SURETY BOND
FOR PERFORMANCE OF REQUIRED PRIVATE IMPROVEMENTS
(Attachment "B")
BOND NO. 3301321

KNOW ALL MEN BY THESE PRESENT:

That the Developer, West Coast Land Partners LLC as Principal, and FCCI 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 $ 581,348.69 (Numbers)
Five hundred eighty one thousand, three hundred forty eight dollars and sixty nine cents (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 Private 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 to Cypress Glen at River Wilderness, Phase IV (Subdivision).

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 for Private Subdivision Improvements", 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 alternations, 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 the Agreement for Private Subdivision Improvements shall be filed in the Twelfth Judicial Circuit in and for Manatee County, Florida.
FORM INSURANCE COMPANY SIGNATURE FORM

FOR: Cypress Glen at River Wilderness, Phase IV
(Name of Project)

BOND NO. 3301321

SIGNED AND SEALED this 17th day of January , 2019

FCCI Insurance Company

Surety Company Name

By: [Signature - As its Agent]

Janet Howells Attorney-In-Fact

Print Name & Title
6300 University Parkway

Address
Sarasota FL 34240

City State Zip

WITNESSES OR CORPORATE SEAL

Signature

Print Name

Signature

Print Name

STATE OF: Florida

COUNTY OF Sarasota

The foregoing instrument was acknowledged before me this 17th day of January , 2019, by Janet Howells as Attorney-in-Fact (Title), on behalf of the Surety identified herein, and who is personally known to me or who has produced personally known (Type of Identification) as identification.

NOTARY SEAL:

APRIL GORRIS
COMMISSION # FF 243375
EXPIRES August 16, 2019
NOTARY PUBLIC
STATE OF FLORIDA
INSURANCE COMPANY

Commission No. FF 243375 My Commission Expires: 8-10-2019

Notary Public

Print Name of Notary
DEVELOPER SIGNATURE FORM

FOR: Cypress Glen at River Wilderness, Phase IV
BOND NO. 3301321

West Coast Land Partners LLC
Developer

BY: 

Signature
Gregg Carlson
Type or Print Name

Title (If attorney-in-fact Attach Power of Attorney)
6985 Professional Pkwy, E
Postal Address
Sarasota FL 34240
City State Zip

NOTARY ACKNOWLEDGMENT

STATE OF: Florida
COUNTY OF: Sarasota
The foregoing instrument was acknowledged before me this 18th day of January, 2019, by Gregg Carlson, as (EO) (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
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: ________________________________
Count y Administrator

NOTARY ACKNOWLEDGMENT

STATE OF: ________________
COUNTY OF: ________________
The foregoing instrument was acknowledged before me this _____ day of ________________, 20__, by Ed Hunzeker (County Administrator) for and on behalf of Manatee County Board Of County Commissioners, who is personally known to me or has produced __________ as identification.

NOTARY SEAL:

Notary Public
Print Name of Notary
GENERAL POWER OF ATTORNEY

Know all men by these presents: That the FCCI Insurance Company, a Corporation organized and existing under the laws of the State of Florida (the "Corporation") does make, constitute and appoint:
Russell H Bobbitt; April Gorris; Janet Howells; Cathy A Allred; Mark Kowalski

Each, its true and lawful Attorney-In-Fact, to make, execute, seal and deliver, for and on its behalf as surety, and as its act and deed in all bonds and undertakings provided that no bond or undertaking or contract of suretyship executed under this authority shall exceed the sum of (not to exceed $7,500,000):

$7,500,000.00

This Power of Attorney is made and executed by authority of a Resolution adopted by the Board of Directors. That resolution also authorized any further action by the officers of the Company necessary to effect such transaction.

The signatures below and the seal of the Corporation may be affixed by facsimile, and any such facsimile signatures or facsimile seal shall be binding upon the Corporation when so affixed and in the future with regard to any bond, undertaking or contract of surety to which it is attached.

In witness whereof, the FCCI Insurance Company has caused these presents to be signed by its duly authorized officers and its corporate Seal to be hereunto affixed, this 25TH day of September, 2016.

Attest: Craig Johnson, President
FCCI Insurance Company

State of Florida
County of Sarasota

Before me this day personally appeared Craig Johnson, who is personally known to me and who executed the foregoing document for the purposes expressed therein.

My commission expires: 9/25/2020
Arlene Alonzo
Notary Public

State of Florida
County of Sarasota

Before me this day personally appeared Thomas A. Koval, Esq., who is personally known to me and who executed the foregoing document for the purposes expressed therein.

My commission expires: 9/25/2020
Arlene Alonzo
Notary Public

CERTIFICATE

I, the undersigned Secretary of FCCI Insurance Company, a Florida Corporation, DO HEREBY CERTIFY that the foregoing Power of Attorney remains in full force and has not been revoked; and furthermore that the February 24, 2011 Resolution of the Board of Directors, referenced in said Power of Attorney, is now in force.

Dated this 17TH day of January, 2019

Thomas A. Koval, Esq., EVP, Chief Legal Officer,
Government Affairs and Corporate Secretary
SURETY BOND
FOR PERFORMANCE OF REQUIRED PRIVATE IMPROVEMENTS
(Attachment "B")
BOND NO. 3301322

KNOW ALL MEN BY THESE PRESENT:

That the Developer, West Coast Land Partners LLC as Principal,
and FCCI 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 $51,360.92 (Numbers)
(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 Private
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 to
Cypress Glen at River Wilderness, Phase IV (Subdivision).

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 for Private Subdivision Improvements”, 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 alternations, 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 the Agreement for Private
Subdivision Improvements shall be filed in the Twelfth Judicial Circuit in and for Manatee
County, Florida.
FORM INSURANCE COMPANY SIGNATURE FORM

FOR: Cypress Glen at River Wilderness, Phase IV
(Name of Project)

BOND NO. 3301322

SIGNED AND SEALED this 17th day of January , 2019

FCCI Insurance Company

By: Janet Howells

Signature - As its Agent

Janet Howells Attorney-In-Fact

Print Name & Title

6300 University Parkway

Address

Sarasota FL 34240

City State Zip

WITNESSES OR CORPORATE SEAL

------------------------
Signature

------------------------
Signature

------------------------
Print Name

------------------------
Print Name

NOTARY ACKNOWLEDGMENT

STATE OF: Florida

COUNTY OF Sarasota

The foregoing instrument was acknowledged before me this 17 day of
January 2019, by Janet Howells as
Attorney-in-Fact (Title), on behalf of the Surety identified herein, and who is
personally known to me or who has produced personally known (Type of
Identification) as identification.

NOTARY SEAL:

APRIL GORRIS
COMMISSION # FF 243375
EXPIRES AUGUST 16, 2019
BONDED THROUGH
PUBLIC INSURANCE COMPANY

Commission No. FF 243375 My Commission Expires: 8-16-2019

Notary Public

Print Name of Notary

Page 2 of 3
DEVELOPER SIGNATURE FORM

WITNESSES OR CORPORATE SEAL:

__________________________
Witness
John Williams
Type or Print Name

__________________________
Witness
Joe Huber
Type or Print Name

FOR: Cypress Glen at River Wilderness, Phase IV
BOND NO. 3301322

West Coast Land Partners LLC
Developer

BY:

Signature
Gregg Carlson
Type or Print Name

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

6985 Professional Pkwy,E
Postal Address
Sarasota, FL 34240
City State Zip

NOTARY ACKNOWLEDGMENT

STATE OF: Florida
COUNTY OF: Sarasota
The foregoing instrument was acknowledged before me this 18th day of January, 2019,
by Gregg Carlson, as CEO, (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
Amanda Parks
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

NOTARY ACKNOWLEDGMENT

STATE OF: __________________________
COUNTY OF: _______________________
The foregoing instrument was acknowledged before me this _______ day of ________________,
20__, by Ed Hunzeke (County Administrator) for and on behalf of Manatee County Board Of
County Commissioners, who is personally known to me or has produced ______________________
as identification.

NOTARY SEAL:

_________________________________
Notary Public

_________________________________
Print Name of Notary
GENERAL POWER OF ATTORNEY

Know all men by these presents: That the FCCI Insurance Company, a Corporation organized and existing under the laws of the State of Florida (the "Corporation") does make, constitute and appoint:
Russell H Bobbitt; April Goriss; Janet Howells; Cathy A Allred, Mark Kowalski

Each, its true and lawful Attorney-In-Fact, to make, execute, seal and deliver, for and on its behalf as surety, and as its act and deed in all bonds and undertakings provided that no bond or undertaking or contract of suretyship executed under this authority shall exceed the sum of (not to exceed $7,500,000): $7,500,000.00

This Power of Attorney is made and executed by authority of a Resolution adopted by the Board of Directors. That resolution also authorized any further action by the officers of the Company necessary to effect such transaction.

The signatures below and the seal of the Corporation may be affixed by facsimile, and any such facsimile signatures or facsimile seal shall be binding upon the Corporation when so affixed and in the future with regard to any bond, undertaking or contract of surety to which it is attached.

In witness whereof, the FCCI Insurance Company has caused these presents to be signed by its duly authorized officers and its corporate Seal to be hereunto affixed, this 25TH day of September, 2016.

Attest:
Craig Johnson, President
FCCI Insurance Company

State of Florida
County of Sarasota

Before me this day personally appeared Craig Johnson, who is personally known to me and who executed the foregoing document for the purposes expressed therein.

My commission expires: 9/25/2020

Arlene Alonso
Notary Public

State of Florida
County of Sarasota

Before me this day personally appeared Thomas A. Koval, Esq., who is personally known to me and who executed the foregoing document for the purposes expressed therein.

My commission expires: 9/25/2020

Arlene Alonso
Notary Public

CERTIFICATE

I, the undersigned Secretary of FCCI Insurance Company, a Florida Corporation, DO HEREBY CERTIFY that the foregoing Power of Attorney remains in full force and has not been revoked; and furthermore that the February 24, 2011 Resolution of the Board of Directors, referenced in said Power of Attorney, is now in force.

Dated this 17th day of January, 2019

Thomas A. Koval, Esq., EVP, Chief Legal Officer,
Government Affairs and Corporate Secretary
SURETY BOND
FOR PERFORMANCE OF REQUIRED PRIVATE IMPROVEMENTS
(Attachment "B")

KNOW ALL MEN BY THESE PRESENT:

That the Developer, West Coast Land Partners LLC, as Principal, and FCCI 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 $57,720.00 (Numbers)

Fifty seven thousand seven hundred twenty dollars and zero cents (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 Private 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 to Cypress Glen (Ika River Wilderness Ph IV) (Subdivision).

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 for Private Subdivision Improvements", 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 _____ {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 alternations, 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 the Agreement for Private Subdivision Improvements shall be filed in the Twelfth Judicial Circuit in and for Manatee County, Florida.
FORM INSURANCE COMPANY SIGNATURE FORM

FOR: Cypress Glen (fka River Wilderness Ph IV)  
(Name of Project)

BOND NO. 3381324

SIGNED AND SEALED this 17th day of January, 2019

FCCI Insurance Company

By: Janet Howells  
Signature - As its Agent
Janet Howells  Attorney-In-Fact

Print Name & Title  
6300 University Parkway

Address
Sarasota  FL  34240
City  State  Zip

WITNESSES OR CORPORATE SEAL

Signature  
Print Name

Signature  
Print Name

NOTARY ACKNOWLEDGMENT

STATE OF: Florida  
COUNTY OF Sarasota

The foregoing instrument was acknowledged before me this 17th day of January, 2019, by Janet Howells as Attorney-In-Fact (Title), on behalf of the Surety identified herein, and who is personally known to me or who has produced personally known (Type of Identification) as identification.

APRIL GRRIS  
COMMISSION # FF 245375  
EXPIRES August 16, 2019
BONDING THROUGH RLI INSURANCE COMPANY

NOTARY SEAL

April Gorris  
Notary Public

Print Name of Notary

Commission No. FF 245375  My Commission Expires: 8-14-19

Page 2 of 3
DEVELOPER SIGNATURE FORM
FOR: Cypress Glen (Ika River Wilderness Ph IV)
BOND NO. 3301324

BY: West Coast Land Partners LLC
Developer

BY: Signature
Gregg Carlson
Type or Print Name

Title (If attorney-in-fact Attach Power of Attorney)
6985 Professional Pkwy,E
Postal Address
Sarasota FL 34240
City State Zip

NOTARY ACKNOWLEDGMENT
STATE OF: Florida
COUNTY OF: Sarasota
The foregoing instrument was acknowledged before me this 18th day of January, 2019,
by Gregg Carlson, as CEQ (Title), on behalf of the corporation identified
defined herein as Developer and who is personally known to me or who has produced
Identification (Type of Identification) as identification.

NOTARY SEAL:

Notary Public
Amanda Parks

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

NOTARY ACKNOWLEDGMENT
STATE OF: __________________________
COUNTY OF: __________________________
The foregoing instrument was acknowledged before me this ______ day of __________________________,
20____, by Ed Hunzeker (County Administrator) for and on behalf of Manatee County Board Of
County Commissioners, who is personally known to me or has produced __________________________
as identification

NOTARY SEAL:

Notary Public

Print Name of Notary
GENERAL POWER OF ATTORNEY

Know all men by these presents: That the FCCI Insurance Company, a Corporation organized and existing under the laws of the State of Florida (the "Corporation") does make, constitute and appoint:

Russell H Bobbitt; April Gorris; Janet Howells; Cathy A Alised; Mark Kowalski

Each, its true and lawful Attorney-In-Fact, to make, execute, seal and deliver, for and on its behalf as surety, and as its act and deed in all bonds and undertakings provided that no bond or undertaking or contract of suretyship executed under this authority shall exceed the sum of (not to exceed $7,500,000):

$7,500,000.00

This Power of Attorney is made and executed by authority of a Resolution adopted by the Board of Directors. That resolution also authorized any further action by the officers of the Company necessary to effect such transaction.

The signatures below and the seal of the Corporation may be affixed by facsimile, and any such facsimile signatures or facsimile seal shall be binding upon the Corporation when so affixed and in the future with regard to any bond, undertaking or contract of surety to which it is attached.

In witness whereof, the FCCI Insurance Company has caused these presents to be signed by its duly authorized officers and its corporate Seal to be hereunto affixed, this 25TH day of September, 2016.

Attest: Craig Johnson, President
FCCI Insurance Company

Thomas A. Koval Esq., EVP, Chief Legal Officer,
Government Affairs and Corporate Secretary
FCCI Insurance Company

State of Florida
County of Sarasota

Before me this day personally appeared Craig Johnson, who is personally known to me and who executed the foregoing document for the purposes expressed therein.

My commission expires: 9/25/2020

Notary Public

State of Florida
County of Sarasota

Before me this day personally appeared Thomas A. Koval, Esq., who is personally known to me and who executed the foregoing document for the purposes expressed therein.

My commission expires: 9/25/2020

Notary Public

CERTIFICATE

I, the undersigned Secretary of FCCI Insurance Company, a Florida Corporation, DO HEREBY CERTIFY that the foregoing Power of Attorney remains in full force and has not been revoked; and furthermore that the February 24, 2011 Resolution of the Board of Directors, referenced in said Power of Attorney, is now in force.

Dated this 19TH day of January, 2019

Thomas A. Koval, Esq., EVP, Chief Legal Officer,
Government Affairs and Corporate Secretary
SURETY BOND
FOR PERFORMANCE OF REQUIRED PRIVATE IMPROVEMENTS
(Attachment "B")
BOND NO. 3301325

KNOW ALL MEN BY THESE PRESENT:

That the Developer, West Coast Land Partners LLC, as Principal, and FCCI 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 $186,582.50 (Numbers) One hundred eighty six thousand, five hundred eighty two dollars and fifty cents (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 Private 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 to Cypress Glen (Ika River Wilderness Ph IV) (Subdivision).

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 for Private Subdivision Improvements”, 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 alternations, 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 the Agreement for Private Subdivision Improvements shall be filed in the Twelfth Judicial Circuit in and for Manatee County, Florida.
FORM INSURANCE COMPANY SIGNATURE FORM

FOR: Cypress Glen (fka River Wilderness Ph IV)  
(Name of Project)

BOND NO. 3301325

SIGNED AND SEALED this 17th day of January, 2019

FCCI Insurance Company

By:  

Surety Company Name  

Janet Howells  

Signature - As its Agent  

Attorney-In-Fact  

Print Name & Title  

6300 University Parkway  

Address  

Sarasota FL 34240  

City State Zip

WITNESSES OR CORPORATE SEAL

Signature

Print Name

Signature

Print Name

NOTARY ACKNOWLEDGMENT

STATE OF: Florida

COUNTY OF Sarasota

The foregoing instrument was acknowledged before me this 17 day of January, 2019, by Janet Howells as Attorney-in-Fact (Title), on behalf of the Surety identified herein, and who is personally known to me or who has produced personally known (Type of Identification) as identification.

NOTARY SEAL: APRIL GORRIS  
COMMISSION # FF 243375  
EXPIRES August 16, 2019  
BONDED THROUGH RUI INSURANCE COMPANY

Notary Public

Print Name of Notary

Commission No. FF 243375  My Commission Expires: 8-16-19
DEVELOPER SIGNATURE FORM

FOR: Cypress Glen (Ika River Wilderness Ph IV)
BOND NO. 3301325

West Coast Land Partner LLC
Developer

BY
Signature

Gregg Carlson
Type or Print Name

Title (If attorney-in-fact Attach Power of Attorney)
6985 Professional Pkwy. E
Postal Address
Sarasota, FL 34240
City State Zip

NOTARY ACKNOWLEDGMENT

STATE OF: Florida
COUNTY OF: Sarasota
The foregoing instrument was acknowledged before me this 16th day of January, 2019, by Gregg Carlson, as CEO, (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
Amanda Parks
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

NOTARY ACKNOWLEDGMENT

STATE OF: __________________________
COUNTY OF: __________________________
The foregoing instrument was acknowledged before me this ______ day of ____________________________ 20__, by Ed Hunzeker, (County Administrator) for and on behalf of Manatee County Board Of County Commissioners, who is personally known to me or has produced ___________________________ as identification

NOTARY SEAL:

Notary Public

Print Name of Notary
GENERAL POWER OF ATTORNEY

Know all men by these presents: That the FCCI Insurance Company, a Corporation organized and existing under the laws of the State of Florida (the “Corporation”) does make, constitute and appoint:

Russell H Bobbitt; April Gorris; Janet Howells; Cathy A Altred; Mark Kowalski

Each, its true and lawful Attorney-In-Fact, to make, execute, seal and deliver, for and on its behalf as surety, and as its act and deed in all bonds and undertakings provided that no bond or undertaking or contract of suretyship executed under this authority shall exceed the sum of (not to exceed $7,500,000): $7,500,000.00

This Power of Attorney is made and executed by authority of a Resolution adopted by the Board of Directors. That resolution also authorized any further action by the officers of the Company necessary to effect such transaction.

The signatures below and the seal of the Corporation may be affixed by facsimile, and any such facsimile signatures or facsimile seal shall be binding upon the Corporation when so affixed and in the future with regard to any bond, undertaking or contract of surety to which it is attached.

In witness whereof, the FCCI Insurance Company has caused these presents to be signed by its duly authorized officers and its corporate Seal to be hereunto affixed, this 25th day of September, 2016.

Attest: Craig Johnson, President
FCCI Insurance Company

State of Florida
County of Sarasota

Before me this day personally appeared Craig Johnson, who is personally known to me and who executed the foregoing document for the purposes expressed therein.

My commission expires: 9/25/2020

Arlene Alonso
Notary Public

State of Florida
County of Sarasota

Before me this day personally appeared Thomas A. Koval, Esq., who is personally known to me and who executed the foregoing document for the purposes expressed therein.

My commission expires: 9/25/2020

Arlene Alonso
Notary Public

CERTIFICATE

I, the undersigned Secretary of FCCI Insurance Company, a Florida Corporation, DO HEREBY CERTIFY that the foregoing Power of Attorney remains in full force and has not been revoked; and furthermore that the February 24, 2011 Resolution of the Board of Directors, referenced in said Power of Attorney, is now in force.

Dated this 17th day of January, 2019

Thomas A. Koval, Esq., EVP, Chief Legal Officer,
Government Affairs and Corporate Secretary
SURETY BOND
FOR PERFORMANCE OF REQUIRED IMPROVEMENTS

(Attachment "A")

BOND NO. 3301323

KNOW ALL MEN BY THESE PRESENT:

That the Developer, West Coast Partners LLC, as Principal, and FCCI 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 $633,628.84 (Numbers) Six hundred thirty three thousand, six hundred twenty eight dollars and eighty four cents (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 to Cypress Glen at River Wilderness, Phase IV (Subdivision).

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 ___ {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: Cypress Glen at River Wilderness, Phase IV
   (Name of Project)

BOND NO. 3301323

SIGNED AND SEALED this 17th day of January , 2019

FCCI Insurance Company

By: 
   Signature - As its Agent
   Janet Howells Attorney-In-Fact

Surety Company Name

Print Name & Title
6300 University Parkway

Address
Sarasota FL 34240
City State Zip

WITNESSES OR CORPORATE SEAL

Signature

Print Name

Signature

Print Name

STATE OF: Florida

COUNTY OF Sarasota

The foregoing instrument was acknowledged before me this 17 day of January , 2019, by Janet Howells 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

APRIL GORRIS
COMMISSION # FF 243375
EXPIRES August 16, 2019
BOUND THROUGH RE INSURANCE COMPANY

Notary Public

Print Name of Notary

Commission No. FF 243375 My Commission Expires: 8-16-19
DEVELOPER SIGNATURE FORM

FOR: Cypress Glen at River Wilderness, Phase IV
BOND NO. 3301323

West Coast Land Partners LLC
Developer

BY: 
Signature
Gregg Carlson
Type or Print Name

Title (If attorney-in-fact Attach Power of Attorney)
6985 Professional Pkwy E
Postal Address
Sarasota, FL 34240
City State Zip

NOTARY ACKNOWLEDGMENT

STATE OF: Florida
COUNTY OF: Sarasota
The foregoing instrument was acknowledged before me this 18th day of January, 2019,
by Gregg Carlson, as CEO (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 State of Florida
Amanda S. Parks
My Commission GG 267707
Expires 01/01/2023

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

NOTARY ACKNOWLEDGMENT

STATE OF: Florida
COUNTY OF: Manatee
The foregoing instrument was acknowledged before me this____ day of____________________, 20___,
by Ed Hanzecker (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 SEAL:

______________________________
Notary Public

______________________________
Print Name of Notary
GENERAL POWER OF ATTORNEY

Know all men by these presents: That the FCCI Insurance Company, a Corporation organized and existing under the laws of the State of Florida (the "Corporation") does make, constitute and appoint:
Russell H Bobbitt; April Gorris; Janet Howells; Cathy A Allred; Mark Kowalski

Each, its true and lawful Attorney-In-Fact, to make, execute, seal and deliver, for and on its behalf as surety, and as its act and deed in all bonds and undertakings provided that no bond or undertaking or contract of suretyship executed under this authority shall exceed the sum of (not to exceed $7,500,000): $7,500,000.00

This Power of Attorney is made and executed by authority of a Resolution adopted by the Board of Directors. That resolution also authorized any further action by the officers of the Company necessary to effect such transaction.

The signatures below and the seal of the Corporation may be affixed by facsimile, and any such facsimile signatures or facsimile seal shall be binding upon the Corporation when so affixed and in the future with regard to any bond, undertaking or contract of surety to which it is attached.

In witness whereof, the FCCI Insurance Company has caused these presents to be signed by its duly authorized officers and its corporate Seal to be hereunto affixed, this 26TH day of September, 2016.

Attest: Craig Johnson
Craig Johnson, President
FCCI Insurance Company

Thomas A. Koval Esq., EVP, Chief Legal Officer,
Government Affairs and Corporate Secretary
FCCI Insurance Company

State of Florida
County of Sarasota

Before me this day personally appeared Craig Johnson, who is personally known to me and who executed the foregoing document for the purposes expressed therein.

My commission expires: 9/25/2020

Arlene Alonso
Notary Public

State of Florida
County of Sarasota

Before me this day personally appeared Thomas A. Koval, Esq., who is personally known to me and who executed the foregoing document for the purposes expressed therein.

My commission expires: 9/25/2020

Arlene Alonso
Notary Public

CERTIFICATE

I, the undersigned Secretary of FCCI Insurance Company, a Florida Corporation, DO HEREBY CERTIFY that the foregoing Power of Attorney remains in full force and has not been revoked; and furthermore that the February 24, 2011 Resolution of the Board of Directors, referenced in said Power of Attorney, is now in force.

Dated this 17TH day of January, 2019

Thomas A. Koval, Esq., EVP, Chief Legal Officer,
Government Affairs and Corporate Secretary