



- **Amount** of Performance Bond \$895,519.17;
- **Surety Bond No.** US00088441SU19A issued through XL Specialty Insurance Company;
- **Amount** of Performance Bond \$781,691.04;
- **Accept, and Execute Surety Bond** securing Section 1.5 “Maintenance, Defects” of the *Agreement for Private Subdivision Improvements* accepted by the Board of County Commissioners on July 23, 2019, securing sanitary sewer system, water main & reclaim water main improvements;
- **Surety Bond No.** US00097083SU20A issued through XL Specialty Insurance Company;
- **Amount** of Defect Security \$60,413.59;
- **Surety Bond No.** US00094907SU19A issued through XL Specialty Insurance Company;
- **Amount** of Defect Security \$58,528.58;
- **Accept and Execute Bill of Sale.**

cc: Records Management  
James Schier, Neal Communities of Southwest Florida, LLC

Silverleaf Phase IV-A & IV-B – Private Project w/Public Improvements  
Sanitary Sewer System, Water Main, Reclaim Water Main

**EXHIBIT “B-1”  
IMPROVEMENTS**

	Improvement	Estimated Cost
1	<b><u>PHASE IV-A</u></b> Sanitary Sewer System, Water Main, Reclaim Water Main	\$895,519.17
2	<b><u>PHASE IV-B</u></b> Sanitary Sewer System, Water Main, Reclaim Water Main	\$781,691.04
3	<b><u>DEFECT PHASE IV-A</u></b> Sanitary Sewer System, Water Main, Reclaim Water Main	\$60,413.59
4	<b><u>DEFECT PHASE IV-B</u></b> Sanitary Sewer System, Water Main, Reclaim Water Main	\$58,528.58
5		\$



Public Works Department  
Engineering Services  
1022 26<sup>th</sup> Ave East  
Bradenton, FL 34208  
Phone: (941) 708-7462  
[www.mymanatee.org](http://www.mymanatee.org)

September 30, 2019

ZNS Engineering  
Attention: Mr. Jeb C. Mulock, P.E.  
201 5<sup>th</sup> Avenue Drive East  
Bradenton, FL 34208

[\(JebM@znseng.com\)](mailto:JebM@znseng.com)

RE: **SILVERLEAF, PHASE IV - (Private Residential)**  
**(PLN1902-0060)**  
**Phase IVA – Defect Security Cost**  
**Required Public Improvements**  
**Reason – (Sanitary Sewer System, Water Main, Reclaim Water Main)**

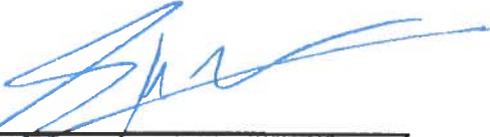
Dear Mr. Mulock:

Your cost estimate for the above referenced bond, dated **September 09, 2019**, 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 **\$60,413.59** 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,

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

SM/jp/jsh

cc: Record Management  
Brandy Wilkins, 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 Dept.  
Robert Wenzel, Planning Section Manager, Building and Development Services  
Kimberly Middleton, Planner i, Building and Development Services

# ZNS ENGINEERING

Land Planning Engineering Surveying Landscape Architecture

September 9, 2019

Mr. John Pari  
MC Public Works Department  
1022 26<sup>th</sup> Avenue East  
Bradenton, Fl. 34208

**RE: Silverleaf Phase IVA  
Defect Security Bond Amount  
PDR-11-14(P)/18-S-35(P)/FSP-18-54  
ZNS File Number: 44557**

Dear Mr. Pari:

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

Upon completion of your review and approval of this Defect Security Bond Amount of **\$60,413.59**, please notify our office so that the appropriate surety may be obtained.

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



cc: Brandy Wilkins w/encl via email  
Karen Wilson w/encl via email

**Silverleaf Phase IVA**  
**DEFECT SECURITY BOND AMOUNT**  
**February 2019**

ITEM NO	DESCRIPTION	QTY	Unit Price	Total Bid
<b>D</b>	<b>SANITARY SEWER SYSTEM</b>			
1	8" PVC SDR 26	2,700 LF	30.35 \$	81,945.00
2	Manhole	9 EA	5,775.00 \$	51,975.00
3	Services	81 EA	1,035.00 \$	83,835.00
<b>D</b>	<b>SUBTOTAL - SANITARY SEWER SYSTEM</b>		\$	<b>217,755.00</b>
<b>E</b>	<b>WATER MAIN</b>			
1	2" HDPE SR 9	450 LF	12.10 \$	5,445.00
2	4" PVC SDR 18	105 LF	12.70 \$	1,333.50
3	6" PVC SDR 18	800 LF	15.10 \$	12,080.00
4	8" PVC SDR 18	2,045 LF	18.80 \$	38,446.00
5	8" DIP CL 350	64 LF	44.10 \$	2,822.40
6	2" Gate Valve and Box	2 EA	980.00 \$	1,960.00
7	6" Gate Valve and Box	2 EA	1,330.00 \$	2,660.00
8	8" Gate Valve and Box	9 EA	1,790.00 \$	16,110.00
9	Fittings	1 LS	10,257.50 \$	10,257.50
10	8" Solid Sleeve	3 EA	345.00 \$	1,035.00
11	Fire Hydrant	4 EA	5,835.00 \$	23,340.00
12	2" Permanent Blow-off Assembly	2 EA	515.00 \$	1,030.00
13	Restrained Joints	1 LS	10,930.00 \$	10,930.00
14	Service Connections	81 EA	1,225.00 \$	99,225.00
<b>E</b>	<b>SUBTOTAL - WATER MAIN</b>		\$	<b>226,674.40</b>
<b>F</b>	<b>RECLAIM WATER MAIN</b>			
1	2" HDPE SDR 9	311 LF	11.25 \$	3,498.75
2	4" PVC SDR 18	60 LF	11.85 \$	711.00
3	6" PVC SDR 18	3,281 LF	14.25 \$	46,754.25
4	6" DIP CL 350	70 LF	31.25 \$	2,187.50
5	2" Gate Valve and Box	3 EA	980.00 \$	2,940.00
6	6" Gate Valve and Box	20 EA	1,330.00 \$	26,600.00
7	Fittings	1 LS	10,240.00 \$	10,240.00
8	6" Solid Sleeve	1 EA	235.00 \$	235.00
9	2" Permanent Blow-off Assembly	2 EA	515.00 \$	1,030.00
10	Restrained Joints	1 LS	3,800.00 \$	3,800.00
11	Service Connections	51 EA	1,210.00 \$	61,710.00
<b>F</b>	<b>SUBTOTAL - RECLAIM WATER MAIN</b>		\$	<b>159,706.50</b>
<b>SUMMARY</b>				
<b>D</b>	<b>SUBTOTAL - SANITARY SEWER SYSTEM</b>			<b>\$217,755.00</b>
<b>E</b>	<b>SUBTOTAL - WATER MAIN</b>			<b>\$226,674.40</b>
<b>F</b>	<b>SUBTOTAL - RECLAIM WATER MAIN</b>			<b>\$159,706.50</b>
	<b>GRAND TOTAL -</b>			<b>\$604,135.90</b>
<b>TOTAL PH IVA Defect Security @ 10%</b>				<b>\$60,413.59</b>



Public Works Department  
Engineering Services  
1022 26<sup>th</sup> Ave East  
Bradenton, FL 34208  
Phone: (941) 708-7462  
[www.mymanatee.org](http://www.mymanatee.org)

September 30, 2019

ZNS Engineering  
Attention: Mr. Jeb C. Mulock, P.E.  
201 5<sup>th</sup> Avenue Drive East  
Bradenton, FL 34208

[JebM@znseng.com](mailto:JebM@znseng.com)

RE: **SILVERLEAF, PHASE IV - (Private Residential)**  
**(PLN1902-0060)**  
**Phase IVB – Defect Security Cost**  
**Required Public Improvements**  
**Reason – (Sanitary Sewer System, Water Main, Reclaim Water Main)**

Dear Mr. Mulock:

Your cost estimate for the above referenced bond, dated **September 09, 2019**, 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 **\$58,528.58** 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  
Brandy Wilkins, 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 Dept.  
Robert Wenzel, Planning Section Manager, Building and Development Services  
Kimberly Middleton, Planner I, Building and Development Services

# ZNS ENGINEERING

Land Planning Engineering Surveying Landscape Architecture

September 9, 2019

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

**RE: Silverleaf Phase IVB  
Defect Security Bond Amount  
PDR-11-14(P)/18-S-35(P)/FSP-18-54  
ZNS File Number: 44557**

Dear Mr. Pari:

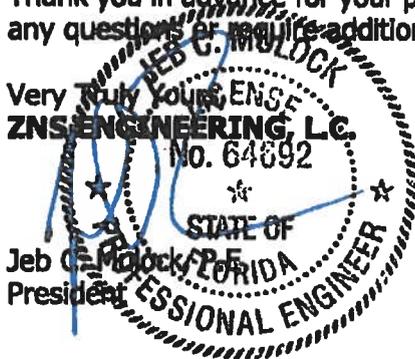
I hereby certify that the installation costs outlined herein represents our estimate of the actual cost of all required public improvements to serve the above referenced development. The attached has been prepared in order for a "Defect Security" to be posted with Manatee County for the purpose of correcting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

Upon completion of your review and approval of this Defect Security Bond Amount of **\$58,528.58**, please notify our office so that the appropriate surety may be obtained.

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

Very Truly Yours,  
ZNS ENGINEERING, L.C.

No. 64892  
STATE OF  
FLORIDA  
PROFESSIONAL ENGINEER  
Jeb G. Mulock, P.E.  
President



cc: Brandy Wilkins w/encl via email  
Karen Wilson w/encl via email

**Silverleaf Phase IVB**  
**DEFECT SECURITY BOND AMOUNT**  
**February 2019**

ITEM NO	DESCRIPTION	QTY		Unit Price	Total Bid
<b>D</b>	<b>SANITARY SEWER SYSTEM</b>				
1	8" PVC SDR 26 (+/-)	2,848	LF	30.35 \$	86,436.80
2	Manhole	11	EA	5,775.00 \$	63,525.00
3	Service Connections	89	EA	1,035.00 \$	92,115.00
<b>D</b>	<b>SUBTOTAL - SANITARY SEWER SYSTEM</b>				<b>\$ 242,076.80</b>
<b>E</b>	<b>WATER MAIN</b>				
1	2" HDPE SR 9	250	LF	12.10 \$	3,025.00
2	4" PVC SDR 18	100	LF	12.70 \$	1,270.00
3	6" PVC SDR 18	300	LF	15.10 \$	4,530.00
4	6" DIP CL 350	40	LF	38.25 \$	1,530.00
5	8" PVC SDR 18	2,150	LF	18.80 \$	40,420.00
6	8" DIP CL 350	120	LF	44.10 \$	5,292.00
7	2" Gate Valve and Box	1	EA	980.00 \$	980.00
8	6" Gate Valve and Box	1	EA	1,330.00 \$	1,330.00
9	8" Gate Valve and Box	6	EA	1,790.00 \$	10,740.00
10	Fittings	1	LS	10,257.50 \$	10,257.50
11	8" Solid Sleeve	3	EA	345.00 \$	1,035.00
12	Fire Hydrant	4	EA	5,835.00 \$	23,340.00
13	2" Permanent Blow-off Assembly	1	EA	515.00 \$	515.00
14	Restrained Joints	1	LS	4,400.00 \$	4,400.00
15	Service Connections	89	EA	1,225.00 \$	109,025.00
<b>E</b>	<b>SUBTOTAL - WATER MAIN</b>				<b>\$ 217,689.50</b>
<b>F</b>	<b>RECLAIM WATER MAIN</b>				
1	2" HDPE SDR 9	514	LF	11.25 \$	5,782.50
2	6" PVC SDR 18	2,054	LF	14.25 \$	29,289.50
3	6" DIP CL 350	110	LF	31.25 \$	3,437.50
4	2" Gate Valve and Box	1	EA	980.00 \$	980.00
5	6" Gate Valve and Box	9	EA	1,330.00 \$	11,970.00
6	Fittings	1	LS	10,240.00 \$	10,240.00
7	6" Solid Sleeve	1	EA	235.00 \$	235.00
8	2" Permanent Blow-off Assembly	1	EA	515.00 \$	515.00
9	Restrained Joints	1	LS	3,800.00 \$	3,800.00
10	Service Connections	49	EA	1,210.00 \$	59,290.00
<b>F</b>	<b>SUBTOTAL - RECLAIM WATER MAIN</b>				<b>\$ 125,519.50</b>
<b>SUMMARY</b>					
<b>D</b>	<b>SUBTOTAL - SANITARY SEWER SYSTEM</b>				<b>\$242,076.80</b>
<b>E</b>	<b>SUBTOTAL - WATER MAIN</b>				<b>\$217,689.50</b>
<b>F</b>	<b>SUBTOTAL - RECLAIM WATER MAIN</b>				<b>\$125,519.50</b>
	<b>GRAND TOTAL -</b>				<b>\$585,285.80</b>
<b>TOTAL PH IVB DEFECT SECURITY @ 10%</b>					<b>\$58,528.58</b>

Silverleaf Phase IV-A & IV-B – Private Project w/Public Improvements  
Sanitary Sewer System, Water Main, Reclaim Water Main

**EXHIBIT “B-2”**  
**IMPROVEMENTS**

PROVIDE A MAP SHOWING LAYOUT OF THE PUBLIC POTABLE WATER RECLAIMED  
WATER AND SANITARY SEWER INFRASTRUCTURE FACILITIES (Master Utility Plan)  
FOR THE ENTIRE DEVELOPMENT

**REQUIRED AT TIME OF DEFECT**

EXHIBIT B-2

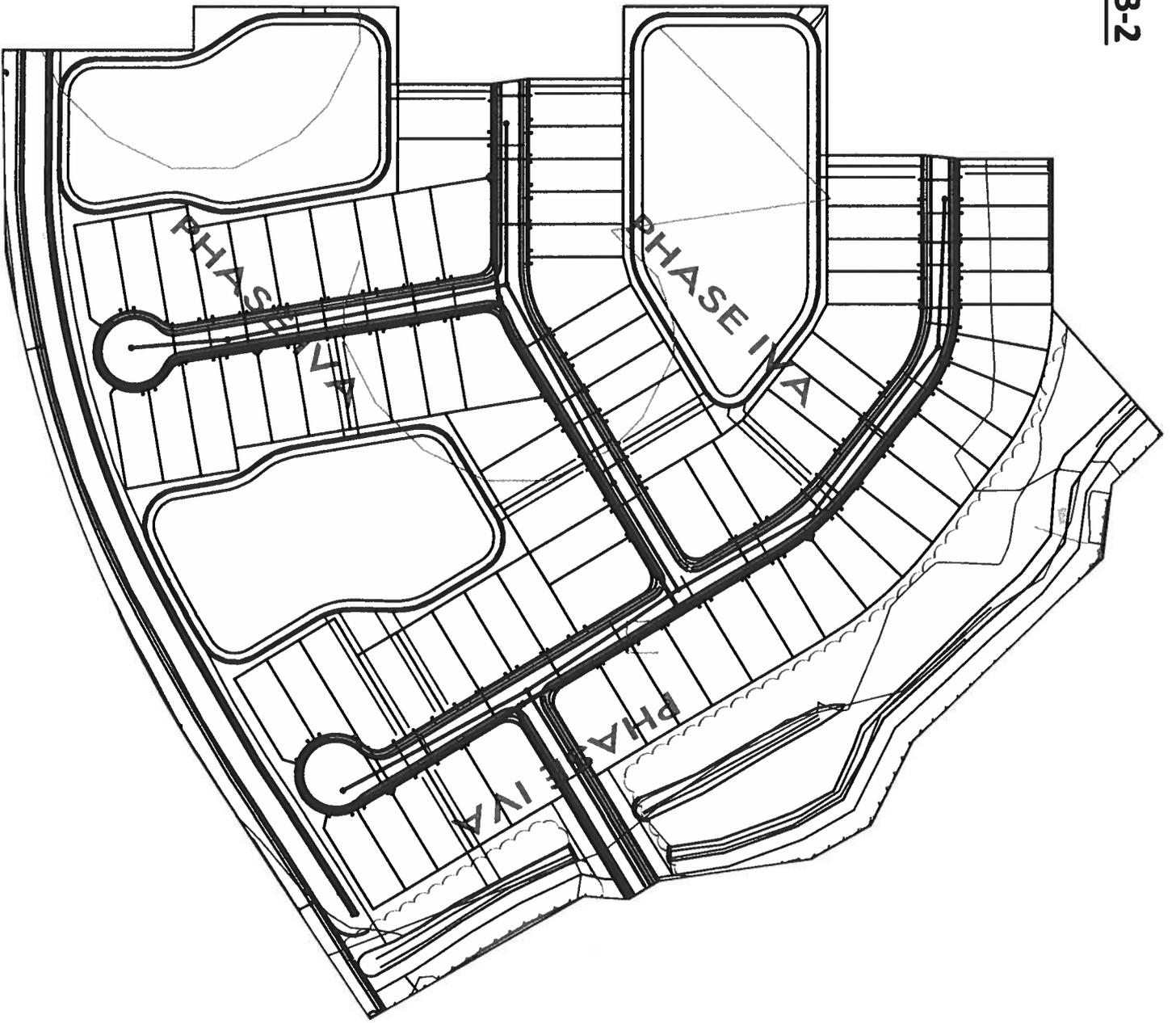
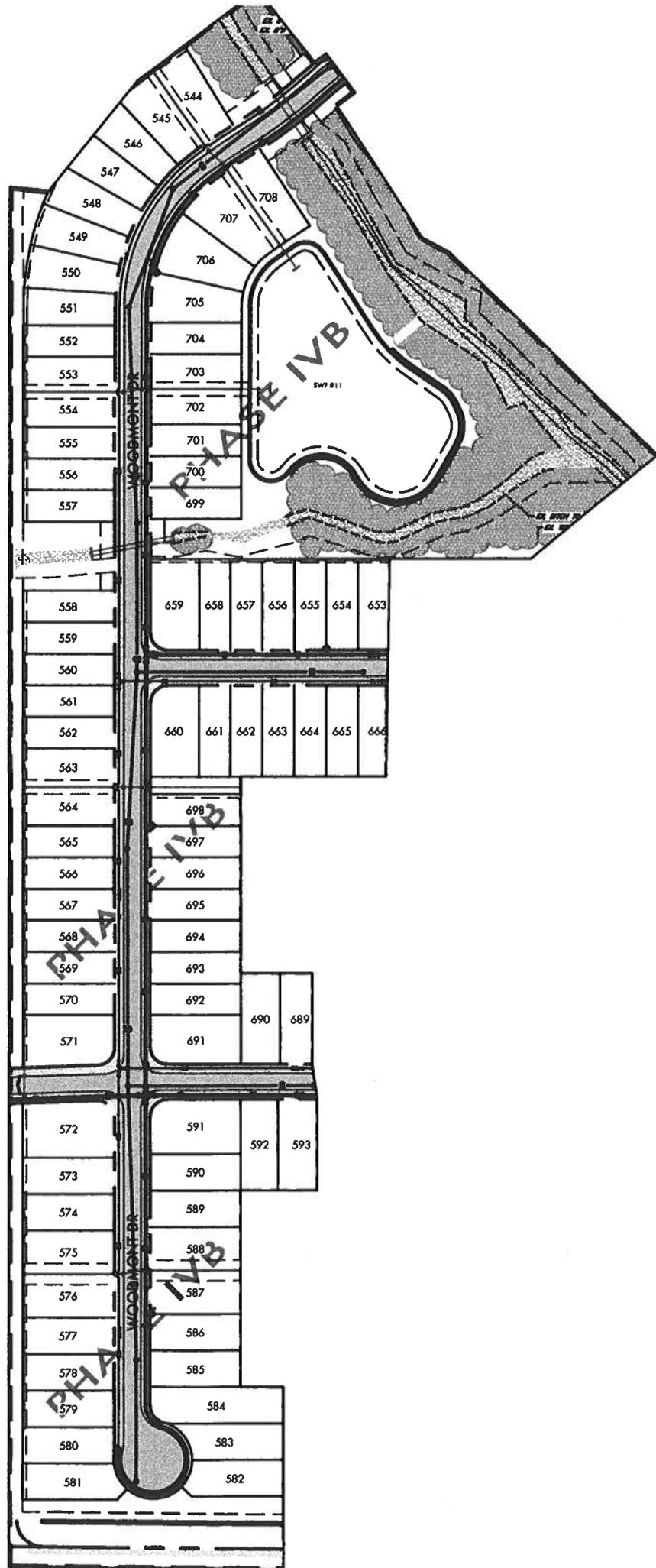


EXHIBIT B-2



Silverleaf Phase IV-A & IV-B – Private Project w/Public Improvements  
Sanitary Sewer System, Water Main, Reclaim Water Main

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

	Bond / LoC	Amount
1	Surety Bond No. US00088431SU19A Issued thru XL Specialty Insurance Company	\$895,519.17
2	Surety Bond No. US00088441SU19A Issued thru XL Specialty Insurance Company	\$781,691.04
3	<b>DEFECT IV-A-</b> Surety Bond No. US00097083SU20A Issued thru XL Specialty Insurance Company	\$60,413.59
4	<b>DEFECT IV-B -</b> Surety Bond No. US00094907SU19A Issued thru XL Specialty Insurance Company	\$58,528.58
5		\$

**SURETY BOND  
FOR DEFECTS OF REQUIRED IMPROVEMENTS**

(Attachment "A")

**BOND NO. US00097083SU20A  
Project Name: SILVERLEAF, PHASE IVA**

**KNOW ALL MEN BY THESE PRESENT:**

That the Developer, **Resource Conservation of Manatee, LLC** as Principal, and **XL Specialty 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 **\$60,413.59 (Numbers) Sixty Thousand Four Hundred Thirteen and 59/100 Dollars** (Words) for which sum we bind ourselves, our heirs, executors, administrators, successors and assigns, jointly and severally by these presents for the specific benefit of the County in accordance with the conditions set forth herein and in "Agreement for Public Subdivision Improvements".

**THE CONDITION** of the above obligation is such that, Whereas the Principal has entered into a contract, dated \_\_\_\_\_ (LEAVE BLANK Manatee County Government approval date) 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 attached "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 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.

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 SILVERLEAF, PHASE IVA

(Name of Project)

BOND NO. US00097083SU20A

SIGNED AND SEALED this 30<sup>th</sup> day of January, 2020

By: XL Specialty Insurance Company  
 Surety Company Name  
Wayne G. McVaugh, Attorney-in-Fact  
 Signature - As its Agent  
 Wayne G. McVaugh, Attorney-in-Fact  
 Print Name & Title  
 505 Eagleview Blvd.  
 Address  
 Exton PA 19341  
 City State Zip

WITNESSES OR CORPORATE SEAL

Jaquanda Martin  
 Signature  
 Jaquanda Martin  
 Print Name

Kaitlyn Malkowski  
 Signature  
 Kaitlyn Malkowski  
 Print Name

NOTARY ACKNOWLEDGMENT

STATE OF: NEW JERSEY

COUNTY OF CAMDEN

The foregoing instrument was acknowledged before me this 30<sup>th</sup> day of January, 2020, By Wayne G. McVaugh 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:

LORI S. SHELTON  
 NOTARY PUBLIC OF NEW JERSEY  
 Comm. # 50066039  
 My Commission Expires 8/21/2022

Lori S. Shelton  
 Notary Public

Lori S. Shelton  
 Print Name of Notary

Commission No. 50066039 My Commission Expires: 8/21/2022

DEVELOPER SIGNATURE FORM

FOR SILVERLEAF, PHASE IVA  
BOND NO. US00097083SU20A

WITNESSES OR CORPORATE SEAL:

Amy R. Mallon  
Witness  
**Amy R. Mallon**  
Type or Print Name  
Michelle Nagy  
Witness  
**Michelle Nagy**  
Type or Print Name

Resource Conservation of Manatee, LLC  
Developer  
BY: James R. Schier  
Signature  
**James R. Schier**  
Type or Print Name

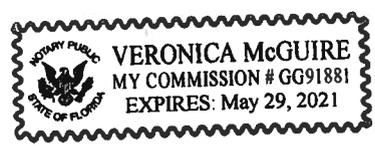
Title (If attorney-in-fact Attach Power of Attorney)  
Postal Address  
5800 Lakewood Ranch Blvd  
Sarasota, FL 34240  
City State Zip

NOTARY ACKNOWLEDGMENT

STATE OF: Florida  
COUNTY OF: Sarasota

The foregoing instrument was acknowledged before me this 3 day of February, 2020  
by James R. Schier, as Manager, (Title), on behalf of the corporation identified  
herein as Developer and who is personally known to me or who has produced  
(Type of Identification) as identification.

NOTARY SEAL:



Veronica McGuire  
Notary Public  
**Veronica McGuire**  
Print Name of Notary

Approved and accepted for and on behalf of Manatee County, Florida, this 8th day of June, 2020

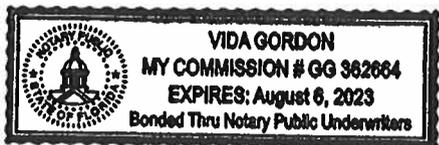
**MANATEE COUNTY**  
A political subdivision of the State of Florida  
By: Cheri Corryea  
County Administrator

NOTARY ACKNOWLEDGMENT

STATE OF: Florida  
COUNTY OF: Manatee

The foregoing instrument was acknowledged before me this 8th day of June, 2020  
by Cheri Corryea, as County Administrator, (Title), on behalf of Manatee County  
Government, and who is personally known to me or who has produced  
(Type of Identification) as identification.

NOTARY SEAL:



Vida Gordon  
Notary Public  
**Vida Gordon**  
Print Name of Notary



Power of Attorney  
XL Specialty Insurance Company  
XL Reinsurance America Inc.

THIS IS NOT A BOND NUMBER  
LIMITED POWER OF ATTORNEY  
XL 1607988

KNOW ALL MEN BY THESE PRESENTS: That XL Specialty Insurance Company, a Delaware insurance companies with offices located at 505 Eagleview Blvd., Exton, PA 19341, and XL Reinsurance America Inc., a New York insurance company with offices located at 70 Seaview Avenue, Stamford, CT 06902, do hereby nominate, constitute, and appoint:

**Elizabeth Marrero, Wayne G. McVaugh, Patricia A. Rambo, Sara Owens, Kimberly G. Sherrod, Joanne C. Wagner, Cathy Ho, Vicki Johnston, George Gionis, Kaitlyn Malkowski, Jaquanda Martin, Lori S. Shelton**

each its true and lawful Attorney(s)-in-fact to make, execute, attest, seal and deliver for and on its behalf, as surety, and as its act and deed, where required, any and all bonds and undertakings in the nature thereof, for the penal sum of no one of which is in any event to exceed \$100,000,000.00.

Such bonds and undertakings, when duly executed by the aforesaid Attorney (s) - in - Fact shall be binding upon each said Company as fully and to the same extent as if such bonds and undertakings were signed by the President and Secretary of the Company and sealed with its corporate seal.

The Power of Attorney is granted and is signed by facsimile under and by the authority of the following Resolutions adopted by the Board of Directors of each of the Companies on the 26th day of July 2017.

RESOLVED, that Gary Kaplan, Daniel Riordan, Maria Duhart, Gregory Boal and Kevin Mirsch are hereby appointed by the Board as authorized to make, execute, seal and deliver for and on behalf of the Company, any and all bonds, undertakings, contracts or obligations in surety or co-surety with others and that the Secretary or any Assistant Secretary of the Company be and that each of them hereby is authorized to attest the execution of any such bonds, undertakings, contracts or obligations in surety or co-surety and attach thereto the corporate seal of the Company.

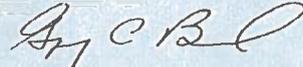
RESOLVED, FURTHER, that Gary Kaplan, Daniel Riordan, Maria Duhart, Gregory Boal and Kevin Mirsch each is hereby authorized to execute powers of attorney qualifying the attorney named in the given power of attorney to execute, on behalf of the Company, bonds and undertakings in surety or co-surety with others, and that the Secretary or any Assistant Secretary of the Company be, and that each of them is hereby authorized to attest the execution of any such power of attorney, and to attach thereto the corporate seal of the Company.

RESOLVED, FURTHER, that the signature of such officers named in the preceding resolutions and the corporate seal of the Company may be affixed to such powers of attorney or to any certificate relating thereto by facsimile, and any such power of attorney or certificate bearing such facsimile signatures or facsimile seal shall be thereafter valid and binding upon the Company with respect to any bond, undertaking, contract or obligation in surety or co-surety with others to which it is attached.

IN WITNESS WHEREOF, the XL SPECIALTY INSURANCE COMPANY has caused its corporate seal to be hereunto affixed, and these presents to be signed by its duly authorized officers this December 12th, 2019.

XL SPECIALTY INSURANCE COMPANY



by:   
Gregory Boal, VICE PRESIDENT

STATE OF PENNSYLVANIA  
COUNTY OF CHESTER

Attest:   
Kevin M. Mirsch, ASSISTANT SECRETARY

On this 12th day of December, 2019, before me personally came Gregory Boal to me known, who, being duly sworn, did depose and say: that he is Vice President of XL SPECIALTY INSURANCE COMPANY, described in and which executed the above instrument; that he knows the seals of said Companies; that the seals affixed to the aforesaid instrument is such corporate seals and were affixed thereto by order and authority of the Boards of Directors of said Companies; and that he executed the said instrument by like order.



COMMONWEALTH OF PENNSYLVANIA  
NOTARIAL SEAL  
Rebecca C. Shalhoub, Notary Public  
Uwchlan Twp., Chester County  
My Commission Expires April 28, 2020  
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

  
Rebecca C. Shalhoub, NOTARY PUBLIC

**SURETY BOND  
FOR DEFECTS OF REQUIRED IMPROVEMENTS**

(Attachment "A")

**BOND NO. US00094907SU19A**

**Project Name: SILVERLEAF, PHASE IVB**

**KNOW ALL MEN BY THESE PRESENT:**

That the Developer, Resource Conservation of Manatee, LLC as Principal, and XL Specialty 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 \$58,528.58 (Numbers) Fifty Eight Thousand Five Hundred Twenty Eight and 58/100 Dollars (Words) for which sum we bind ourselves, our heirs, executors, administrators, successors and assigns, jointly and severally by these presents for the specific benefit of the County in accordance with the conditions set forth herein and in "Agreement for Public Subdivision Improvements".

**THE CONDITION** of the above obligation is such that, Whereas the Principal has entered into a contract, dated \_\_\_\_\_ (LEAVE BLANK Manatee County Government approval date) 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 attached "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 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.

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 SILVERLEAF, PHASE IVB**

(Name of Project)

**BOND NO. US00094907SU19A**

**SIGNED AND SEALED** this 30<sup>th</sup> day of January, 2020

XL Specialty Insurance Company  
 Surety Company Name

By: [Signature]  
 Signature - As its Agent  
 Wayne G. McVaugh, Attorney-in-Fact

Print Name & Title  
 505 Eagleview Blvd.  
 Address

Exton	PA	19341
City	State	Zip

**WITNESSES OR CORPORATE SEAL**

[Signature]  
 Signature  
 Jaquanda Martin  
 Print Name

[Signature]  
 Signature  
 Kaitlyn Malkowski  
 Print Name

**NOTARY ACKNOWLEDGMENT**

STATE OF: NEW JERSEY

COUNTY OF CAMDEN

The foregoing instrument was acknowledged before me this 30<sup>th</sup> day of January, 2020, By Wayne G. McVaugh 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:**

LORI S. SHELTON  
 NOTARY PUBLIC OF NEW JERSEY  
 Comm. # 50066039  
 My Commission Expires 8/21/2022

[Signature]  
 Notary Public

Lori S. Shelton  
 Print Name of Notary

Commission No. 50066039 My Commission Expires: 8/21/2022

DEVELOPER SIGNATURE FORM

FOR SILVERLEAF, PHASE IVB  
BOND NO. US00094907SU19A

WITNESSES OR CORPORATE SEAL:

Amy R. Mallon  
Witness

Amy R. Mallon  
Type or Print Name

Michelle Nagy  
Witness

Michelle Nagy  
Type or Print Name

\_\_\_\_\_  
Type or Print Name

Resource Conservation of Manatee, LLC

Developer

BY: James R. Schier

Signature

James R. Schier  
Type or Print Name

\_\_\_\_\_  
Type or Print Name

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

Postal Address

5800 Lakewood Ranch Blvd  
Sarasota, FL 34240

City State Zip

NOTARY ACKNOWLEDGMENT

STATE OF: Florida

COUNTY OF: Sarasota

The foregoing instrument was acknowledged before me this 3 day of February, 2020  
by James R. Schier, as Manager, (Title), on behalf of the corporation identified  
herein as Developer and who is personally known to me or who has produced  
\_\_\_\_\_  
(Type of Identification) as identification.

NOTARY SEAL:



Veronica McGuire  
Notary Public

Veronica McGuire  
Print Name of Notary

Approved and accepted for and on behalf of Manatee County, Florida, this 8th day of June, 2020

MANATEE COUNTY

A political subdivision of the State of Florida

By: Chen Corryea

County Administrator

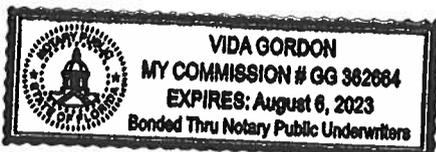
NOTARY ACKNOWLEDGMENT

STATE OF: Florida

COUNTY OF: Manatee

The foregoing instrument was acknowledged before me this 8th day of June, 2020  
by Chen Corryea, as County Administrator, (Title), on behalf of Manatee County  
Government, and who is personally known to me or who has produced  
\_\_\_\_\_  
(Type of Identification) as identification.

NOTARY SEAL:



Vida Gordon  
Notary Public

Vida Gordon  
Print Name of Notary



Power of Attorney  
 XL Specialty Insurance Company  
 XL Reinsurance America Inc.

THIS IS NOT A BOND NUMBER  
 LIMITED POWER OF ATTORNEY  
 XL 1607987

KNOW ALL MEN BY THESE PRESENTS: That XL Specialty Insurance Company, a Delaware insurance companies with offices located at 505 Eagleview Blvd., Exton, PA 19341, and XL Reinsurance America Inc., a New York insurance company with offices located at 70 Seaview Avenue, Stamford, CT 06902, , do hereby nominate, constitute, and appoint:

**Elizabeth Marrero, Wayne G. McVaugh, Patricia A. Rambo, Sara Owens, Kimberly G. Sherrod, Joanne C. Wagner, Cathy Ho, Vicki Johnston, George Gionis, Kaitlyn Malkowski, Jaquanda Martin, Lori S. Shelton**

each its true and lawful Attorney(s)-in-fact to make, execute, attest, seal and deliver for and on its behalf, as surety, and as its act and deed, where required, any and all bonds and undertakings in the nature thereof, , for the penal sum of no one of which is in any event to exceed \$100,000,000.00.

Such bonds and undertakings, when duly executed by the aforesaid Attorney (s) - in - Fact shall be binding upon each said Company as fully and to the same extent as if such bonds and undertakings were signed by the President and Secretary of the Company and sealed with its corporate seal.

The Power of Attorney is granted and is signed by facsimile under and by the authority of the following Resolutions adopted by the Board of Directors of each of the Companies on the 26th day of July 2017.

RESOLVED, that Gary Kaplan, Daniel Riordan, Maria Duhart, Gregory Boal and Kevin Mirsch are hereby appointed by the Board as authorized to make, execute, seal and deliver for and on behalf of the Company, any and all bonds, undertakings, contracts or obligations in surety or co-surety with others and that the Secretary or any Assistant Secretary of the Company be and that each of them hereby is authorized to attest the execution of any such bonds, undertakings, contracts or obligations in surety or co-surety and attach thereto the corporate seal of the Company.

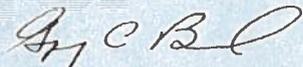
RESOLVED, FURTHER, that Gary Kaplan, Daniel Riordan, Maria Duhart, Gregory Boal and Kevin Mirsch each is hereby authorized to execute powers of attorney qualifying the attorney named in the given power of attorney to execute, on behalf of the Company, bonds and undertakings in surety or co-surety with others, and that the Secretary or any Assistant Secretary of the Company be, and that each of them is hereby authorized to attest the execution of any such power of attorney, and to attach thereto the corporate seal of the Company.

RESOLVED, FURTHER, that the signature of such officers named in the preceding resolutions and the corporate seal of the Company may be affixed to such powers of attorney or to any certificate relating thereto by facsimile, and any such power of attorney or certificate bearing such facsimile signatures or facsimile seal shall be thereafter valid and binding upon the Company with respect to any bond, undertaking, contract or obligation in surety or co-surety with others to which it is attached.

IN WITNESS WHEREOF, the XL SPECIALTY INSURANCE COMPANY has caused its corporate seal to be hereunto affixed, and these presents to be signed by its duly authorized officers this December 12th, 2019.

**XL SPECIALTY INSURANCE COMPANY**



by:   
 Gregory Boal, VICE PRESIDENT

STATE OF PENNSYLVANIA  
 COUNTY OF CHESTER

Attest:   
 Kevin M. Mirsch, ASSISTANT SECRETARY

On this 12th day of December, 2019, before me personally came Gregory Boal to me known, who, being duly sworn, did depose and say: that he is Vice President of XL SPECIALTY INSURANCE COMPANY, described in and which executed the above instrument; that he knows the seals of said Companies; that the seals affixed to the aforesaid instrument is such corporate seals and were affixed thereto by order and authority of the Boards of Directors of said Companies; and that he executed the said instrument by like order.



**COMMONWEALTH OF PENNSYLVANIA  
 NOTARIAL SEAL  
 Rebecca C. Shalhoub, Notary Public  
 Uwchlan Twp., Chester County  
 My Commission Expires April 28, 2020  
 MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES**

  
 Rebecca C. Shalhoub, NOTARY PUBLIC

## BILL OF SALE

KNOW ALL MEN BY THESE PRESENTS, that PGC I IV, LLC, a Florida limited liability company, whose address is 5800 Lakewood Ranch Blvd., Sarasota, Florida, 34240 (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:

The Wastewater Facilities, Potable Water Facilities and Reclaimed Water Facilities, as described below, which are located on the property described in Exhibit "A-1", attached hereto and made a part hereof, situate, lying and being in Section 1, Township 34S, Range 18E, in the County of Manatee, State of Florida, also known as "SILVERLEAF PHASE IVA," with location map depiction on Exhibit "A-2," attached hereto and made a part hereof.

1. All wastewater facilities, including all lines, pipes, valves, pumps, laterals, tees, bends, joints, manholes, equipment, and appurtenances thereto, including but not limited to 2700 LF 8" PVC and 9 manholes, (the "Wastewater Facilities"); and,
2. All potable water facilities, including all lines, pipes, valves, laterals, tees, bends, joints, equipment and appurtenances thereto, including but not limited to 2,109 LF 8" WM, 800 LF 6" WM, 105 LF 4" WM, 450 LF 2" WM and 4 hydrants, (the "Potable Water Facilities"); and,
3. All reclaimed water facilities, including all lines, pipes, valves, laterals, tees, bends, joints, and appurtenances thereto, including, but not limited to 3,350 LF 6" RWM, 60 LF 4" RWM, 311 LF 2" RWM, (the "Reclaimed Water Facilities").

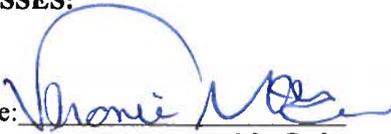
TO HAVE AND TO HOLD the same unto the COUNTY, its executors, administrators, successors and assigns forever. The COUNTY shall have all rights and title to the above described personal property.

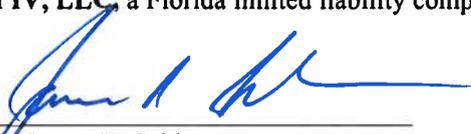
AND the SELLER hereby covenants to and with the COUNTY and assigns that SELLER is the lawful owner of the said personal property; that said personal property is free from all liens and encumbrances; that SELLER has good right and lawful authority to sell said personal property; and that SELLER fully 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 13 day of November, 2019.

**WITNESSES:**

**PGCI IV, LLC**, a Florida limited liability company

Signature:   
Print Name: Veronica McGuire

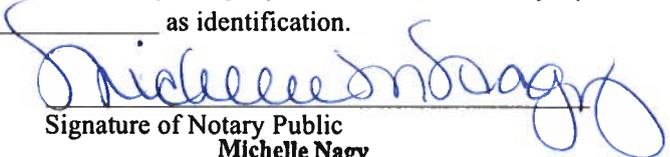
By:   
Its: James R. Schier  
Manager

Signature:   
Print Name: Melissa Fitzpatrick-Robison

STATE OF FLORIDA  
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 13th day of November, 2019, by James R. Schier, as Manager, of PGCI IV, LLC, a Florida limited liability company, on behalf of the Company. He is personally known to me or has produced \_\_\_\_\_ as identification.



  
Signature of Notary Public  
**Michelle Nagy**  
Name Typed, Printed or Stamped  
Commission No.: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

*WHEREFORE, the County and Seller have executed this Bill of Sale as of this \_\_\_\_\_ day  
of \_\_\_\_\_, 2019 .*

**MANATEE COUNTY, a political  
Subdivision of the State of Florida**

By: Board of County Commissioners

By: \_\_\_\_\_  
County Administrator

STATE OF FLORIDA

COUNTY OF MANATEE

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_,  
2019, by CHERI CORYEA (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.

\_\_\_\_\_  
Signature of Notary Public  
Print Name: \_\_\_\_\_  
Commission No.: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

**Exhibit "A-1," Legal Description**

A TRACT OF LAND LYING IN SECTION 1, TOWNSHIP 34 SOUTH, RANGE 18 EAST, AND SECTION 6, TOWNSHIP 34 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA AND DESCRIBED AS FOLLOWS:

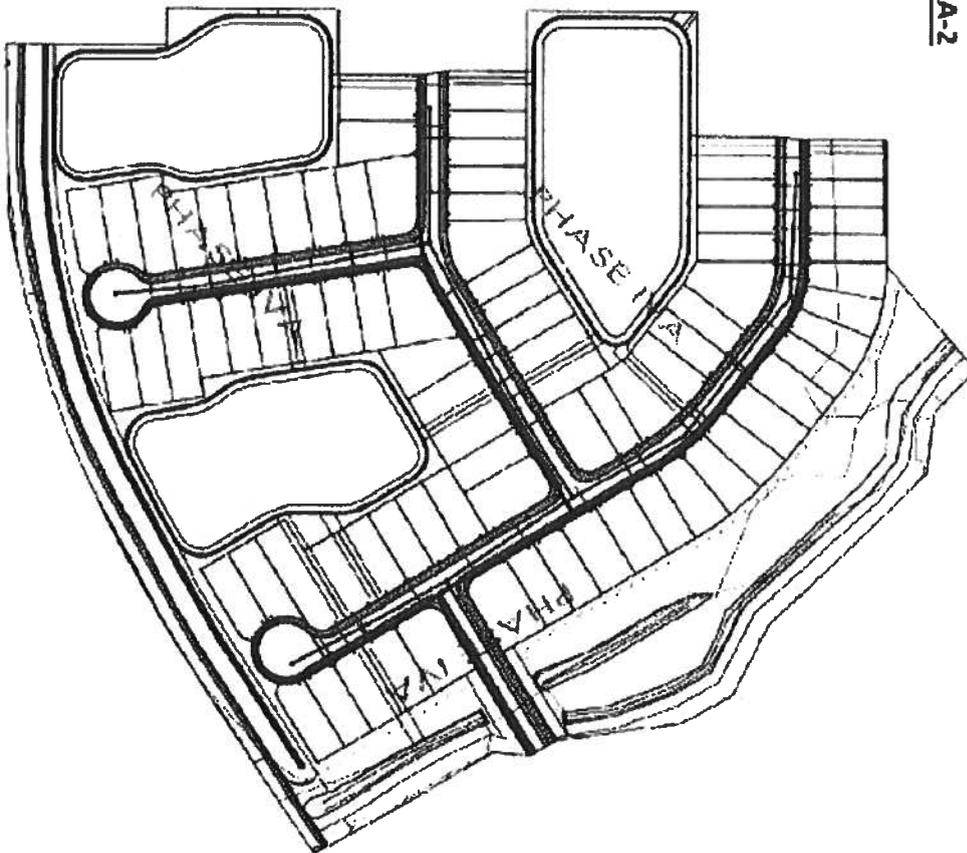
COMMENCE AT A 4-INCH BY 4-INCH CONCRETE MONUMENT FOUND AT THE SOUTH 1/4 CORNER OF SAID SECTION 1 AND REFERENCED IN FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION CERTIFIED CORNER REFERENCE DOCUMENT #27800; THENCE N.00°02'09"E. ALONG THE EAST LINE OF THE WEST 1/2 OF SAID SECTION 1, ALSO ALONG THE EAST LINE OF THE 330-FOOT-WIDE FLORIDA POWER AND LIGHT EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 497, PAGES 282-283 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, A DISTANCE OF 2,986.67 FEET TO THE SOUTHWEST CORNER OF THE TRACT OF LAND RECORDED IN OFFICIAL RECORDS BOOK 1656, PAGE 7239 OF SAID PUBLIC RECORDS; THENCE S.89°57'22"E. ALONG THE SOUTH LINE OF SAID TRACT OF LAND RECORDED IN OFFICIAL RECORDS BOOK 1656, PAGE 7239, A DISTANCE OF 399.98 FEET; THENCE N.00°01'53"E. ALONG THE EAST LINE OF SAID TRACT OF LAND RECORDED IN OFFICIAL RECORDS BOOK 1656, PAGE 7239, A DISTANCE OF 728.99 FEET TO THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 301, ALSO KNOWN AS STATE ROAD 43 (150-FOOT-WIDE PUBLIC RIGHT-OF-WAY AS RECORDED IN FLORIDA STATE ROAD DEPARTMENT RIGHT-OF-WAY MAP SECTION NO. 1302-(104) 202); (THE FOLLOWING TWO CALLS ARE ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 301): (1) THENCE N.60°14'12"E., A DISTANCE OF 47.48 FEET; (2) THENCE N.60°16'12"E., A DISTANCE OF 2,570.30 FEET TO THE INTERSECTION OF SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 301 AND THE EAST LINE OF THE NORTHEAST 1/4 OF THE AFOREMENTIONED SECTION 1; THENCE S.00°08'25"W. ALONG SAID EAST LINE OF THE NORTHEAST 1/4 OF THE AFOREMENTIONED SECTION 1, A DISTANCE OF 953.99 FEET TO THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE AFOREMENTIONED SECTION 6; THENCE S.89°20'56"E. ALONG SAID NORTH LINE OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4, A DISTANCE OF 1,307.26 FEET TO THE WEST MAINTAINED RIGHT-OF-WAY LINE OF CHIN ROAD (VARIABLE WIDTH PUBLIC RIGHT-OF-WAY) AS RECORDED IN MANATEE COUNTY ROAD PLAT BOOK 1, PAGE 105 AND IN ACCORDANCE WITH THE BOUNDARY LINE AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 1731, PAGE 1952 OF THE AFOREMENTIONED PUBLIC RECORDS; THENCE S.00°03'54"E. ALONG SAID WEST MAINTAINED RIGHT-OF-WAY LINE OF CHIN ROAD, A DISTANCE OF 1,899.42 FEET TO THE INTERSECTION OF SAID WEST MAINTAINED RIGHT-OF-WAY LINE OF CHIN ROAD AND THE NORTH RIGHT-OF-WAY LINE OF OLD TAMPA ROAD (84-FOOT-WIDE PUBLIC RIGHT-OF-WAY IN THIS LOCATION) AS RECORDED IN OFFICIAL RECORDS BOOK 1190, PAGES 1916-1920, ALSO AS RECORDED IN OFFICIAL RECORDS BOOK 1947, PAGES 5714-5716 BOTH OF THE AFOREMENTIONED PUBLIC RECORDS; (THE FOLLOWING TWO CALLS ARE ALONG SAID NORTH RIGHT-OF-WAY OF OLD TAMPA ROAD): (1) THENCE N.89°12'20"W., A DISTANCE OF 206.60 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 442.00 FEET AND A CENTRAL ANGLE OF 20°13'11"; (2) THENCE WESTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 155.98 FEET TO THE END OF SAID CURVE; THENCE N.04°44'15"W. ALONG A LINE NOT TANGENT TO THE PREVIOUS DESCRIBED CURVE, A DISTANCE OF 244.27 FEET; THENCE S.82°56'36"W., A DISTANCE OF 830.89 FEET; THENCE S.45°07'06"W., A DISTANCE OF 1,003.20 FEET; THENCE S.06°46'03"E., A DISTANCE OF 707.18 FEET TO THE NORTHWESTERLY MAINTAINED RIGHT-OF-WAY OF OLD TAMPA ROAD (VARIABLE WIDTH PUBLIC RIGHT-OF-WAY AS RECORDED IN OFFICIAL RECORDS BOOK 1947, PAGES 5701-5704 OF SAID PUBLIC RECORDS); (THE FOLLOWING 18 CALLS ARE ALONG SAID NORTHWESTERLY MAINTAINED RIGHT-OF-WAY OF OLD TAMPA ROAD): (1) THENCE S.49°47'07"W., A DISTANCE OF 185.49 FEET; (2) THENCE S.48°04'06"W., A DISTANCE OF 36.86 FEET; (3) THENCE S.49°16'09"W., A DISTANCE OF 97.02 FEET; (4) THENCE S.49°58'55"W., A DISTANCE OF 111.82 FEET; (5) THENCE S.50°02'28"W., A DISTANCE OF 123.71 FEET; (6) THENCE S.57°33'53"W., A DISTANCE OF 77.56 FEET; (7) THENCE S.58°21'24"W., A DISTANCE OF 119.05 FEET; (8) THENCE S.57°41'29"W., A DISTANCE OF 73.83 FEET; (9) THENCE S.56°39'17"W., A DISTANCE OF 110.53 FEET; (10) THENCE S.58°32'05"W., A DISTANCE OF 90.70 FEET; (11) THENCE S.62°21'39"W., A DISTANCE OF 106.25 FEET; (12) THENCE S.60°26'20"W., A DISTANCE OF 99.45 FEET; (13) THENCE S.65°24'13"W., A DISTANCE OF 98.62 FEET; (14) THENCE S.66°33'03"W., A DISTANCE OF 75.14 FEET; (15) THENCE S.73°21'31"W., A DISTANCE OF 127.68 FEET; (16) THENCE S.78°14'38"W., A DISTANCE OF 100.56 FEET; (17) THENCE S.80°40'02"W., A DISTANCE OF 100.90 FEET; (18) THENCE S.85°14'18"W., A DISTANCE OF 83.46 FEET TO THE SOUTH LINE OF THE SOUTHEAST 1/4 OF THE AFOREMENTIONED SECTION 1; THENCE N.89°24'21"W. ALONG SAID SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 1, A DISTANCE OF 585.80 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS 11,935,962 SQUARE FEET OR 274.0120 ACRES, MORE OR LESS.

Silverleaf Phase IV A

**Exhibit "A-2"**  
**Location Map/Phase**

**EXHIBIT A-2**



Silverleaf Phase IV A

## BILL OF SALE

KNOW ALL MEN BY THESE PRESENTS, that PGCIV IV, LLC, a Florida limited liability company, whose address is 5800 Lakewood Ranch Blvd., Sarasota, Florida, 34240, (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:

The Wastewater Facilities, Potable Water Facilities and Reclaimed Water Facilities, as described below, which are located on the property described in **Exhibit "A-1"**, attached hereto and made a part hereof, situate, lying and being in Section 1, Township 34S, Range 18E, in the County of Manatee, State of Florida, also known as "SILVERLEAF PHASE IVB," with location map depiction on **Exhibit "A-2,"** attached hereto and made a part hereof.

1. All wastewater facilities, including all lines, pipes, valves, pumps, laterals, tees, bends, joints, manholes, equipment and appurtenances thereto, including but not limited to 2,848 LF 8" SM and 11 manholes, (the "Wastewater Facilities"); and,
2. All potable water facilities, including all lines, pipes, valves, laterals, tees, bends, joints, equipment and appurtenances thereto, including but not limited to 2,270 LF 8" WM, 340 LF 6" WM, 100 LF 4" WM, 250 LF 2" WM and 4 hydrants, (the "Potable Water Facilities"); and,
3. All reclaimed water facilities, including all lines, pipes, valves, laterals, tees, bends, joints, and appurtenances thereto, including, but not limited to 2,164 LF 6" RWM, 514 LF 2" RWM, (the "Reclaimed Water Facilities").

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 November, 2019.

**WITNESSES:**

Signature: *Veronica McGuire*  
Print Name: Veronica McGuire

Signature: *Melissa Fitzpatrick-Robison*  
Print Name: Melissa Fitzpatrick-Robison

**PGCI IV, LLC**, a Florida limited liability company

By: *James R. Schier*  
Its: James R. Schier  
Manager

STATE OF FLORIDA  
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 13th day of November, 2019, by James R. Schier, as Manager, of PGCI IV, LLC, a Florida limited liability company, on behalf of the Company. He is personally known to me or has produced \_\_\_\_\_ as identification.



*Michelle M. Nagy*  
Signature of Notary Public  
**Michelle Nagy**

Name Typed, Printed or Stamped  
Commission No.: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

WHEREFORE, the County and Seller have executed this Bill of Sale as of this 8<sup>th</sup> day of June, ~~2019~~ 2020.

MANATEE COUNTY, a political  
Subdivision of the State of Florida

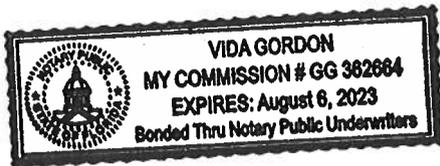
By: Board of County Commissioners

By: [Signature]  
County Administrator

STATE OF FLORIDA

COUNTY OF MANATEE

The foregoing instrument was acknowledged before me this 8<sup>th</sup> day of June, ~~2019~~ 2020, by CHERI CORYEA (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.



[Signature]  
Signature of Notary Public

Print Name: Vida Gordon

Commission No.: GG 302604

My Commission Expires: 8/6/2023

**Exhibit "A-1", Legal Description**

A TRACT OF LAND LYING IN SECTION 1, TOWNSHIP 34 SOUTH, RANGE 18 EAST, AND SECTION 6, TOWNSHIP 34 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA AND DESCRIBED AS FOLLOWS:

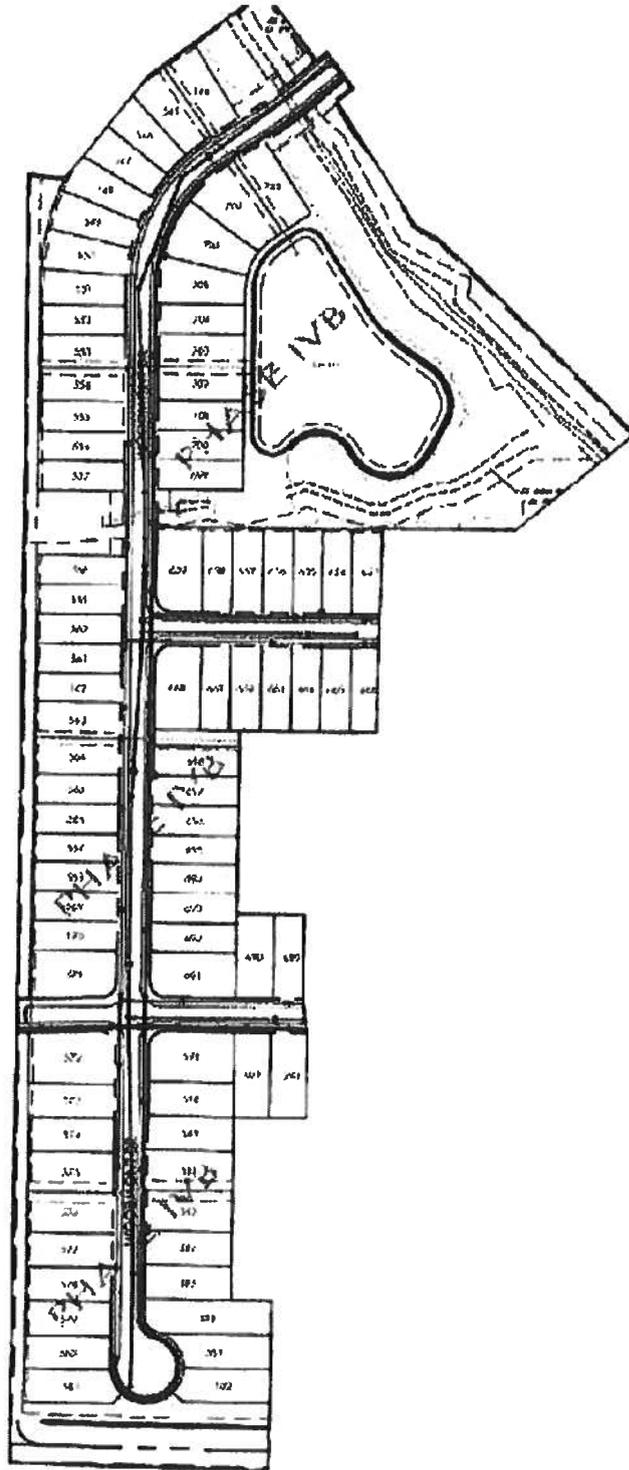
COMMENCE AT A 4-INCH BY 4-INCH CONCRETE MONUMENT FOUND AT THE SOUTH 1/4 CORNER OF SAID SECTION 1 AND REFERENCED IN FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION CERTIFIED CORNER REFERENCE DOCUMENT #27800; THENCE N.00°02'09"E. ALONG THE EAST LINE OF THE WEST 1/2 OF SAID SECTION 1, ALSO ALONG THE EAST LINE OF THE 330-FOOT-WIDE FLORIDA POWER AND LIGHT EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 497, PAGES 282-283 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, A DISTANCE OF 2,986.67 FEET TO THE SOUTHWEST CORNER OF THE TRACT OF LAND RECORDED IN OFFICIAL RECORDS BOOK 1656, PAGE 7239 OF SAID PUBLIC RECORDS; THENCE S.89°57'22"E. ALONG THE SOUTH LINE OF SAID TRACT OF LAND RECORDED IN OFFICIAL RECORDS BOOK 1656, PAGE 7239, A DISTANCE OF 399.98 FEET; THENCE N.00°01'53"E. ALONG THE EAST LINE OF SAID TRACT OF LAND RECORDED IN OFFICIAL RECORDS BOOK 1656, PAGE 7239, A DISTANCE OF 728.99 FEET TO THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 301, ALSO KNOWN AS STATE ROAD 43 (150-FOOT-WIDE PUBLIC RIGHT-OF-WAY AS RECORDED IN FLORIDA STATE ROAD DEPARTMENT RIGHT-OF-WAY MAP SECTION NO. 1302-(104) 202); (THE FOLLOWING TWO CALLS ARE ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 301): (1) THENCE N.60°14'12"E., A DISTANCE OF 47.48 FEET; (2) THENCE N.60°16'12"E., A DISTANCE OF 2,570.30 FEET TO THE INTERSECTION OF SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 301 AND THE EAST LINE OF THE NORTHEAST 1/4 OF THE AFOREMENTIONED SECTION 1; THENCE S.00°08'25"W. ALONG SAID EAST LINE OF THE NORTHEAST 1/4 OF THE AFOREMENTIONED SECTION 1, A DISTANCE OF 953.99 FEET TO THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE AFOREMENTIONED SECTION 6; THENCE S.89°20'56"E. ALONG SAID NORTH LINE OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4, A DISTANCE OF 1,307.26 FEET TO THE WEST MAINTAINED RIGHT-OF-WAY LINE OF CHIN ROAD (VARIABLE WIDTH PUBLIC RIGHT-OF-WAY) AS RECORDED IN MANATEE COUNTY ROAD PLAT BOOK 1, PAGE 105 AND IN ACCORDANCE WITH THE BOUNDARY LINE AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 1731, PAGE 1952 OF THE AFOREMENTIONED PUBLIC RECORDS; THENCE S.00°03'54"E. ALONG SAID WEST MAINTAINED RIGHT-OF-WAY LINE OF CHIN ROAD, A DISTANCE OF 1,899.42 FEET TO THE INTERSECTION OF SAID WEST MAINTAINED RIGHT-OF-WAY LINE OF CHIN ROAD AND THE NORTH RIGHT-OF-WAY LINE OF OLD TAMPA ROAD (84-FOOT-WIDE PUBLIC RIGHT-OF-WAY IN THIS LOCATION) AS RECORDED IN OFFICIAL RECORDS BOOK 1190, PAGES 1916-1920, ALSO AS RECORDED IN OFFICIAL RECORDS BOOK 1947, PAGES 5714-5716 BOTH OF THE AFOREMENTIONED PUBLIC RECORDS; (THE FOLLOWING TWO CALLS ARE ALONG SAID NORTH RIGHT-OF-WAY OF OLD TAMPA ROAD): (1) THENCE N.89°12'20"W., A DISTANCE OF 206.60 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 442.00 FEET AND A CENTRAL ANGLE OF 20°13'11"; (2) THENCE WESTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 155.98 FEET TO THE END OF SAID CURVE; THENCE N.04°44'15"W. ALONG A LINE NOT TANGENT TO THE PREVIOUS DESCRIBED CURVE, A DISTANCE OF 244.27 FEET; THENCE S.82°56'36"W., A DISTANCE OF 830.89 FEET; THENCE S.45°07'06"W., A DISTANCE OF 1,003.20 FEET; THENCE S.06°46'03"E., A DISTANCE OF 707.18 FEET TO THE NORTHWESTERLY MAINTAINED RIGHT-OF-WAY OF OLD TAMPA ROAD (VARIABLE WIDTH PUBLIC RIGHT-OF-WAY AS RECORDED IN OFFICIAL RECORDS BOOK 1947, PAGES 5701-5704 OF SAID PUBLIC RECORDS); (THE FOLLOWING 18 CALLS ARE ALONG SAID NORTHWESTERLY MAINTAINED RIGHT-OF-WAY OF OLD TAMPA ROAD): (1) THENCE S.49°47'07"W., A DISTANCE OF 185.49 FEET; (2) THENCE S.48°04'06"W., A DISTANCE OF 36.86 FEET; (3) THENCE S.49°16'09"W., A DISTANCE OF 97.02 FEET; (4) THENCE S.49°58'55"W., A DISTANCE OF 111.82 FEET; (5) THENCE S.50°02'28"W., A DISTANCE OF 123.71 FEET; (6) THENCE S.57°33'53"W., A DISTANCE OF 77.56 FEET; (7) THENCE S.58°21'24"W., A DISTANCE OF 119.05 FEET; (8) THENCE S.57°41'29"W., A DISTANCE OF 73.83 FEET; (9) THENCE S.56°39'17"W., A DISTANCE OF 110.53 FEET; (10) THENCE S.58°32'05"W., A DISTANCE OF 90.70 FEET; (11) THENCE S.62°21'39"W., A DISTANCE OF 106.25 FEET; (12) THENCE S.60°26'20"W., A DISTANCE OF 99.45 FEET; (13) THENCE S.65°24'13"W., A DISTANCE OF 98.62 FEET; (14) THENCE S.66°33'03"W., A DISTANCE OF 75.14 FEET; (15) THENCE S.73°21'31"W., A DISTANCE OF 127.68 FEET; (16) THENCE S.78°14'38"W., A DISTANCE OF 100.56 FEET; (17) THENCE S.80°40'02"W., A DISTANCE OF 100.90 FEET; (18) THENCE S.85°14'18"W., A DISTANCE OF 83.46 FEET TO THE SOUTH LINE OF THE SOUTHEAST 1/4 OF THE AFOREMENTIONED SECTION 1; THENCE N.89°24'21"W. ALONG SAID SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 1, A DISTANCE OF 585.80 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS 11,935,962 SQUARE FEET OR 274.0120 ACRES, MORE OR LESS.

Silverleaf Phase IV B

Exhibit "A-2"  
Location Map/Phase

EXHIBIT A-2



Silverleaf Phase IV B