



Liberty Mutual Surety
17771 Cowan, Suite 100 • Irvine, California 92614 • (949) 263-3300
www.libertymutualsurety.com

BOND RIDER

ATTACHED TO AND FORMING A PART OF:

Bond No.: 41K236150

Principal: GE Investments of Polk, LLC

Obligee: Polk County, a political subdivision of the State of Florida

Surety: The Ohio Casualty Insurance Company

Effective August 3

, 20 22 , it is agreed that:

Change bond amount from \$329,732.84 to \$246,829.55

Nothing here in contained shall be held to vary, waive, alter, or extend any of the terms, conditions, agreements or warranties of the above mentioned bond, other than stated as above. Provided, however, that the liability of the company under the attached bond as changed by this order shall not be cumulative.

Signed this 3 day of August

, 20 22

Principal: GE Investments of Polk, LLC

Surety: The Ohio Casualty Insurance Company

By: _____

Taylor Wagner

Attorney-in-Fact

PRODUCER:



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.

Liberty Mutual Insurance Company
The Ohio Casualty Insurance Company
West American Insurance Company

Certificate No: **8201369**

POWER OF ATTORNEY

KNOWN ALL PERSONS BY THESE PRESENTS: That The Ohio Casualty Insurance Company is a corporation duly organized under the laws of the State of New Hampshire, that Liberty Mutual Insurance Company is a corporation duly organized under the laws of the State of Massachusetts, and West American Insurance Company is a corporation duly organized under the laws of the State of Indiana (herein collectively called the "Companies"), pursuant to and by authority herein set forth, does hereby name, constitute and appoint, Daniel F. Wagner, Taylor Wagner

all of the city of Lakeland state of FL each individually if there be more than one named, its true and lawful attorney-in-fact to make, execute, seal, acknowledge and deliver, for and on its behalf as surety and as its act and deed, any and all undertakings, bonds, recognizances and other surety obligations, in pursuance of these presents and shall be as binding upon the Companies as if they have been duly signed by the president and attested by the secretary of the Companies in their own proper persons.

IN WITNESS WHEREOF, this Power of Attorney has been subscribed by an authorized officer or official of the Companies and the corporate seals of the Companies have been affixed thereto this 5th day of June, 2019.



Liberty Mutual Insurance Company
The Ohio Casualty Insurance Company
West American Insurance Company

By:

David M. Carey
David M. Carey, Assistant Secretary

State of PENNSYLVANIA ss
County of MONTGOMERY

On this 5th day of June, 2019 before me personally appeared David M. Carey, who acknowledged himself to be the Assistant Secretary of Liberty Mutual Insurance Company, The Ohio Casualty Company, and West American Insurance Company, and that he, as such, being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing on behalf of the corporations by himself as a duly authorized officer.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my notarial seal at King of Prussia, Pennsylvania, on the day and year first above written.



COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Teresa Pastella, Notary Public
Upper Merion Twp., Montgomery County
My Commission Expires March 28, 2021
Member, Pennsylvania Association of Notaries

By:

Teresa Pastella
Teresa Pastella, Notary Public

This Power of Attorney is made and executed pursuant to and by authority of the following By-laws and Authorizations of The Ohio Casualty Insurance Company, Liberty Mutual Insurance Company, and West American Insurance Company which resolutions are now in full force and effect reading as follows:

ARTICLE IV – OFFICERS: Section 12. Power of Attorney.

Any officer or other official of the Corporation authorized for that purpose in writing by the Chairman or the President, and subject to such limitation as the Chairman or the President may prescribe, shall appoint such attorneys-in-fact, as may be necessary to act in behalf of the Corporation to make, execute, seal, acknowledge and deliver as surety any and all undertakings, bonds, recognizances and other surety obligations. Such attorneys-in-fact, subject to the limitations set forth in their respective powers of attorney, shall have full power to bind the Corporation by their signature and execution of any such instruments and to attach thereto the seal of the Corporation. When so executed, such instruments shall be as binding as if signed by the President and attested to by the Secretary. Any power or authority granted to any representative or attorney-in-fact under the provisions of this article may be revoked at any time by the Board, the Chairman, the President or by the officer or officers granting such power or authority.

ARTICLE XIII – Execution of Contracts: Section 5. Surety Bonds and Undertakings.

Any officer of the Company authorized for that purpose in writing by the chairman or the president, and subject to such limitations as the chairman or the president may prescribe, shall appoint such attorneys-in-fact, as may be necessary to act in behalf of the Company to make, execute, seal, acknowledge and deliver as surety any and all undertakings, bonds, recognizances and other surety obligations. Such attorneys-in-fact subject to the limitations set forth in their respective powers of attorney, shall have full power to bind the Company by their signature and execution of any such instruments and to attach thereto the seal of the Company. When so executed such instruments shall be as binding as if signed by the president and attested by the secretary.

Certificate of Designation – The President of the Company, acting pursuant to the Bylaws of the Company, authorizes David M. Carey, Assistant Secretary to appoint such attorneys-in-fact as may be necessary to act on behalf of the Company to make, execute, seal, acknowledge and deliver as surety any and all undertakings, bonds, recognizances and other surety obligations.

Authorization – By unanimous consent of the Company's Board of Directors, the Company consents that facsimile or mechanically reproduced signature of any assistant secretary of the Company, wherever appearing upon a certified copy of any power of attorney issued by the Company in connection with surety bonds, shall be valid and binding upon the Company with the same force and effect as though manually affixed.

I, Renee C. Llewellyn, the undersigned, Assistant Secretary, The Ohio Casualty Insurance Company, Liberty Mutual Insurance Company, and West American Insurance Company do hereby certify that the original power of attorney of which the foregoing is a full, true and correct copy of the Power of Attorney executed by said Companies, is in full force and effect and has not been revoked.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the seals of said Companies this 3 day of August, 2022.



By:

Renee C. Llewellyn
Renee C. Llewellyn, Assistant Secretary

Not valid for mortgage, note, loan, letter of credit, currency rate, interest rate or residual value guarantees.

To confirm the validity of this Power of Attorney call 1-610-832-8240 between 9:00 am and 4:30 pm EST on any business day.

PERFORMANCE BOND

Bond No. 41K236150

KNOWN ALL MEN BY THESE PRESENTS, That we, GE Investments of Polk, LLC, as Principal, and THE OHIO CASUALTY INSURANCE COMPANY a corporation organized and doing business under and by virtue of the laws of the State of NH and duly licensed to conduct surety business in the State of Florida, as Surety, are held and firmly bound unto Polk County, a political subdivision of the State of Florida, as Obligee, in the sum of Three Hundred Twenty Nine Thousand Seven Hundred Thirty Two & 84/100 (\$ 329,732.84) Dollars, for which payment, well and truly to be made, we bind ourselves, our heirs, executors and successors, jointly and severally firmly by these presents.

WHEREAS, Polk County's Land Development Code (hereinafter "LDC") is by reference incorporated into and made part of this Performance Bond (hereinafter "Bond"); and

WHEREAS, the Principal has agreed to construct the improvements described in the Engineer's Cost Estimate, attached hereto as Exhibit "A" and incorporated into and made part of this Bond (hereinafter "Improvements"), in the Caloosa Ridge platted subdivision, in accordance with the drawings, plans, specifications, and other data and information (hereinafter "Plans") filed with Polk County's Land Development Division, which Plans are by reference incorporated into and made part of this Bond; and

WHEREAS, the LDC requires the Principal to submit an instrument ensuring completion of construction of the Improvements.

NOW, THEREFORE, the conditions of this Bond are such that:

1. If the Principal shall well and truly perform the construction of the Improvements in the platted area known as Caloosa Ridge subdivision in accordance with the Plans and LDC by July 13, 20 23 (the "Guaranty Period") and as verified by Polk County's Land Development Division, then upon approval by the Obligee this Bond shall be null and void. If the Improvements are not constructed within the Guaranty Period or such later date the Obligee may approve, then this Bond shall be payable to the Obligee.
2. The Surety unconditionally covenants and agrees that if the Principal fails to complete construction of all or any part of the requirement Improvements within the Guaranty Period, the Surety, upon thirty (30) days written notice from the Obligee, or its authorized agent or officer, of the default, will forthwith perform and complete the Improvements and pay the cost thereof, including without limitation, engineering, legal, and contingent costs. Should the Surety fail or refuse to perform and complete the said Improvements, the Obligee, in view of the public interest, health, safety and welfare factors involved and the inducement in approving and filing the plat for the above-referenced subdivision, shall have the right to resort to any and all legal remedies against the Principal and Surety, or

either, both at law and in equity including specific performance, to which the Principal and Surety unconditionally agree.

3. The Principal and Surety further jointly and severally agree that the Obligee, at its option, shall have the right to construct, or caused to be constructed the Improvements in case the Principal should fail or refuse to do so. In the event the Obligee should exercise such right, the Principal and Surety shall be jointly and severally liable hereunder to reimburse the Obligee the total cost of, including without limitation, engineering, legal, and contingent costs, together with any damages, either direct or consequential, which may be sustained on account of the failure of the Principal to complete all of the obligations for construction of the Improvements.
4. The Surety, for value received, hereby stipulates and agrees that no change, extension of time, alteration, addition or deletion to the Improvements shall in any way affect its obligation on this Bond, and it does hereby waive notice of any such change, extension of time, alteration, addition or deletion to the Improvements.
5. All notices, demands, and correspondence with respect to this Bond shall be in writing and addressed to:

The Surety at:

The Ohio Casualty Insurance Company
9721 Executive Center Drive, Suite 105
St. Petersburg, Florida 33702

The Principal at:

GE Investments of Polk, LLC
1925 East Edgewood Drive, Suite 100
Lakeland, Florida 33803

The Obligee at:

Polk County, Land Development Division
330 West Church Street
PO Box 9005 – Drawer GM03
Bartow, FL 33831-9005

[Signatures appear on the next page]

IN WITNESS WHEREOF, the Principal and Surety have caused this Bond to be executed by their duly authorized officers this 13 day of July, 20 22.

Kaleo Truesdell
Witness

Kaitlyn Truesdell
Printed Name

Austin Evans
Witness

AUSTIN EVANS
Printed Name

Taylor Wagner
Witness

Taylor Wagner
Printed Name

Candy Wagner
Witness

Candy Wagner
Printed Name

PRINCIPAL:

GE Investments of Polk, LLC
Name of Corporation

By: [Signature]

GREG MASTERS
Printed Name
Title: MANAGER
(SEAL)

SURETY:

THE OHIO CASUALTY INSURANCE COMPANY
Name of Corporation

By: [Signature]

DANIEL F. WAGNER
Printed Name
Title: ATTORNEY-IN-FACT
(SEAL)

(attach power of attorney)





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The Ohio Casualty Insurance Company
West American Insurance Company

Certificate No: **8201369**

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West American Insurance Company

By:

David M. Carey
David M. Carey, Assistant Secretary

State of PENNSYLVANIA ss
County of MONTGOMERY

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COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Teresa Pastella, Notary Public
Upper Merion Twp., Montgomery County
My Commission Expires March 28, 2021
Member, Pennsylvania Association of Notaries

By:

Teresa Pastella
Teresa Pastella, Notary Public

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IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the seals of said Companies this 13 day of July, 2022.



By:

Renee C. Llewellyn
Renee C. Llewellyn, Assistant Secretary



PO Box 253, Bartow, FL 33831

Office: (863) 800-3046

Fax: (863) 800-1159

COST ESTIMATE FOR PERFORMANCE BOND
ENGINEERS ESTIMATE OF PROBABLE COSTS FOR "CALOOSA RIDGE"
as of June 29, 2022

Survey / Testing

Construction Layout	1	LS	\$	5,500.00	\$	5,500.00
Material Testing	1	LS	\$	4,500.00	\$	4,500.00
Front and Rear Lot Corners	36	EA	\$	50.00	\$	1,800.00
Final As-builts/Engineer Certification	1	LS	\$	3,500.00	\$	3,500.00
Fire Hydrant Flow Tests	4	EA	\$	140.00	\$	560.00
				SUBTOTAL	\$	15,860.00

Concrete

Right-of-Way and Common Area Sidewalk	11,975	SF	\$	3.00	\$	35,925.00
ADA Curb Ramp w/ Dome Mats	4	EA	\$	485.00	\$	1,940.00
				SUBTOTAL	\$	37,865.00

Roadways

6" Limerock Base	5,850	SY	\$	8.50	\$	49,725.00
1 1/2" SP-9.5R Asphalt	5,850	SY	\$	8.93	\$	52,240.50
Striping & Signs	1	LS	\$	16,165.00	\$	16,165.00
				SUBTOTAL	\$	118,130.50

Potable Water

Chlorinate/Samples	5	EA		208.00		1,040.00
Pressure Testing / Pigging	1	LS		2,850.00		2,850.00
				SUBTOTAL	\$	3,890.00

Storm Sewer

Overflow Weir	3	EA		1,500.00		4,500.00
TV Inspection	1	LS		4,750.00		4,750.00
				SUBTOTAL	\$	9,250.00

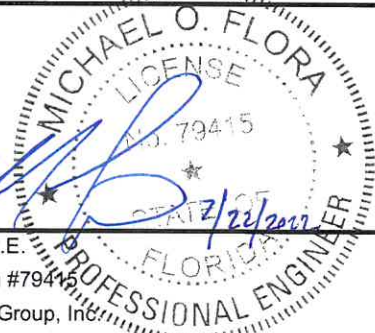
Miscellaneous

Sod - Back of Curb	1,450	SY	\$	3.10	\$	4,495.00
Seed Lots	36	EA	\$	125.00	\$	4,500.00
Landscape Buffer	1	LS	\$	25,000.00	\$	25,000.00
Fine Grading	36	EA	\$	150.00	\$	5,400.00
				SUBTOTAL	\$	39,395.00

SUBTOTAL \$ 224,390.50

10% \$ 22,439.05

Performance Surety Bond Amount 110%	\$ 246,829.55
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Michael O. Flora, P.E. _____ Date
Florida Registration #79415
Sloan Engineering Group, Inc.
PO Box 253
Bartow, Florida 33831 (863) 800-3046
Certificate of Authorization #26247