



of any Defect and shall specify in the notice a reasonable period of time for the Principal to correct the Defect. The Surety unconditionally covenants and agrees that if the Principal fails to correct the Defect within the time specified, the Surety shall forthwith correct the Defect and pay the cost thereof, including without limitation, engineering, legal, and contingent costs.

4. Should the Surety fail or refuse to perform any of its obligations pursuant to this Bond, the Obligees 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. In such case, the Obligors agree to pay all costs incurred by the Obligees, including attorney's fees and costs, and venue shall be in the courts of Polk County, Florida or in the United States District Court, Middle District of Florida, located in Hillsborough County, Florida.
5. All notices, demands, and correspondence with respect to this Bond shall be in writing and deemed effective on the date of certified mailing addressed to the following, notwithstanding any changes to the addresses listed below:

**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 Obligees at:**

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

This Bond commences on the Bond Commencement Date and shall remain in full force and effect until the correction of all Defects for which timely notice has been provided to the Principal and Surety, even if the time required to correct such Defect exceeds the Warranty Period. This Bond shall be released by the Obligees if all the Conditions of this Bond remain satisfied at the end of the Warranty Period.

IN WITNESS WHEREOF, the Principal and Surety have caused this Bond to be executed by their duly authorized officers this 1st day of April, 2024.

[Signature]  
Witness

Eileen Sesto  
Printed Name

[Signature]  
Witness

Stephen White  
Printed Name

[Signature]  
Witness

Martha Gonzales  
Printed Name

[Signature]  
Witness

My Hua  
Printed Name

PRINCIPAL:

KB Home Orlando, LLC  
Name of Corporation

By: [Signature]

James Makrensky  
Printed Name

Title:  
(SEAL)

SURETY:

Liberty Mutual Insurance Company  
Name of Corporation

By: [Signature]

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 4/1/2024 before me, S. Evans, 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.

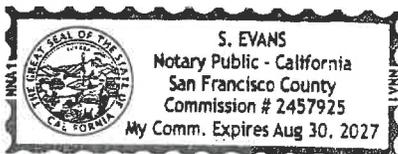
WITNESS my hand and official seal.

(seal)

Signature

S. Evans

S. Evans, 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: [Signature of 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 1128044
Member, Pennsylvania Association of Notaries

By: [Signature of 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 1st day of April, 2024



By: [Signature of 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.

For bond and/or Power of Attorney (POA) verification inquiries, please call 610-832-8240 or email HOSUR@libertymutual.com.



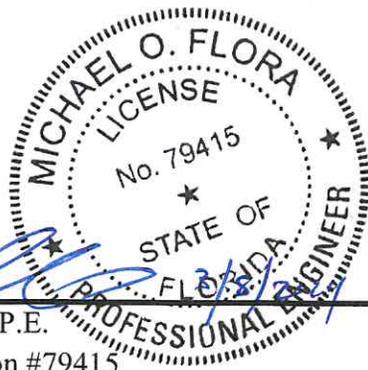
PO Box 253, Bartow, FL 33831  
 Office: (863) 800-3046  
 Fax: (863) 800-1159

**WARRANTY BOND COST ESTIMATE**  
**ENGINEERS ESTIMATE OF PROBABLE COSTS FOR "WILDER PINES"**  
 as of 03/07/2024

ITEM	DESCRIPTION	QTY	UNIT	UNIT PRICE	AMOUNT
<b>***POTABLE WATER SYSTEM***</b>					
<b>***ON-SITE POTABLE WATER***</b>					
1	4" PVC	682	LF	\$9.68	\$6,601.76
2	8" PVC	1507	LF	\$31.83	\$47,967.81
3	Single Service	14	EA	\$504.10	\$7,057.40
4	Double Service	25	EA	\$1,350.63	\$33,765.75
5	Fittings	1	LS	\$21,984.74	\$21,984.74
6	4" Gate Valve	2	EA	\$1,412.52	\$2,825.04
7	8" Gate Valve	5	EA	\$2,435.33	\$12,176.65
8	Fire Hydrant	3	EA	\$7,349.48	\$22,048.44
9	Auto Blowoff	2	EA	\$1,609.31	\$3,218.62
<b>ON-SITE POTABLE WATER TOTAL</b>					<b>\$157,646.21</b>
<b>***OFF-SITE POTABLE WATER***</b>					
10	Tie to Existing Water	1	EA	\$1,605.78	\$1,605.78
11	2" Jumper	1	EA	\$2,621.07	\$2,621.07
<b>OFF-SITE POTABLE WATER TOTAL</b>					<b>\$4,226.85</b>
<b>POTABLE WATER SYSTEM TOTAL</b>					<b>\$161,873.06</b>
<b>***REUSE WATER SYSTEM***</b>					
<b>*** ON-SITE REUSE WATER***</b>					
12	4" PVC	930	LF	\$9.68	\$9,002.40
13	8" PVC	1065	LF	\$31.96	\$34,037.40
14	Single Service	7	EA	\$504.10	\$3,528.70
15	Double Service	29	EA	\$1,350.63	\$39,168.27
16	Irrigation Service	1	EA	\$1,103.35	\$1,103.35
17	Reclaim Fittings	1	LS	\$24,107.77	\$24,107.77
18	4" Gate Valve	4	EA	\$1,412.52	\$5,650.08
19	8" Gate Valve	5	EA	\$2,435.33	\$12,176.65
<b>ON-SITE REUSE WATER TOTAL</b>					<b>\$128,774.62</b>

<b>***OFF-SITE REUSE WATER***</b>					
20	8" PVC	1120	EA	\$31.96	\$35,795.20
21	Reclaim Fittings	1	LS	\$15,116.36	\$15,116.36
22	8" Gate Valve	4	EA	\$2,435.33	\$9,741.32
23	12" x 8" Wet Tap	1	EA	\$8,156.61	\$8,156.61
<b>OFF-SITE REUSE WATER TOTAL</b>					<b>\$68,809.49</b>
<b>REUSE WATER SYSTEM TOTAL</b>					<b>\$197,584.11</b>
<b>***SANITARY SEWER SYSTEM***</b>					
<b>*** ON-SITE SANITARY SEWER***</b>					
24	8" PVC 0-6 SDR 26	693	LF	\$20.45	\$14,171.85
25	8" PVC 6-8 SDR 26	804	LF	\$20.45	\$16,441.80
26	8" PVC 8-10 SDR 26	452	LF	\$20.45	\$9,243.40
27	Manhole 0-6	5	EA	\$6,167.69	\$30,838.45
28	Manhole 6-8	3	EA	\$6,433.11	\$19,299.33
29	Manhole 8-10	1	EA	\$7,248.77	\$7,248.77
30	Single Lateral	7	EA	\$508.90	\$3,562.30
31	Double Lateral	28	EA	\$1,205.90	\$33,765.20
32	6" PVC Forcemain	160	LF	\$18.83	\$3,012.80
33	Forcemain Fittings	1	LS	\$8,554.15	\$8,554.15
34	Lift Station	1	LS	\$202,621.09	\$202,621.09
<b>ON-SITE SANITARY SEWER TOTAL</b>					<b>\$348,759.14</b>
<b>***OFF-SITE FORCEMAIN***</b>					
35	6" x 6" Wet Tap	1	EA	\$4,119.74	\$4,119.74
36	Directional Bore	80	LF	\$155.40	\$12,432.00
37	Forcemain Fittings	1	LS	\$3,804.85	\$3,804.85
<b>OFF-SITE FORCEMAIN TOTAL</b>					<b>\$20,356.59</b>
<b>SANITARY SEWER SYSTEM TOTAL</b>					<b>\$369,115.73</b>
<b>*** STORM DRAINAGE***</b>					
38	15" RCP	97	LF	\$47.04	\$4,562.88
39	15" HDPE	220	LF	\$27.52	\$6,054.40
40	18" HDPE	437	LF	\$32.80	\$14,333.60
41	24" HDPE	630	LF	\$56.04	\$35,305.20
42	30" HDPE	61	LF	\$109.53	\$6,681.33
43	24" MES	1	EA	\$1,439.71	\$1,439.71
44	30" MES	1	EA	\$2,191.29	\$2,191.29
45	P-5 Inlet	2	EA	\$6,681.63	\$13,363.26
46	P-6 Inlet	9	EA	\$6,662.20	\$59,959.80
47	J-6 Inlet	1	EA	\$11,170.04	\$11,170.04
48	Type C Inlet	3	EA	\$2,671.30	\$8,013.90
49	Overflow Weir	1	EA	\$9,710.25	\$9,710.25
50	Rip Rap	10	SY	\$84.41	\$844.10
<b>STORM DRAINAGE TOTAL</b>					<b>\$173,629.76</b>

	<b>***PAVING***</b>				
	<b>***ON-SITE PAVING***</b>				
51	1.5" SP-9.5 Asphalt	5055	SY	\$15.86	\$80,172.30
52	6" Crushed Concrete	5055	SY	\$19.55	\$98,825.25
53	10" Stabilizer	6400	SY	\$4.01	\$25,664.00
54	Miami Curb	4035	LF	\$20.96	\$84,573.60
55	5' Sidewalk 6" Thick	20	LF	\$45.42	\$908.40
56	5' Sidewalk 4" Thick	275	LF	\$37.09	\$10,199.75
57	5' Wheel Chair Ramp	11	EA	\$1,579.43	\$17,373.73
58	Signs & Pavement Markings	1	LS	\$8,851.10	\$8,851.10
	<b>ON-SITE PAVING TOTAL</b>				<b>\$326,568.13</b>
	<b>***OFF-SITE PAVING***</b>				
59	1.5" SP-9.5 Asphalt	1730	SY	\$15.25	\$26,382.50
60	2" SP-9.5 Asphalt	195	SY	\$27.45	\$5,352.75
61	1" Milling	1535	SY	\$8.66	\$13,293.10
62	Stabilized Shoulder	415	SY	\$7.84	\$3,253.60
63	Sawcut Asphalt	1300	LF	\$4.88	\$6,344.00
64	12" Crushed Concrete	195	SY	\$63.06	\$12,296.70
65	5' Sidewalk 4" Thick	620	LF	\$37.09	\$22,995.80
66	5' Wheel Chair Ramp	2	EA	\$1,579.43	\$3,158.86
67	Signs & Pavement Markings	1	LS	\$1,579.43	\$1,579.43
	<b>OFF-SITE PAVING TOTAL</b>				<b>\$94,656.74</b>
	<b>PAVING TOTAL</b>				<b>\$421,224.87</b>
<b>ESTIMATED TOTAL REMAINING</b>					<b>\$1,323,427.53</b>
<b>WARRANTY SURETY @ 10 PERCENT</b>					<b>\$ 132,342.75</b>



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



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](http://www.polk-county.net)

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**LAND DEVELOPMENT DIVISION**

**MEMORANDUM**

**To:** Rebecca Spangler, Project Coordinator

**From:** Marty Waring, Inspector

**Project Name:** Wilder Pines

**Project #:** LDRES-2022-67 PCUMD Project # 2022-14-30-0

**DATE:** 10/03/2024

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.