017, for **Subphase I** securing water and wastewater improvements;

  - **Surety Bond No.** SU1153544 issued through Arch Insurance Co.;
  - **Amount** of Defect Security $16,491.68;
  - Accept and Execute Bill of Sale

- **Accept, and Execute Surety Bond** securing Section 1.5 “Maintenance, Defects” of the *Agreement for Private Subdivision with Public Improvements* accepted by the Board of County Commissioners on November 2, 2017, for **Subphase J** securing water and wastewater improvements;

  - **Surety Bond No.** SU1153545 issued through Arch Insurance Co.;
  - **Amount** of Defect Security $9,185.47;
  - Accept and Execute Bill of Sale

*Instructions to Board Records*
1. Copies of release request to: Julie Jensvold (Julie.jensvold@ManateeClerk.com), Danielle Ellis (DEllis@grimesgoebel.com), and Brandy Wilkins (brandy.wilkins@mymanatee.org).

MANATEE COUNTY, a political subdivision of the State of Florida
By: Board of County Commissioners
By: [Signature]
County Administrator, per R-14-86

cc: Records Management
Sia Mollanazar, P.E., Deputy Director – Engineering Services
Myra Prater, Maintenance Operations Division Manager
Ken LaBarr, Infrastructure Inspections Division Manager
Danielle Ellis, Agent for the Developer
Attachments
Artisan Lakes Eavcs Bnd, Ph I, Subphases A - K
Private Residential Project w/Public Improvement
Wastewater, Potable Water & Surveying
Artisan Lakes Parkway – 1) General & Earthwork, Paving, Surveying
2) Final Lift of Asphalt
**DEFECT – SUBPHASE A – Water, Wastewater**

**EXHIBIT “B-1”**
**IMPROVEMENTS**

<table>
<thead>
<tr>
<th></th>
<th>DEFECT – Subphase E</th>
<th>Water, Wastewater</th>
<th>$22,855.50</th>
</tr>
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<tbody>
<tr>
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<td>2</td>
<td>DEFECT – Subphase F</td>
<td>Water, Wastewater</td>
<td>$27,903.02</td>
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<td>DEFECT – Subphase H</td>
<td>Water, Wastewater</td>
<td>$29,136.95</td>
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<tr>
<td>5</td>
<td>DEFECT – Subphase A</td>
<td>Water, Wastewater</td>
<td>$5,572.18</td>
</tr>
</tbody>
</table>
November 09, 2018

Waldrop Engineering
Attn: Mr. Ronald J. Schwied, P.E.
551 N. Cattlemen Road, Suite 100
Sarasota, FL 34232

(RE: **ARTISAN LAKES EAVES BEND, PHASE I, SUBPHASES A-K—**
(Private Subdivision)
(PDMU-91-01/17-S-03(F)) (DTS #20170067) (MEPS-283)
Subphase A – Defect Security Cost Estimate
Required Public Improvements
Reason – (Water, Wastewater)

Dear Mr. Schwied:

Your cost estimate for the above referenced bond, dated **October 22, 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 **$5,572.18** 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,

[Signature]

[Signature]

[Signature]

Sta Moilhanazar, 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
Artisan Lakes Eaves Bend, Phase I, Subphases A-K
Subphase A - Public Infrastructure

Defect Bond Calculation
Construction costs for the water and sanitary sewer system

SUMMARY

<p>| | |</p>
<table>
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<tr>
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<tr>
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Defect Bond Amount (10% of total)

Ronald J. Schwied, P.E.
Florida License #: 65844
## WATER

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<thead>
<tr>
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**Total = $28,101.75**
## WASTEWATER

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**Total =** $27,620.00
Artisan Lakes Eaves Bend, Ph I, Subphases A - K
Private Residential Project w/Public Improvement
Wastewater, Potable Water & Surveying
Artisan Lakes Parkway – 1) General & Earthwork, Paving, Surveying
2) Final Lift of Asphalt
DEFECT – SUBPHASE A – Water, Wastewater

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
Artisan Lakes Eaves Bend, Ph I, Subphases A - K
Private Residential Project w/Public Improvement
Wastewater, Potable Water & Surveying
Artisan Lakes Parkway – 1) General & Earthwork, Paving, Surveying
2) Final Lift of Asphalt

**DEFECT – SUBPHASE A – Water, Wastewater**

**EXHIBIT “C”**

**PERFORMANCE SECURITIES**

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<td>DEFECT Subphase A</td>
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<td>$5,572.18</td>
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</table>
SURETY BOND
FOR DEFECTS OF REQUIRED IMPROVEMENTS

(Attachment "A")

BOND NO. SU1153538
PROJECT NAME: Artisan Lakes, Enves Bowl, Ph I, Subphse A

KNOW ALL MEN BY THESE PRESENTS:

That the Developer, Taylor Morrison of Florida, Inc. as Principal, and Arch 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 $5,572.18 (Numbers) Five thousand, five hundred seventy-two dollars and eighteen cents (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 November 2, 2017 and recorded in O.R. Book 2700, Page 2911, PRMCF ("Agreement").

THE CONDITION of the above obligation is such that, Whereas the Principal has entered into 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 of 3 (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: Artisan Lakes, Eaves Bend, Ph 1, Subphase A
       (Name of Project)

BOND NO. SU1153538

SIGNED AND SEALED this 29th day of November , 2018

Arch Insurance Company

By: Samuel E. Begun, Attorney-in-Fact

Signature - As its Agent
FL Licensed Non-Resident Agent License No: W460297

Print Name & Title
Haborside 3, 210 Hudson Street, Suite 300
Address
City
State
Zip

WITNESSES OR CORPORATE SEAL

Bryan Caneschi, Witness
Signature
Print Name

Nicholas Turecama, Witness
Signature
Print Name

NOTARY ACKNOWLEDGMENT

STATE OF: Connecticut

COUNTY OF Hartford

The foregoing instrument was acknowledged before me this 29th day of
November , 2018, by Samuel E. Begun as
Attorney-in-Fact (Title), on behalf of the Surety identified herein, and who is
personally known to me or who has produced N/A (Type of Identification) as identification.

NOTARY SEAL:

AIMEE PERONDINE

NOTARY PUBLIC - CT 174145
MY COMMISSION EXPIRES MAY 31, 2022

Commission No. 174145 My Commission Expires: May 31, 2022
DEVELOPER SIGNATURE FORM

SIGNED AND SEALED this ______ day of _______________________, 20___

WITNESSES OR CORPORATE SEAL:

Witness

[Signature]
Type or Print Name
Carlos de la Ossa
Witness

[Signature]
Type or Print Name

BY: [Signature] Taylor Morrison of Florida, Inc.
Type or Print Name

Title (If attorney-in-fact Attach Power of Attorney)
3922 Coconut Palm Drive, Ste 108
Tampa, FL 33619
Postal Address

STATE OF: Florida
COUNTY OF: Manatee
The foregoing instrument was acknowledged before me this _____ day of November, 2018, by Jeff Deason, as Vice President, (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:
Notary Public of Florida
Kiera Calhoun
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: Cheri Coggins
County Administrator

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

NOTARY SEAL:
Notary Public of Florida
Marianne Lopata
Print Name of Notary
This Power of Attorney limits the acts of those named herein, and they have no authority to bind the Company except in the manner and to the extent herein stated. Not valid for Note, Loan, Letter of Credit, Currency Rate, Interest Rate or Residential Value Guarantees.

POWER OF ATTORNEY

Know All Persons By These Presents:

That the Arch Insurance Company, a corporation organized and existing under the laws of the State of Missouri, having its principal administrative office in Jersey City, New Jersey (hereinafter referred to as the “Company”) does hereby appoint:


its true and lawful Attorney(s)in-Fact, to make, execute, seal, and deliver from the date of issuance of this power for and on its behalf as surety, and as its act and deed:

Any and all bonds, undertakings, recognizances and other surety obligations, in the penal sum not exceeding Ninety Million Dollars ($90,000,000.00).

This authority does not permit the same obligation to be split into two or more bonds in order to bring such such bond within the dollar limit of authority as set forth herein.

The execution of such bonds, undertakings, recognizances and other surety obligations in pursuance of these presents shall be as binding upon the said Company as fully and amply to all intents and purposes, as if the same had been duly executed and acknowledged by its regularly elected officers at its principal administrative office in Jersey City, New Jersey.

This Power of Attorney is executed by authority of resolutions adopted by unanimous consent of the Board of Directors of the Company on September 15, 2011, true and accurate copies of which are hereinafter set forth and are hereby certified to by the undersigned Secretary as being in full force and effect:

“VOTED, That the Chairman of the Board, the President, or the Executive Vice President, or any Senior Vice President, of the Surety Business Division, or their appointees designated in writing and filed with the Secretary, or the Secretary shall have the power and authority to appoint agents and attorneys-in-fact, and to authorize them subject to the limitations set forth in their respective powers of attorney, to execute on behalf of the Company, and attach the seal of the Company thereto, bonds, undertakings, recognizances and other surety obligations obligatory in the nature thereof, and any such officers of the Company may appoint agents for acceptances of process.”

This Power of Attorney is signed, sealed and certified by facsimile under and by authority of the following resolution adopted by the unanimous consent of the Board of Directors of the Company on September 15, 2011:

VOTED, That the signature of the Chairman of the Board, the President, or the Executive Vice President, or any Senior Vice President, of the Surety Business Division, or their appointees designated in writing and filed with the Secretary, and the signature of the Secretary, the seal of the Company, and certifications by the Secretary, may be affixed by facsimile on any power of attorney or bond executed pursuant to the resolution adopted by the Board of Directors on September 15, 2011, and any such power so executed, sealed and certified with respect to any bond or undertaking to which it is attached, shall continue to be valid and binding upon the Company.
BILL OF SALE
EAVES BEND, PHASE 1, SUBPHASES A, C & D

KNOW ALL MEN BY THESE PRESENTS, that ARTISAN LAKES EAST COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, whose address is c/o James P. Ward, District Manager, JP Ward & Associates, LLC, 2900 Northeast 12th Terrace, Suite 1, Oakland Park, Florida 33334 (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 are 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 property within Tract A-9 and those portions of Tract A-10 located within Subphases C & D of the plat known as Artisan Lakes Eaves Bend, Phase 1, Subphases A-K, as recorded at Instrument #201741106172, Plat Book 62, Page 56, of the Public Records of Manatee County, Florida, as further described in Exhibit A attached hereto:

1. All wastewater lines, including but not limited to all pipes, structures, fittings, valves, pumps, laterals, force mains, lift stations, equipment and appurtenances thereto located on or within the property described in Exhibit A attached hereto;

2. All potable water lines, including but not limited to all pipes, fittings, valves, pumps, services, tees, equipment and appurtenances thereto located on or within the property described in Exhibit A attached hereto; and

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.
IN WITNESS WHEREOF, the SELLER has hereunto set its hand and seal, by and through its duly authorized representatives, this 2nd day of NOVEMBER, 2018.

WITNESSES:

Signature: [Signature]
Print Name: Tanya Krajewski

Signature: [Signature]
Print Name: Charic Bass

Signature: [Signature]
Print Name: Tanya Krajewski

Signature: [Signature]
Print Name: Charic Bass

ARTISAN LAKES EAST COMMUNITY DEVELOPMENT DISTRICT

BY: [Signature]
Its: Chairman

Attest: [Signature]
Its: Secretary

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me this 2ND day of NOV, 2018, by MIKE BACHMAN, as Chairman, of ARTISAN LAKES EAST COMMUNITY DEVELOPMENT DISTRICT. He is personally known to me or has produced _ as identification.

Signature of Notary Public

Aimee Walker Thomas

Name Typed, Printed or Stamped

Commission No.:

My Commission Expires:
IN WITNESS WHEREOF, the BUYER has hereunto set its hand and seal, by and through its duly authorized representatives, this ___ day of ________________, 2018.

MANATEE COUNTY, a political subdivision of the State of Florida

By: Board of County Commissioners

By: ________________
County Administrator

STATE OF: ____________
COUNTY OF: ____________

The foregoing instrument was acknowledged before me this ___ day of April, 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 Jun 29, 2019
Bonded through National Notary Assn.

NOTARY PUBLIC Signature
MARIANNE LOPATA
Printed Name

EXHIBIT A: Legal Description of Eaves Bend, Phase I, Subphases A, C & D
EXHIBIT A

Tract A-9 and those portions of Tract A-10 located within Subphases C & D of the plat known as Artisan Lakes Eaves Bend, Phase 1, Subphases A-K, as recorded at Instrument #201741106172, Plat Book 62, Page 56, of the Public Records of Manatee County, Florida.
Artisan Lakes Eaves Bend, Ph I, Subphases A - K
Private Residential Project w/Public Improvement
Wastewater, Potable Water & Surveying
Artisan Lakes Parkway – 1) General & Earthwork, Paving, Surveying
                           2) Final Lift of Asphalt
                    DEFECT – SUBPHASE C – Water, Wastewater

EXHIBIT “B-1”
IMPROVEMENTS

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November 09, 2018

Waldrop Engineering
Attn: Mr. Ronald J. Schwied, P.E.
551 N. Cattlemen Road, Suite 100
Sarasota, FL  34232

RE: ARTISAN LAKES EAVES BEND, PHASE I, SUBPHASES A-K–
(Private Subdivision)
(PDMU-91-01/17-S-03(F)) (DTS #20170067) (MEPS-283)
Subphase C – Defect Security Cost Estimate
Required Public Improvements
Reason – (Water, Wastewater)

Dear Mr. Schwied:

Your cost estimate for the above referenced bond, dated October 22, 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 $10,969.19 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 Molianazar, 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 & Zoning Tech., Building and Development Services
Artisan Lakes Eaves Bend, Phase I, Subphases A-K
Subphase C - Public Infrastructure

Defect Bond Calculation
Construction costs for the water and sanitary sewer system

SUMMARY

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
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<tbody>
<tr>
<td>Water</td>
<td>$60,167.10</td>
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<tr>
<td>Wastewater</td>
<td>$49,524.75</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>$109,691.85</strong></td>
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</table>

Defect Bond Amount (10% of total) $10,969.19

[Signature]
Ronald J. Schwied, P.E.
Florida License #56134
### WATER

<table>
<thead>
<tr>
<th>Description</th>
<th>Quantity</th>
<th>Unit</th>
<th>Unit Price</th>
<th>Amount</th>
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<tr>
<td>2&quot; PVC Watermain (HDPE)</td>
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<td>$11,000.00</td>
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<td>$1,940.00</td>
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<td>Permanent Blowoff Assembly</td>
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<td>EA</td>
<td>$1,700.00</td>
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**Total =** $60,167.10
## WASTEWATER

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<td>8&quot; PVC (6'-8' Cut)</td>
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Total = $49,524.75
Artisan Lakes Eaves Bend, Ph I, Subphases A - K
Private Residential Project w/Public Improvement
Wastewater, Potable Water & Surveying
Artisan Lakes Parkway – 1) General & Earthwork, Paving, Surveying
                          2) Final Lift of Asphalt
DEFECT – SUBPHASE C – Water, Wastewater

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
Artisan Lakes Eaves Bend, Ph I, Subphases A - K
Private Residential Project w/Public Improvement
Wastewater, Potable Water & Surveying
Artisan Lakes Parkway – 1) General & Earthwork, Paving, Surveying
2) Final Lift of Asphalt

**DEFECT – SUBPHASE C – Water, Wastewater**

**EXHIBIT “C”**
**PERFORMANCE SECURITIES**

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<tr>
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<th><strong>DEFECT Subphase</strong></th>
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<tr>
<td>1</td>
<td><strong>E</strong></td>
<td>Surety Bond No. SU1148967 Issued through Arch Insurance Company</td>
<td>$22,855.50</td>
</tr>
<tr>
<td>2</td>
<td><strong>F</strong></td>
<td>Surety Bond No. SU1153521 Issued through Arch Insurance Company</td>
<td>$27,903.02</td>
</tr>
<tr>
<td>3</td>
<td><strong>K</strong></td>
<td>Surety Bond No. SU1153521 Issued through Arch Insurance Company</td>
<td>$5,156.77</td>
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<td>4</td>
<td><strong>H</strong></td>
<td>Surety Bond No. SU1153518 Issued through Arch Insurance Company</td>
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<tr>
<td>5</td>
<td><strong>A</strong></td>
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<tr>
<td>6</td>
<td><strong>C</strong></td>
<td>Surety Bond No. SU1153539 Issued through Arch Insurance Company</td>
<td>$10,969.19</td>
</tr>
</tbody>
</table>
SURETY BOND
FOR DEFECTS OF REQUIRED IMPROVEMENTS

(Attachment "A")

BOND NO. SU1153539
PROJECT NAME: Azure Lakes, Eauze Blvd, Ph I, Subphase C

KNOW ALL MEN BY THESE PRESENTS:

That the Developer, Taylor Morrison of Florida, Inc. and Arch 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 $10,969.19 (Numbers)
Ten thousand, nine hundred sixty-nine dollars and nineteen cents (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 November 2, 2017 and recorded in O.R. Book 2700, Page 2911, PRMCF ("Agreement").

THE CONDITION of the above obligation is such that, Whereas the Principal has entered into 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 of 3 (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: Artisan Lakes, Eves Bend, Ph 1, Subphase C
(Name of Project)

BOND NO. SU1153539

SIGNED AND SEALED this 29th day of November 2018

Arch Insurance Company

Surety Company Name

By: [Signature]

Signature - As its Agent

Samuel E. Begun, Attorney-in-Fact

FL Licensed Non-Resident Agent, License No. W488029

Print Name & Title

Harborside 3, 210 Hudson Street, Suite 300

Address

Jersey City NJ 07311-1107

City State Zip

WITNESSES OR CORPORATE SEAL

[Signature]

Bryan Caneschi, Witness

Print Name

[Signature]

Nicholas Turecamo, Witness

Print Name

NOTARY ACKNOWLEDGMENT

STATE OF: Connecticut

COUNTY OF Hartford

The foregoing instrument was acknowledged before me this 29th day of November 2018, by Samuel E. Begun (Title), as Attorney-in-Fact (Type of Identification) on behalf of the Surety identified herein, and who is personally known to me or who has produced N/A (Type of Identification) as identification.

[Signature]

Notary Public

Aimee Perondine

Print Name of Notary

Commission No. 174145 My Commission Expires: May 31, 2022
DEVELOPER SIGNATURE FORM

FOR: Artisan Lakes, Eaves Bend, Ph I, Subphase C

BOND NO. SU1153539

SIGNED AND SEALED this 30th day of November, 2018

WITNESSES OR CORPORATE SEAL:

Witness
Cheryl DuBois
Type or Print Name

Witness
Carlos de la Osa
Type or Print Name

BY: 

Developer
Jeff Artman
Type or Print Name

Title (If attorney-in-fact Attach Power of Attorney)
3922 Coconut Palm Drive, Ste 108

Tampa, Fl 33619
Postal Address

City State Zip

NOTARY ACKNOWLEDGMENT

STATE OF: Florida

COUNTY OF: Manatee

The foregoing instrument was acknowledged before me this 30th day of November, 2018, by Kiera Osborn, as Vice President, 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:

Kiera Osborn
Notary Public
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: Cheryl Cowart
County Administrator

STATE OF: Florida

COUNTY OF: Manatee County

The foregoing instrument was acknowledged before me this 16th day of April, 2019, by Marianne Lopata, as County Administrator, 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 245219
My Comm. Expires Jan 29, 2019
Bonded through National Notary Assn.

Print Name of Notary

Page 3 of 3
THIS POWER OF ATTORNEY IS NOT VALID UNLESS IT IS PRINTED ON BLUE BACKGROUND.

This Power of Attorney limits the acts of those named herein, and they have no authority to bind the Company except in the manner and to the extent herein stated. Not valid for Note, Loan, Letter of Credit, Currency Rate, Interest Rate or Residential Value Guarantees.

POWER OF ATTORNEY

Know All Persons By These Presents:

That the Arch Insurance Company, a corporation organized and existing under the laws of the State of Missouri, having its principal administrative office in Jersey City, New Jersey (hereinafter referred to as the "Company") does hereby appoint:


its true and lawful Attorney(s)in-Fact, to make, execute, seal, and deliver from the date of issuance of this power for and on its behalf as surety, and as its act and deed:

Any and all bonds, undertakings, recognizances and other surety obligations, in the penal sum not exceeding Ninety Million Dollars ($90,000,000.00).

This authority does not permit the same obligation to be split into two or more bonds in order to bring each such bond within the dollar limit of authority as set forth herein.

The execution of such bonds, undertakings, recognizances and other surety obligations in pursuance of these presents shall be as binding upon the said Company as fully and amply to all intents and purposes, as if the same had been duly executed and acknowledged by its regularly elected officers at its principal administrative office in Jersey City, New Jersey.

This Power of Attorney is executed by authority of resolutions adopted by unanimous consent of the Board of Directors of the Company on September 15, 2011, true and accurate copies of which are hereinafter set forth and are hereby certified to by the undersigned Secretary as being in full force and effect:

"VOTED, That the Chairman of the Board, the President, or the Executive Vice President, or any Senior Vice President, of the Surety Business Division, or their appointees designated in writing and filed with the Secretary, or the Secretary shall have the power and authority to appoint agents and attorneys-in-fact, and to authorize them subject to the limitations set forth in their respective powers of attorney, to execute on behalf of the Company, and attach the seal of the Company thereto, bonds, undertakings, recognizances and other surety obligations obligatory in the nature thereof, and any such officers of the Company may appoint agents for acceptance of process."

This Power of Attorney is signed, sealed and certified by facsimile under and by authority of the following resolution adopted by the unanimous consent of the Board of Directors of the Company on September 15, 2011:

VOTED, That the signature of the Chairman of the Board, the President, or the Executive Vice President, or any Senior Vice President, of the Surety Business Division, or their appointees designated in writing and filed with the Secretary, and the signature of the Secretary, the seal of the Company, and certifications by the Secretary, may be affixed by facsimile on any power of attorney or bond executed pursuant to the resolution adopted by the Board of Directors on September 15, 2011, and any such power so executed, sealed and certified with respect to any bond or undertaking to which it is attached, shall continue to be valid and binding upon the Company.
Artisan Lakes Eaves Bend, Ph I, Subphases A - K
Private Residential Project w/Public Improvement
Wastewater, Potable Water & Surveying
Artisan Lakes Parkway – 1) General & Earthwork, Paving, Surveying
2) Final Lift of Asphalt

**DEFECT – SUBPHASE D** – Water, Wastewater

**EXHIBIT “B-1”**
**IMPROVEMENTS**

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<tr>
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<th>DEFECT – Subphase</th>
<th>Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>DEFECT – Subphase E</td>
<td>Water, Wastewater</td>
<td>$22,855.50</td>
</tr>
<tr>
<td>2</td>
<td>DEFECT – Subphase F</td>
<td>Water, Wastewater</td>
<td>$27,903.02</td>
</tr>
<tr>
<td>3</td>
<td>DEFECT – Subphase K</td>
<td>Water, Wastewater</td>
<td>$5,156.77</td>
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<tr>
<td>4</td>
<td>DEFECT – Subphase H</td>
<td>Water, Wastewater</td>
<td>$29,136.95</td>
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<tr>
<td>5</td>
<td>DEFECT – Subphase A</td>
<td>Water, Wastewater</td>
<td>$5,572.18</td>
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<tr>
<td>6</td>
<td>DEFECT – Subphase C</td>
<td>Water, Wastewater</td>
<td>$10,969.19</td>
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<tr>
<td>7</td>
<td>DEFECT – Subphase D</td>
<td>Water, Wastewater</td>
<td>$8,323.65</td>
</tr>
</tbody>
</table>
November 09, 2018

Waldrop Engineering
Attn: Mr. Ronald J. Schwied, P.E.
551 N. Cattlemen Road, Suite 100
Sarasota, FL 34232

(RE: ARTISAN LAKES EAVES BEND, PHASE I, SUBPHASES A-K—
(Private Subdivision)
(PDMU-91-01/17-S-03(F)) (DTS #20170067) (MEPS-283)
Subphase D – Defect Security Cost Estimate
Required Public Improvements
Reason – (Water, Wastewater)

Dear Mr. Schwied:

Your cost estimate for the above referenced bond, dated October 22, 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 $8,323.65 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 Mollanazar, 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
**Artisan Lakes Eaves Bend, Phase I, Subphases A-K**  
**Subphase D - Public Infrastructure**

**Defect Bond Calculation**  
Construction costs for the water and sanitary sewer system

**SUMMARY**

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
</tr>
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<tbody>
<tr>
<td>Water</td>
<td>$39,851.00</td>
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<tr>
<td>Wastewater</td>
<td>$43,385.45</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>$83,236.45</strong></td>
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</tbody>
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Defect Bond Amount (10% of total)  
$8,323.65

Signed by: [Signature]

Ronald J. Schwisge, P.E.
Florida License # 66950
## WATER

<table>
<thead>
<tr>
<th>Description</th>
<th>Quantity</th>
<th>Unit</th>
<th>Unit Price</th>
<th>Amount</th>
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<tbody>
<tr>
<td>2&quot; PVC Watermain (HDPE)</td>
<td>187</td>
<td>LF</td>
<td>$9.25</td>
<td>$1,729.75</td>
</tr>
<tr>
<td>4&quot; DIP Watermain (DR 18)</td>
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<td>$5,500.00</td>
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<tr>
<td>Single Service Short</td>
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<td>$10,950.00</td>
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<tr>
<td>Single Service Long</td>
<td>4</td>
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<td>$835.00</td>
<td>$3,340.00</td>
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<td>4&quot; Gate Valve Assembly</td>
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<td>EA</td>
<td>$830.00</td>
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<td>1</td>
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<td>$1,700.00</td>
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**Total = $39,851.00**
# WASTEWATER

<table>
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<tr>
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<th>Quantity</th>
<th>Unit</th>
<th>Unit Price</th>
<th>Amount</th>
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</thead>
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<tr>
<td>8&quot; PVC (0-6' Cut)</td>
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<td>$8,550.00</td>
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<td>$3,100.00</td>
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<td>Double Service</td>
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<td>EA</td>
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<td>$6,600.00</td>
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<tr>
<td><strong>Total</strong></td>
<td></td>
<td></td>
<td></td>
<td><strong>$43,385.45</strong></td>
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Artisan Lakes Eaves Bend, Ph I, Subphases A - K
Private Residential Project w/Public Improvement
Wastewater, Potable Water & Surveying
Artisan Lakes Parkway – 1) General & Earthwork, Paving, Surveying
2) Final Lift of Asphalt
DEFECT – SUBPHASE D – Water, Wastewater

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
Artisan Lakes Eaves Bend, Ph I, Subphases A - K
Private Residential Project w/Public Improvement
Wastewater, Potable Water & Surveying
Artisan Lakes Parkway – 1) General & Earthwork, Paving, Surveying
2) Final Lift of Asphalt
**DEFECT – SUBPHASE D** – Water, Wastewater

**EXHIBIT “C”**
**PERFORMANCE SECURITIES**

<table>
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<tr>
<th></th>
<th><strong>DEFECT Subphase</strong></th>
<th>Surety Bond No. SU1153521</th>
<th>Issued through Arch Insurance Company</th>
<th></th>
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<tbody>
<tr>
<td>1</td>
<td><strong>DEFECT Subphase E</strong></td>
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<td>$22,855.50</td>
<td></td>
</tr>
<tr>
<td>2</td>
<td><strong>DEFECT Subphase F</strong></td>
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<td>$27,903.02</td>
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<tr>
<td>3</td>
<td><strong>DEFECT Subphase K</strong></td>
<td>SU1153521</td>
<td>$5,156.77</td>
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<tr>
<td>4</td>
<td><strong>DEFECT Subphase H</strong></td>
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</tr>
<tr>
<td>5</td>
<td><strong>DEFECT Subphase A</strong></td>
<td>SU1153538</td>
<td>$5,572.18</td>
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<td><strong>DEFECT Subphase C</strong></td>
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<td>7</td>
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<td>$8,323.65</td>
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SURETY BOND
FOR DEFECTS OF REQUIRED IMPROVEMENTS

(Address "A")

BOND NO. SU1153537
PROJECT NAME: Astara Lakes, Estero Bend, Ph 1, Subphase D

KNOW ALL MEN BY THESE PRESENTS:

That the Developer, Taylor Morrison of Florida, Inc. as Principal, and Arch 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 $8,323.65 (Numbers) Eight thousand, three-hundred twenty-three dollars and sixty-five cents (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 November 2, 2017 and recorded in O.R. Book 2700, Page 2911, PRMCF ("Agreement").

THE CONDITION of the above obligation is such that, Whereas the Principal has entered into 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 of 3 (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: Artisan Lakes, Eaves Bend, Ph I, Subphase D
(Name of Project)

BOND NO. SU1153537

SIGNED AND SEALED this 29th day of November, 2018

Arch Insurance Company
Surety Company Name
By: Samuel E. Begin, Attorney-in-Fact, FL Licensed Non-Resident Agent, License No. W480207
Print Name & Title
Harborside 3, 210 Hudson Street, Suite 300
Address
Jersey City, NJ 07311-1107
City State Zip

WITNESSES OR CORPORATE SEAL

Signature
Bryan Caneschi, Witness
Print Name

Signature
Nicholas Turecama, Witness
Print Name

NOTARY ACKNOWLEDGMENT

STATE OF: Connecticut
COUNTY OF Hartford

The foregoing instrument was acknowledged before me this 29th day of November, 2018, by Samuel E. Begin as Attorney-in-Fact (Title), on behalf of the Surety identified herein, and who is personally known to me or who has produced N/A (Type of Identification) as identification.

NOTARY SEAL:

AIMEE PERONDINE
NOTARY PUBLIC - CT 174145
MY COMMISSION EXPIRES MAY 31, 2022

Commission No. 174145 My Commission Expires: May 31, 2022
DEVELOPER SIGNATURE FORM

FOR: Artisan Lakes, Eaves Bend, Ph I, Subphase D
BOND NO. SU1153537

SIGNED AND SEALED this ______ day of ______, 20____

WITNESSES OR CORPORATE SEAL:

Witness
Betty E. Martinez

Witness
Carlos de la Ossa

Type or Print Name

Type or Print Name

Taylor Morrison of Florida, Inc.

BY: Jeff Deason

Signature

Title (If attorney-in-fact Attach Power of Attorney)
3822 Coconut Palm Drive, Ste 108
Tampa, Fl 33619
Postal Address
City State Zip

NOTARY ACKNOWLEDGMENT

STATE OF: Florida
COUNTY OF: Manatee
The foregoing instrument was acknowledged before me this 30 day of November, 2018,
by Jeff Deason, as Vice President (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:

Kiera Calhoun
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 Cher Loyd, 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 245219
My Comm. Expires Jun 29, 2019
Bonded through National Notary Assn.

Notary Public
Print Name of Notary

Page 3 of 3
POWER OF ATTORNEY

Know All Persons By These Presents:

That the Arch Insurance Company, a corporation organized and existing under the laws of the State of Missouri, having its principal administrative office in Jersey City, New Jersey (hereinafter referred to as the "Company") does hereby appoint:


its true and lawful Attorney(s)in-Fact, to make, execute, seal, and deliver from the date of issuance of this power for and on its behalf as surety, and as its act and deed:

Any and all bonds, undertakings, recognizances and other surety obligations, in the penal sum not exceeding Ninety Million Dollars ($90,000,000.00).

This authority does not permit the same obligation to be split into two or more bonds in order to bring each such bond within the dollar limit of authority as set forth herein.

The execution of such bonds, undertakings, recognizances and other surety obligations in pursuance of these presents shall be as binding upon the said Company as fully and amply to all intents and purposes, as if the same had been duly executed and acknowledged by its regularly elected officers at its principal administrative office in Jersey City, New Jersey.

This Power of Attorney is executed by authority of resolutions adopted by unanimous consent of the Board of Directors of the Company on September 15, 2011, true and accurate copies of which are hereinafter set forth and are hereby certified to by the undersigned Secretary as being in full force and effect:

"VOTED, That the Chairman of the Board, the President, or the Executive Vice President, or any Senior Vice President, of the Surety Business Division, or their appointees designated in writing and filed with the Secretary, or the Secretary shall have the power and authority to appoint agents and attorneys-in-fact, and to authorize them subject to the limitations set forth in their respective powers of attorney, to execute on behalf of the Company, and attach the seal of the Company thereto, bonds, undertakings, recognizances and other surety obligations obligatory in the nature thereof, and any such officers of the Company may appoint agents for acceptance of process."

This Power of Attorney is signed, sealed and certified by facsimile under and by authority of the following resolution adopted by the unanimous consent of the Board of Directors of the Company on September 15, 2011:

VOTED, That the signature of the Chairman of the Board, the President, or the Executive Vice President, or any Senior Vice President, of the Surety Business Division, or their appointees designated in writing and filed with the Secretary, and the signature of the Secretary, the seal of the Company, and certifications by the Secretary, may be affixed by facsimile on any power of attorney or bond executed pursuant to the resolution adopted by the Board of Directors on September 15, 2011, and any such power so executed, sealed and certified with respect to any bond or undertaking to which it is attached, shall continue to be valid and binding upon the Company.
Artisan Lakes Eaves Bend, Ph I, Subphases A - K  
Private Residential Project w/Public Improvement  
Wastewater, Potable Water & Surveying  
Artisan Lakes Parkway – 1) General & Earthwork, Paving, Surveying  
2) Final Lift of Asphalt  
**DEFECT – SUBPHASE I** – Water, Wastewater  
**DEFECT - SUBPHASE J** – Water, Wastewater

**EXHIBIT “B-1”**  
**IMPROVEMENTS**

|   | **DEFECT Subphase I**  
|   | Water, Wastewater | $16,491.68 |
| 2 | **DEFECT Subphase J**  
|   | Water, Wastewater  | $9,185.47  |
November 09, 2018

Waldrop Engineering
Attn: Mr. Ronald J. Schwied, P.E.
551 N. Cattlemen Road, Suite 100
Sarasota, FL 34232

(RE:) ARTISAN LAKES EAVES BEND, PHASE I, SUBPHASES A-K—
(Private Subdivision)
(PDMU-91-01/17-S-03(F)) (DTS #20170067) (MEPS-283)
Subphase I – Defect Security Cost Estimate
Required Public Improvements
Reason – (Water, Wastewater)

Dear Mr. Schwied:

Your cost estimate for the above referenced bond, dated October 22, 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 $16,491.68 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,

[Signature]

Sid Mollahazar, 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
Artisan Lakes Eaves Bend, Phase I, Subphases A-K
Subphase I - Public Infrastructure

Defect Bond Calculation
Construction costs for the water and sanitary sewer system

SUMMARY

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Water</td>
<td>$86,597.45</td>
</tr>
<tr>
<td>Wastewater</td>
<td>$78,319.30</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>$164,916.75</strong></td>
</tr>
</tbody>
</table>

Defect Bond Amount (10% of total) $16,491.68

[Signature]

Ronald J. Schwinn, P.E.
Florida License #55804
# WATER

<table>
<thead>
<tr>
<th>Description</th>
<th>Quantity</th>
<th>Unit</th>
<th>Unit Price</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>2&quot; PVC Watermain (HDPE)</td>
<td>420</td>
<td>LF</td>
<td>$9.25</td>
<td>$3,885.00</td>
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<tr>
<td>4&quot; PVC Watermain (DR 18)</td>
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<td>LF</td>
<td>$13.90</td>
<td>$3,266.50</td>
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<tr>
<td>6&quot; PVC Watermain (DR 18)</td>
<td>1,080</td>
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<td>$18.55</td>
<td>$20,200.95</td>
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<td>$16,500.00</td>
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<tr>
<td>Single Service</td>
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<td>$20,440.00</td>
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<tr>
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<td>$13,360.00</td>
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<td>EA</td>
<td>$970.00</td>
<td>$2,910.00</td>
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<tr>
<td>Permanent Blowoff Assembly</td>
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<td>FA</td>
<td>$1,760.00</td>
<td>$3,400.00</td>
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</table>

Total = $86,597.45
# WASTEWATER

<table>
<thead>
<tr>
<th>Description</th>
<th>Quantity</th>
<th>Unit</th>
<th>Unit Price</th>
<th>Amount</th>
</tr>
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<tbody>
<tr>
<td>8&quot; PVC (0-6' Cut)</td>
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<td>230</td>
<td>LF</td>
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<td>$7,590.00</td>
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<td>8&quot; PVC (10'-12' Cut)</td>
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<td>$4,000.00</td>
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<tr>
<td>Sanitary Manhole (6'-8' Cut)</td>
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<td>EA</td>
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<td>$9,300.00</td>
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<td>EA</td>
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<td>$6,600.00</td>
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<tr>
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<td>Double Service</td>
<td>13</td>
<td>EA</td>
<td>$1,100.00</td>
<td>$14,300.00</td>
</tr>
</tbody>
</table>

**Total = $78,319.30**
November 09, 2018

Waldrop Engineering
Attn: Mr. Ronald J. Schwied, P.E.
551 N. Cattlemen Road, Suite 100
Sarasota, FL 34232

(RE: ARTISAN LAKES EAVES BEND, PHASE I, SUBPHASES A-K—
(Private Subdivision)
(PDMU-91-01/17-S-03(F)) (DTS #20170067) (MEPS-283)
Subphase J – Defect Security Cost Estimate
Required Public Improvements
Reason – (Water, Wastewater)

Dear Mr. Schwied:

Your cost estimate for the above referenced bond, dated October 22, 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 $9,185.47 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,

[Signature]

Sid Mollanazar, 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
Artisan Lakes Eaves Bend, Phase I, Subphases A-K
Subphase J - Public Infrastructure

Defect Bond Calculation
Construction costs for the water and sanitary sewer system

SUMMARY

<p>| | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Water</td>
<td>$55,002.50</td>
</tr>
<tr>
<td>Wastewater</td>
<td>$36,852.15</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>$91,854.65</strong></td>
</tr>
</tbody>
</table>

Defect Bond Amount (10% of total)  $9,185.47

Ronald J. Schweid, P.E.
Florida License: 00001234

STATE OF FLORIDA
PROFESSIONAL ENGINEER
## WATER

<table>
<thead>
<tr>
<th>Description</th>
<th>Quantity</th>
<th>Unit</th>
<th>Unit Price</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>6&quot; PVC Watermain (DR 18)</td>
<td>1,175</td>
<td>LF</td>
<td>$19.30</td>
<td>$22,677.50</td>
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<tr>
<td>Fire Hydrant Assembly - Manatee</td>
<td>1</td>
<td>EA</td>
<td>$5,500.00</td>
<td>$5,500.00</td>
</tr>
<tr>
<td>Single Service Short Manatee</td>
<td>11</td>
<td>EA</td>
<td>$730.00</td>
<td>$8,030.00</td>
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<tr>
<td>Single Service Long - Manatee</td>
<td>11</td>
<td>EA</td>
<td>$835.00</td>
<td>$9,185.00</td>
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<tr>
<td>Double Service Long - Manatee County</td>
<td>4</td>
<td>EA</td>
<td>$1,250.00</td>
<td>$5,000.00</td>
</tr>
<tr>
<td>6&quot; Gate Valve Assembly</td>
<td>3</td>
<td>EA</td>
<td>$970.00</td>
<td>$2,910.00</td>
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<tr>
<td>Permanent Blowoff Assembly</td>
<td>1</td>
<td>EA</td>
<td>$1,700.00</td>
<td>$1,700.00</td>
</tr>
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</table>

**Total =** $55,002.50
## WASTEWATER

<table>
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<tr>
<th>Description</th>
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<th>Unit</th>
<th>Unit Price</th>
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<tbody>
<tr>
<td>Adjust Existing Manholes</td>
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<td>LF</td>
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<td>$1,596.30</td>
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<tr>
<td>8&quot; PVC (8'-10' Cut)</td>
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<tr>
<td>Sanitary Manhole (0'-6' Cut)</td>
<td>1</td>
<td>EA</td>
<td>$2,850.00</td>
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<tr>
<td>Sanitary Manhole (6'-8' Cut)</td>
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<td>EA</td>
<td>$3,100.00</td>
<td>$3,100.00</td>
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<tr>
<td>Single Service</td>
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<td>$750.00</td>
<td>$1,500.00</td>
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<tr>
<td>Double Service</td>
<td>9</td>
<td>EA</td>
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<td>$9,900.00</td>
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</tbody>
</table>

**Total =**  $36,852.15
Artisan Lakes Eaves Bend, Ph I, Subphases A - K
Private Residential Project w/ Public Improvement
Wastewater, Potable Water & Surveying
Artisan Lakes Parkway – 1) General & Earthwork, Paving, Surveying
2) Final Lift of Asphalt
**DEFECT – SUBPHASE I** – Water, Wastewater
**DEFECT – SUBPHASE J** – Water, Wastewater

**EXHIBIT “C”**

**PERFORMANCE SECURITIES**

<table>
<thead>
<tr>
<th></th>
<th>DEFECT Subphase I</th>
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<tbody>
<tr>
<td>1</td>
<td><strong>Surety Bond No. SU1153544</strong></td>
<td>$16,491.68</td>
</tr>
<tr>
<td></td>
<td>Issued through Arch Insurance Company</td>
<td></td>
</tr>
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</table>

<table>
<thead>
<tr>
<th></th>
<th>DEFECT Subphase J</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>2</td>
<td><strong>Surety Bond No. SU1153545</strong></td>
<td>$9,185.47</td>
</tr>
<tr>
<td></td>
<td>Issued through Arch Insurance Company</td>
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</table>
SURETY BOND
FOR DEFECTS OF REQUIRED IMPROVEMENTS

(Attachment "A")

BOND NO. SU1153544
PROJECT NAME: Artisan Lakes, Eaves Bend, Phase I, Subphase I

KNOW ALL MEN BY THESE PRESENTS:

That the Developer, Taylor Morrison of Florida, Inc. as Principal,
and Arch 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 $16,491.68 (Numbers)
Sixteen Thousand, Four Hundred Ninety-One Dollars and Sixty-Eight Cents (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 November 2, 2017
and recorded in O.R. Book 2700, Page 2911, PRMCF ("Agreement").

THE CONDITION of the above obligation is such that, Whereas the Principal has entered
into 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: Artisan Lakes, Eaves Bend, Phase I, Subphase I  
(Name of Project)  

BOND NO. SU1153544  

SIGNED AND SEALED this 12th day of December, 2018  

Arch Insurance Company  

Surety Company Name  

By: ___________________________  

Signature  

As its Agent  

Bethany Stevenson, Attorney-in-Fact and FL Licensed Non-Resident Agent #W834577  

Print Name & Title  

Harborside 3, 210 Hudson Street, Suite 300  

Address  

Jersey City, NJ 07311 - 1107  

City  

State  

Zip  

WITNESSES OR CORPORATE SEAL  

______________________________  

Signature  

Jynell Whitehead, Witness  

Print Name  

______________________________  

Signature  

Samuel E. Begun, Witness  

Print Name  

NOTARY ACKNOWLEDGMENT  

STATE OF: Connecticut  

COUNTY OF Hartford  

The foregoing instrument was acknowledged before me this 12th day of December, 2018, by Bethany Stevenson as attorney-in-fact (Title), on behalf of the Surety identified herein, and who is personally known to me or who has produced N/A (Type of identification) as identification.  

NOTARY SEAL:  

______________________________  

Notary Public  

Joshua Sanford, Notary Public  

Print Name of Notary  

Commission No. 173058 My Commission Expires: December 31, 2021  

Page 2 of 3
DEVELOPER SIGNATURE FORM

FOR:  Artisan Lakes, Eaves Bend Phase I, Subphase I
BOND NO.  SU1153544

SIGNED AND SEALED this __________ day of __________________, 20__

WITNESSES OR CORPORATE SEAL:

[Signature]

BY: ____________________________

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

3922 Coconut Palm Drive, Ste. 108

Tampa  FL  __________

NOTARY ACKNOWLEDGMENT

STATE OF: Florida
COUNTY OF: Manatee
The foregoing instrument was acknowledged before me this __________ day of December, 2018, by Jeff Deason, as Vice President, (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:

[Seal]

Notary Public
Kiera Calhoun
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

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

NOTARY SEAL:

[Seal]

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

Print Name of Notary

Page 3 of 3
THIS POWER OF ATTORNEY IS NOT VALID UNLESS IT IS PRINTED ON BLUE BACKGROUND.

This Power of Attorney limits the acts of those named herein, and they have no authority to bind the Company except in the manner and to the extent herein stated. Not valid for Note, Loan, Letter of Credit, Currency Rate, Interest Rate or Residential Value Guarantees.

POWER OF ATTORNEY

Know All Persons By These Presents:

That the Arch Insurance Company, a corporation organized and existing under the laws of the State of Missouri, having its principal administrative office in Jersey City, New Jersey (hereinafter referred to as the "Company") does hereby appoint:


its true and lawful Attorney(s)in-Fact, to make, execute, seal, and deliver from the date of issuance of this power for and on its behalf as surety, and as its act and deed:

Any and all bonds, undertakings, recognizances and other surety obligations, in the penal sum not exceeding Ninety Million Dollars ($90,000,000.00).

This authority does not permit the same obligation to be split into two or more bonds in order to bring each such bond within the dollar limit of authority as set forth herein.

The execution of such bonds, undertakings, recognizances and other surety obligations in pursuit of these presents shall be as binding upon the said Company as fully and amply to all intents and purposes, as if the same had been duly executed and acknowledged by its regularly elected officers at its principal administrative office in Jersey City, New Jersey.

This Power of Attorney is executed by authority of resolutions adopted by unanimous consent of the Board of Directors of the Company on September 15, 2011, true and accurate copies of which are hereinafter set forth and are hereby certified to by the undersigned Secretary as being in full force and effect:

"VOTED, That the Chairman of the Board, the President, or the Executive Vice President, or any Senior Vice President, of the Surety Business Division, or their appointees designated in writing and filed with the Secretary, or the Secretary shall have the power and authority to appoint agents and attorneys-in-fact, and to authorize them subject to the limitations set forth in their respective powers of attorney, to execute on behalf of the Company, and attach the seal of the Company thereto, bonds, undertakings, recognizances and other surety obligations obligatory in the nature thereof, and any such officers of the Company may appoint agents for acceptance of process."

This Power of Attorney is signed, sealed and certified by facsimile under and by authority of the following resolution adopted by the unanimous consent of the Board of Directors of the Company on September 15, 2011:

VOTED, That the signature of the Chairman of the Board, the President, or the Executive Vice President, or any Senior Vice President, of the Surety Business Division, or their appointees designated in writing and filed with the Secretary, and the signature of the Secretary, the seal of the Company, and certifications by the Secretary, may be affixed by facsimile on any power of attorney or bond executed pursuant to the resolution adopted by the Board of Directors on September 15, 2011, and any such power so executed, sealed and certified with respect to any bond or undertaking to which it is attached, shall continue to be valid and binding upon the Company.
SURETY BOND
FOR DEFECTS OF REQUIRED IMPROVEMENTS

(Attachment "A")

BOND NO. SU11b3545
PROJECT NAME: Artisan Lakes, Eaves Bond, Phase I, Subphase J

KNOW ALL MEN BY THESE PRESENTS:

That the Developer, Taylor Morrison of Florida, Inc. and Arch 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 $9,185.47 (Numbers) Nine Thousand, One Hundred Eighty-Five Dollars and Forty-Seven Cents (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 November 2, 2017 and recorded in O.R. Book 2700, Page 2911, PRMCF ("Agreement").

THE CONDITION of the above obligation is such that, Whereas the Principal has entered into 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: Avisian Lakes, Eaves Bend, Phase 1, Bulrush J
   (Name of Project)

BOND NO. SU1153545

SIGNED AND SEALED this 12th day of December, 2018

Arch Insurance Company
Surety Company Name

By: [Signature]
   Signature - As its Agent

Dorothy Stevenson, Attorney-in-Fact and FL Licensed Non-Resident Agent #W60377

Print Name & Title
Habarsons 3, 210 Hudson Street, Suite 300
Address
Jersey City, NJ 07311 - 1107
City State Zip

WITNESSES OR CORPORATE SEAL

[Signature]
Signature

Jynell Whitehead, Witness
Print Name

Samuel E. Begun, Witness
Print Name

NOTARY ACKNOWLEDGMENT

STATE OF: Connecticut

COUNTY OF Hartford

The foregoing instrument was acknowledged before me this 12th day of December, 2018, by Bethany Stevenson as attorney-in-fact (Title), on behalf of the Surety identified herein, and who is personally known to me or who has produced N/A (Type of Identification) as identification.

NOTARY SEAL:

JOSHUA SANFORD
NOTARY PUBLIC - 173058
MY COMMISSION EXPIRES DEC. 31, 2021

[Signature]
Notary Public

Joshua Sanford, Notary Public
Print Name of Notary

Commission No. 173058 My Commission Expires: December 31, 2021

Page 2 of 3
DEVELOPER SIGNATURE FORM

FOR: Artisan Lakes, Eaves Bend, Phase I, Subphase J
BOND NO. SU153545

SIGNED AND SEALED this _______ day of ______________, 20____

WITNESSES OR CORPORATE SEAL:

Developer

BY: __________________________
Signature

Jeff Deason, Vice President

Type or Print Name

Title (If attorney-in-fact Attach Power of Attorney)
3922 Coconut Palm Drive, Ste 108
Postal Address
Tampa, FL 33610
City State Zip

NOTARY ACKNOWLEDGMENT

STATE OF: Florida
COUNTY OF: Manatee
The foregoing instrument was acknowledged before me this 13 day of December, 2018
by Jeff Deason, as Vice President (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:

Notary Public
Kiera Calhoun
Print Name of Notary

Applicant was 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 ______ day of ________, 20____.
by Ed Hunzeker, 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:

Notary Public

Print Name of Notary
THIS POWER OF ATTORNEY IS NOT VALID UNLESS IT IS PRINTED ON BLUE BACKGROUND.

This Power of Attorney limits the acts of those named herein, and they have no authority to bind the Company except in the manner and to the extent herein stated. Not valid for Note, Loan, Letter of Credit, Currency Rate, Interest Rate or Residential Value Guarantees.

POWER OF ATTORNEY

Know All Persons By These Presents:

That the Arch Insurance Company, a corporation organized and existing under the laws of the State of Missouri, having its principal administrative office in Jersey City, New Jersey (hereinafter referred to as the "Company") does hereby appoint:


its true and lawful Attorney(s) in Fact, to make, execute, seal, and deliver from the date of issuance of this power for and on its behalf as surety, and as its act and deed:

Any and all bonds, undertakings, recognizances and other surety obligations, in the penal sum not exceeding Ninety Million Dollars ($90,000,000.00).

This authority does not permit the same obligation to be split into two or more bonds in order to bring each such bond within the dollar limit of authority as set forth herein.

The execution of such bonds, undertakings, recognizances and other surety obligations in pursuance of these presents shall be as binding upon the said Company as fully and amply to all intents and purposes, as if the same had been duly executed and acknowledged by its regularly elected officers at its principal administrative office in Jersey City, New Jersey.

This Power of Attorney is executed by authority of resolutions adopted by unanimous consent of the Board of Directors of the Company on September 15, 2011, true and accurate copies of which are hereinafter set forth and are hereby certified to by the undersigned Secretary as being in full force and effect:

"VOTED, That the Chairman of the Board, the President, or the Executive Vice President, or any Senior Vice President, of the Surety Business Division, or their appointees designated in writing and filed with the Secretary, or the Secretary shall have the power and authority to appoint agents and attorneys-in-fact, and to authorize them subject to the limitations set forth in their respective powers of attorney, to execute on behalf of the Company, and attach the seal of the Company thereto, bonds, undertakings, recognizances and other surety obligations obligatory in the nature thereof, and any such officers of the Company may appoint agents for acceptance of process."

This Power of Attorney is signed, sealed and certified by facsimile under and by authority of the following resolution adopted by the unanimous consent of the Board of Directors of the Company on September 15, 2011:

VOTED, That the signature of the Chairman of the Board, the President, or the Executive Vice President, or any Senior Vice President, of the Surety Business Division, or their appointees designated in writing and filed with the Secretary, and the signature of the Secretary, the seal of the Company, and certifications by the Secretary, may be affixed by facsimile on any power of attorney or bond executed pursuant to the resolution adopted by the Board of Directors on September 15, 2011, and any such power so executed, sealed and certified with respect to any bond or undertaking to which it is attached, shall continue to be valid and binding upon the Company.
BILL OF SALE
EAVES BEND, PHASE 1, SUBPHASES I & J

KNOW ALL MEN BY THESE PRESENTS, that ARTISAN LAKES EAST COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, whose address is c/o James P. Ward, District Manager, JPWard & Associates, LLC, 2900 Northeast 12th Terrace, Suite 1, Oakland Park, Florida 33334 (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 are 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 property within those portions of Tract A-10 located in Subphases I & J of the plat known as Artisan Lakes Eaves Bend, Phase 1, Subphases A-K, as recorded at Instrument #201741106172, Plat Book 62, Page 56, of the Public Records of Manatee County, Florida, as further described in Exhibit A attached hereto.:

1. All wastewater lines, including but not limited to all pipes, structures, fittings, valves, pumps, laterals, force mains, lift stations, equipment and appurtenances thereto located on or within the property described in Exhibit A attached hereto;

2. All potable water lines, including but not limited to all pipes, fittings, valves, pumps, services, tees, equipment and appurtenances thereto located on or within the property described in Exhibit A attached hereto; and

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.
IN WITNESS WHEREOF, the SELLER has hereunto set its hand and seal, by and through its duly authorized representatives, this ___ day of ____________, 2018.

WITNESSES:

Signature: [Signature]
Print Name: [Print Name]

Signature: [Signature]
Print Name: [Print Name]

Signature: [Signature]
Print Name: [Print Name]

ARTISAN LAKES EAST COMMUNITY DEVELOPMENT DISTRICT

BY

[Signature]
Its: Chairman

Attest:

[Signature]
Its: Secretary

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me this 2ND day of NOV, 2018, by MIKE BACHMAN, as Chairman, of ARTISAN LAKES EAST COMMUNITY DEVELOPMENT DISTRICT. He is personally known to me or has produced ___ as identification.

Signature of Notary Public

Aimee Walker Thomas

Name Typed, Printed or Stamped

Commission No.: _________

My Commission Expires: _________
IN WITNESS WHEREOF, the BUYER has hereunto set its hand and seal, by and through its duly authorized representatives, this ___ day of ______________, 2019.

MANATEE COUNTY, a political subdivision of the State of Florida

By: Board of County Commissioners

By: [Signature]
County Administrator

STATE OF: Florida
COUNTY OF: Manatee

The foregoing instrument was acknowledged before me this ___ day of __, 20___, 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.

______________________________
NOTARY PUBLIC Signature

______________________________
Printed Name

EXHIBIT A: Legal Description of Eaves Bend, Phase 1, Subphases I & J
EXHIBIT A

Those portions of Tract A-10 located within Subphases I & J of the plat known as Artisan Lakes Eaves Bend, Phase I, Subphases A-K, as recorded at Instrument #201741105172, Plat Book 62, Page 56, of the Public Records of Manatee County, Florida.