

POLK COUNTY LAND DEVELOPMENT  
330 W. CHURCH ST., BAROW, FL 33830  
P.O.B. 9005, DRAWER GM 03  
BARTOW, FL. 33831-9005  
PHONE: (863) 534-6792 FAX: (863) 534-5908



## WARRANTY INSPECTION FORM

Subdivision Name: Culver's Christina – LDSUR-2023-52	
Road Name:	
Engineering Firm / Engineer of Record: Richard E. Mills, P.E. – Kimley Horn and Associates, Inc.	
Contractor:	
<b>Roadway Items</b>	<b>Condition / Remarks</b>
A. Asphalt	
B. Shoulders:	
C. Curbs:	
D. Inlets:	
E. Mitered Ends:	
F. Swales:	
G. Sidewalks:	
H. Landscaping:	
<b>Drainage Items</b>	<b>Condition / Remarks</b>
A. Retention Ponds:	
B. Drainage	
C. Perimeter Swales:	
<b>Utility Items:</b>	<b>Condition / Remarks</b>
A. Amount Security: \$5,911.50	
B. Potable Water: Based on field inspections it appears the potable water system is functioning per design. No deficiencies identified	
C. Wastewater System:	
Inspector: Tim Bearden	
Date: 2/20/2025	

## COMMERCIAL MAINTENANCE BOND

Bond No. 9954170

KNOWN ALL MEN BY THESE PRESENTS, That we, Lakeland Burger Christina LLC, as Principal, and Great American Insurance Company, a corporation organized and doing business under and by virtue of the laws of the State of Ohio 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 Five Thousand Nine Hundred Eleven dollars and Fifty Cents (\$ 5,911.50 ) 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 accordance with the drawings, plans, specifications, and other data and information (hereinafter "Plans") for the Culver's Christina Project as 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") 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.

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

**The Surety at:** Great American Insurance Company  
301 E 4th Street  
Cincinnati, OH 45202

**The Principal at:** Lakeland Burger Christina LLC  
6400 S. Flordia Ave,  
Lakeland, FL 33813

**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 17th day of October, 2023.

CLW  
Witness  
Chelsea Worthington  
Printed Name  
Caleb Groewy  
Witness  
Caleb Gray  
Printed Name

Michele Faucett  
Witness  
Michele Faucett  
Printed Name  
TC Buck  
Witness  
Thomas C Buckner  
Printed Name

PRINCIPAL:

Lakeland Burger Christina LLC  
Name of Corporation  
By: SRH  
Scott R. Hunt  
Printed Name  
Title:  
(SEAL)

SURETY:

Great American Insurance Company  
Name of Corporation  
By: W  
William Belpedio, Attorney In Fact  
Printed Name  
Title:  
(SEAL)

(Attach power of attorney)

# GREAT AMERICAN INSURANCE COMPANY®

Administrative Office: 301 E 4TH STREET • CINCINNATI, OHIO 45202 • 513-369-5000 • FAX 513-723-2740

The number of persons authorized by  
this power of attorney is not more than **THREE**

No. 0 21308

## POWER OF ATTORNEY

**KNOW ALL MEN BY THESE PRESENTS:** That the GREAT AMERICAN INSURANCE COMPANY, a corporation organized and existing under and by virtue of the laws of the State of Ohio, does hereby nominate, constitute and appoint the person or persons named below, each individually if more than one is named, its true and lawful attorney-in-fact, for it and in its name, place and stead to execute on behalf of the said Company, as surety, any and all bonds, undertakings and contracts of suretyship, or other written obligations in the nature thereof; provided that the liability of the said Company on any such bond, undertaking or contract of suretyship executed under this authority shall not exceed the limit stated below.

Name	Address	Limit of Power
THOMAS C. BUCKNER	ALL OF	ALL
MICHAEL J. HERRANEN	PHOENIX, ARIZONA	\$100,000,000
WILLIAM BELPEDIO		

This Power of Attorney revokes all previous powers issued on behalf of the attorney(s)-in-fact named above.

IN WITNESS WHEREOF the GREAT AMERICAN INSURANCE COMPANY has caused these presents to be signed and attested by its appropriate officers and its corporate seal hereunto affixed this **3RD** day of **MAY**, 2019

Attest

GREAT AMERICAN INSURANCE COMPANY



*Steph C. B.*

Assistant Secretary

*Mark V. Vicario*

Divisional Senior Vice President

STATE OF OHIO, COUNTY OF HAMILTON - ss:

MARK VICARIO (877-377-2405)

On this **3RD** day of **MAY**, 2019, before me personally appeared MARK VICARIO, to me known, being duly sworn, deposes and says that he resides in Cincinnati, Ohio, that he is a Divisional Senior Vice President of the Bond Division of Great American Insurance Company, the Company described in and which executed the above instrument; that he knows the seal of the said Company; that the seal affixed to the said instrument is such corporate seal; that it was so affixed by authority of his office under the By-Laws of said Company, and that he signed his name thereto by like authority.



**SUSAN A. KOHORST**  
Notary Public  
State of Ohio  
My Comm. Expires  
May 18, 2025

*Susan A. Kohorst*

This Power of Attorney is granted by authority of the following resolutions adopted by the Board of Directors of Great American Insurance Company by unanimous written consent dated June 9, 2008.

**RESOLVED:** That the Divisional President, the several Divisional Senior Vice Presidents, Divisional Vice Presidents and Divisional Assistant Vice Presidents, or any one of them, be and hereby is authorized, from time to time, to appoint one or more Attorneys-in-Fact to execute on behalf of the Company, as surety, any and all bonds, undertakings and contracts of suretyship, or other written obligations in the nature thereof; to prescribe their respective duties and the respective limits of their authority; and to revoke any such appointment at any time.

**RESOLVED FURTHER:** That the Company seal and the signature of any of the aforesaid officers and any Secretary or Assistant Secretary of the Company may be affixed by facsimile to any power of attorney or certificate of either given for the execution of any bond, undertaking, contract of suretyship, or other written obligation in the nature thereof, such signature and seal when so used being hereby adopted by the Company as the original signature of such officer and the original seal of the Company, to be valid and binding upon the Company with the same force and effect as though manually affixed.

## CERTIFICATION

I, **STEPHEN C. BERAHA**, Assistant Secretary of Great American Insurance Company, do hereby certify that the foregoing Power of Attorney and the Resolutions of the Board of Directors of June 9, 2008 have not been revoked and are now in full force and effect.

Signed and sealed this **17th** day of **October**, 2023



*Steph C. B.*

Assistant Secretary