



June 11, 2022

Mr. Greg Hentschel, P.E.,
Polk County Engineering
Polk County Land Development
330 West Church Street
Bartow, FL 33830

RE: Mirabella Phase 2
PCU #: LDRES-2021-41
LDSUR-2022-31

Dear Mr. Hentschel:

Based on the Contractor's Schedule of Values, as listed below the Maintenance, Materials, and Workmanship Warranty or Bond for Water, Reclaim Water, Sewer and Roadway Improvements to be owned and maintained by PCU for Mirabella Phase 2 should be \$36,046.82.

POTABLE WATER	Qty.	Unit	Unit Cost (\$)	Extended Cost (\$)
Single Service, Short	21	EA	\$ 732.58	\$ 15,384.18
Double Service, Short	40	EA	\$ 1,515.68	\$ 60,627.20
Blow-Off Assembly, Complete	2	EA	\$ 1,756.57	\$ 3,513.14
Fire Hydrant Assembly, Complete Including Branch Valve	5	EA	\$ 5,648.77	\$ 28,243.85
4" PVC, AWWA C-900, DR 18, Blue	238	LF	\$ 15.32	\$ 3,646.16
4" Gate Valve Assembly, Complete	1	EA	\$ 1,041.86	\$ 1,041.86
8" PVC, AWWA C-900, DR 18, Blue	1658	LF	\$ 28.55	\$ 47,335.90
8" Gate Valve Assembly, Complete	5	EA	\$ 1,822.08	\$ 9,110.40
8" 11 1/4 Degree Bend, DI, C153, Cement-Lined, Bituminous Coated	2	EA	\$ 4,631.48	\$ 9,262.96
8" 45 Degree Bend, DI, C153, Cement- Lined, Bituminous Coated	2	EA	\$ 4,631.48	\$ 9,262.96
8" Tee, DI, C153, Cement-Lined, Bituminous Coated	2	EA	\$ 4,631.48	\$ 9,262.96
TOTAL POTABLE WATER				\$ 196,691.57

WASTEWATER	Qty.	Unit	Unit Cost (\$)	Extended Cost (\$)
Single Service, Short	2	EA	\$ 1,403.44	\$ 2,806.88
Double Service, Short	16	EA	\$ 1,586.83	\$ 25,389.28
8" PVC, SDR-26, 6'-8' deep	406	LF	\$ 25.18	\$ 10,223.08
8" PVC, SDR-26, 8'-10' deep	132	LF	\$ 28.96	\$ 3,822.72
Standard Precast Manhole w/ Ring and Cover, 6'-8' deep	1	EA	\$ 5,128.88	\$ 5,128.88

Standard Precast Manhole w/ Ring and Cover, 8'-10' deep	2	EA	\$ 5,809.38	\$ 11,618.76
TOTAL WASTEWATER				\$ 58,989.60

RECLAIMED WATER	Qty.	Unit	Unit Cost (\$)	Extended Cost (\$)
Single Service, Long	5	EA	\$ 1,260.86	\$ 6,304.30
Single Service, Short	7	EA	\$ 695.99	\$ 4,871.93
Double Service, Long	4	EA	\$ 1,260.86	\$ 5,043.44
Double Service, Short	21	EA	\$ 1,454.43	\$ 30,543.03
4" PVC, AWWA C-900, DR 18, Purple	81	LF	\$ 15.32	\$ 1,240.92
4" Gate Valve Assembly, Complete	1	EA	\$ 1,041.86	\$ 1,041.86
4" 90 Degree Bend, DI, C153, Epoxy-Lined, Bituminous Coated	1	EA	\$ 1,720.88	\$ 1,720.88
6" PVC, AWWA C-900, DR 18, Purple	1725	LF	\$ 20.06	\$ 34,603.50
6" Gate Valve Assembly, Complete	3	EA	\$ 1,292.43	\$ 3,877.29
6" 11 1/4 Degree Bend, DI, C153, Epoxy-Lined, Bituminous Coated	2	EA	\$ 1,720.88	\$ 3,441.76
6" 45 Degree Bend, DI, C153, Epoxy-Lined, Bituminous Coated	6	EA	\$ 1,720.88	\$ 10,325.28
6" Tee, DI, C153, Epoxy-Lined, Bituminous Coated	1	EA	\$ 1,720.88	\$ 1,720.88
TOTAL RECLAIMED WATER				\$ 104,735.07

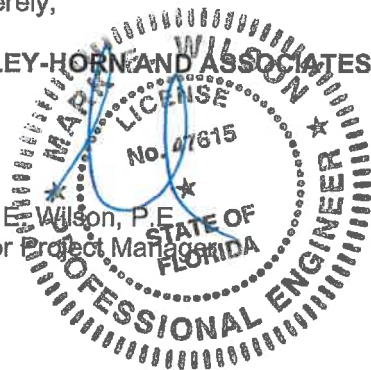
ROADWAY	Qty.	Unit	Unit Cost (\$)	Extended Cost (\$)
Asphalt 1.5"	4402	SY	\$ 9.90	\$ 43,579.80
Limerock 6"	4402	SY	\$ 11.41	\$ 50,226.82
Stabilizer 12"	5657	SY	\$ 4.85	\$ 27,436.45
Miami Curb	3799	LF	\$ 14.73	\$ 55,959.27
4' Sidewalk 4" Thick	264	LF	\$ 19.51	\$ 5,150.64
4' Sidewalk 6" Thick	61	LF	\$ 22.82	\$ 1,392.02
4' Wheel Chair Ramp	6	EA	\$ 1,234.60	\$ 7,407.60
Pavement Markings	1	LS	\$ 3,186.00	\$ 3,186.00
TOTAL ROADWAY				\$ 194,338.60
Project Total				\$ 360,468.24
10%				\$ 36,046.82

Should you have any questions or require additional information, please contact me at 863-226-6863 or marke.wilson@kimley-horn.com.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC

Mark E. Wilson, P.E.
Senior Project Manager



RESIDENTIAL MAINTENANCE BOND

Bond No. 024262102

KNOWN ALL MEN BY THESE PRESENTS, That we,
KB Home Orlando, LLC, as Principal, and Liberty Mutual Insurance Company,
a corporation organized and doing business under and by virtue of the laws of the State of
Massachusetts 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 Thirty Six Thousand Forty Six and 82/100
(\$ 36,046.82) 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 Maintenance Bond (hereinafter "Bond"); and

WHEREAS, the Principal has constructed 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 Mirabella 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 Principal wishes to dedicate the Improvements to the public; and

WHEREAS, the LDC requires as a condition of acceptance of the Improvements that
the Principal provide to the Obligee a bond warranting the Improvements for a definite period
of time following the Obligee's final acceptance of said Improvements.

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

1. If the Principal shall warrant and indemnify for a period of One (1) year(s)
following the date of the Obligee's acceptance of the Improvements (the "Warranty
Period") in the approved platted subdivision known as
Mirabella Phase 2, against all loss that Obligee
may sustain resulting from defects in construction, design, or materials; and
2. If the Principal shall correct within the Warranty Period any failure, deterioration, or
damage existing in the Improvements so that the Improvements thereafter comply with the
technical specifications contained in the LDC;

Then upon approval by the Obligee this Bond shall be void, otherwise to remain in full force
and effect.

Initials (H)

3. All notices, demands, and correspondence with respect to this Bond shall be in writing and addressed to:

The Surety at:

Liberty Mutual Insurance Company
175 Berkeley Street
Boston MA 02116

The Principal at:

KB Home Orlando, LLC
9102 Southpark Center Loop, Suite 100
Orlando, FL 32837

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 3rd day of August, 20 22.



Witness

Kyla Lubin

Printed Name



Witness

Carly Battin

Printed Name



Witness

My Hua

Printed Name



Witness

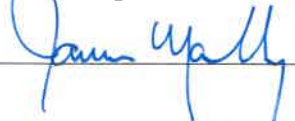
Michael Slack

Printed Name

PRINCIPAL:

KB Home Orlando, LLC

Name of Corporation

By: 

James Makfinsky

Printed Name

Title: VP of Finance
(SEAL)

SURETY:

Liberty Mutual Insurance Company

Name of Corporation

By: 

(SEAL)

Brenda Wong

Printed Name
Title: Attorney-in-Fact
(SEAL)

(Attach power of attorney)

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT CIVIL CODE §1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

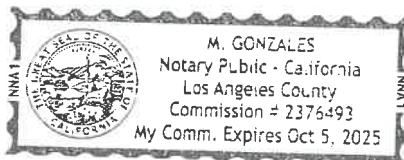
County of Los Angeles

On AUG 03 2022 before me, M.Gonzales, Notary Public, personally appeared Brenda Wong who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/~~are~~-subscribed to the within instrument and acknowledged to me that ~~he~~/she/~~they~~ executed the same in ~~his~~/her/~~their~~ authorized capacity(ies), and that by ~~his~~/her/~~their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

(seal)



Signature

M. Gonzales
M.Gonzales, Notary Public



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: 8204866

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, Brenda Wong

all of the city of Los Angeles, state of California 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 15th day of February, 2021.

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 15th day of February, 2021, 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 - Notary Seal
Teresa Pastella, Notary Public
Montgomery County
My commission expires March 28, 2025
Commission number 1126044
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, of Liberty Mutual Insurance Company, The Ohio Casualty Insurance Company, and West American Insurance Company do hereby certify that this 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 3rd day of August, 2022.



By: Renee C. Llewellyn

Renee C. Llewellyn, Assistant Secretary

330 West Church Street
PO Box 9005 • Drawer GM03
Bartow, Florida 33831-9005



PHONE: 863-534-6792
FAX: 863-534-6407
www.polk-county.net

LAND DEVELOPMENT DIVISION

MEMORANDUM

To: Rita Karacson, Project Coordinator

From: Jamie Lewis

Project Name: Mirabella Phase 2

Project #: LDRES-2021-41 PCUMD Project # 2020.055.20.0

DATE: July 06, 2022

The Inspector of Record has made a final review of the above-mentioned project. As a result of inspections, test results, and general site observations, I certify that the project is complete and represents reasonable compliance with the intent of the plans designed by the Engineer of Record and approved by the Polk County Land Development Division. The exact field locations and elevations of the storm water, potable water, wastewater, and reclaimed water systems are not guaranteed nor certified by the inspector.

It is the Contractor and Engineer of Record's responsibility to furnish the Polk County Land Development Division with Record Drawings and other final closeout documentation, as required by the Land Development Code and the Utility Standards and Specifications Manual, for final review and approval of the completed project before release of C.O.'s.

Should you have any further questions in the matter, please call (863) 534-6449.