

FIDELITY GUARANTY AND ACCEPTANCE CORP.

5505 WATERFORD DISTRICT DRIVE, 7TH FLOOR WEST

MIAMI, FLORIDA 33126

PHONE (305) 553-8724



JANUARY 14, 2026

IRREVOCABLE STANDBY LETTER OF CREDIT NO. FGAC-26038

BENEFICIARY: POLK COUNTY
330 WEST CHURCH STREET
BARTOW, FL 33830

APPLICANT: LENNAR HOMES, LLC
6675 WESTWOOD BOULEVARD, 5TH FLOOR
ORLANDO, FL 32821

LC AMOUNT: USD \$293,074.22 (TWO HUNDRED NINETY-THREE THOUSAND SEVENTY-FOUR AND 22/100 US DOLLARS)

EXPIRATION DATE: JANUARY 13, 2027 AT OUR COUNTERS

RE: GROVES AT GRENELEFE - OFFSITE
LDSUR-2025-152

GENTLEMEN:

WE HEREBY ESTABLISH OUR IRREVOCABLE STANDBY LETTER OF CREDIT NO. FGAC-26038 IN YOUR FAVOR AT THE REQUEST AND FOR THE ACCOUNT OF LENNAR HOMES, LLC IN AN AGGREGATE AMOUNT NOT TO EXCEED THE LC AMOUNT.

THIS LETTER OF CREDIT IS AVAILABLE BY YOUR DRAFT(S) DRAWN AT SIGHT ON FIDELITY GUARANTY AND ACCEPTANCE CORP.

DULY SIGNED AND MARKED: "DRAWN UNDER FIDELITY GUARANTY AND ACCEPTANCE CORP. LETTER OF CREDIT NO. FGAC-26038 DATED JANUARY 14, 2026" WHEN ACCOMPANIED BY THE ORIGINAL OF THIS LETTER OF CREDIT AND ALL ORIGINAL AMENDMENTS, IF ANY, AND THE FOLLOWING DOCUMENT(S):

BENEFICIARY'S CERTIFICATE DULY SIGNED AND DATED BY AN AUTHORIZED OFFICER OF POLK COUNTY SIGNING AS SUCH ON ITS LETTERHEAD READING EXACTLY AS FOLLOWS:

"(I) THE AMOUNT REPRESENTED BY THE DRAFT ACCOMPANYING THIS STATEMENT IS THE AMOUNT REQUIRED TO BE PAID TO THE BENEFICIARY ON ACCOUNT OF THE FAILURE OF LENNAR HOMES, LLC TO MAINTAIN THE IMPROVEMENTS FOR GROVES AT GRENELEFE - OFFSITE PURSUANT TO THE POLK COUNTY LAND DEVELOPMENT CODE (THE "CODE") AND UNDER THE ENGINEER'S COST ESTIMATE DATED NOVEMBER 17, 2025 PREPARED BY TRACT ENGINEERING LLC; (II) THAT LENNAR HOMES, LLC HAS BEEN GIVEN WRITTEN NOTICE BY POLK COUNTY DESCRIBING THE EVENT OR CONDITION OF SUCH DEFAULT IN REASONABLE DETAIL BY CERTIFIED MAIL, RETURN RECEIPT REQUESTED; (III) THE DEFAULT HAS NOT BEEN CURED WITHIN THE CURE PERIOD PROVIDED FOR THEREIN, IF ANY; AND (IV) THAT POLK COUNTY IS NOT IN DEFAULT UNDER THE TERMS AND CONDITIONS OF THE CODE AND AS SUCH IS ENTITLED TO BE PAID THE PROCEEDS OF THIS LETTER OF CREDIT UNDER THE TERMS OF THE CODE."

IT IS A CONDITION OF THIS LETTER OF CREDIT THAT IT SHALL BE AUTOMATICALLY EXTENDED WITHOUT AMENDMENT FOR ADDITIONAL PERIODS OF ONE YEAR FROM THE PRESENT OR ANY FUTURE EXPIRATION DATE HEREOF, UNLESS AT LEAST THIRTY (30) DAYS PRIOR TO ANY SUCH DATE WE SHALL NOTIFY YOU BY REGISTERED OR CERTIFIED MAIL OR COURIER OR HAND DELIVERED NOTIFICATION AT THE ABOVE ADDRESS THAT WE ELECT NOT TO CONSIDER THIS LETTER OF CREDIT EXTENDED FOR ANY SUCH ADDITIONAL PERIOD.

THIS LETTER OF CREDIT SETS FORTH IN FULL THE TERMS OF OUR UNDERTAKING AND SUCH UNDERTAKING SHALL NOT IN ANY WAY BE MODIFIED, AMENDED, AMPLIFIED OR LIMITED BY REFERENCE TO ANY DOCUMENT, INSTRUMENT OR AGREEMENT REFERRED TO HEREIN OR IN WHICH THIS LETTER OF CREDIT IS REFERRED TO OR TO WHICH THIS LETTER OF CREDIT RELATES, AND ANY SUCH REFERENCE SHALL NOT BE DEEMED TO INCORPORATE HEREIN ANY SUCH DOCUMENT, INSTRUMENT OR AGREEMENT.

WE HEREBY ENGAGE WITH BENEFICIARY THAT ALL SIGHT DRAFTS DRAWN UNDER AND IN CONFORMITY WITH THE TERMS AND CONDITIONS OF THIS LETTER OF CREDIT WILL BE DULY HONORED IF DRAWN AND PRESENTED FOR PAYMENT TOGETHER WITH THE DOCUMENTS REQUIRED HEREIN TO FIDELITY GUARANTY AND ACCEPTANCE CORP., 5505 WATERFORD DISTRICT DRIVE, 7TH FLOOR WEST, MIAMI, FL 33126, IF PRESENTED BEFORE OUR CLOSE OF BUSINESS ON OR BEFORE THE EXPIRATION DATE. PRESENTATIONS MAY BE MADE BY REGISTERED OR CERTIFIED MAIL, RETURN RECEIPT REQUESTED OR BY FEDERAL EXPRESS OR ANY OTHER NATIONALLY RECOGNIZED COURIER COMPANY.

THIS LETTER OF CREDIT IS SUBJECT TO THE INTERNATIONAL STANDBY PRACTICES 1998, INTERNATIONAL CHAMBER OF COMMERCE - PUBLICATION NO. 590 ("ISP98").

VERY TRULY YOURS,

FIDELITY GUARANTY AND ACCEPTANCE CORP.

WILLIAM O'REARDON, AUTHORIZED AGENT



TRACT ENGINEERING

FROM CONCEPTUAL TO COMPLETION

5137 S LAKELAND DR. SUITE 3
LAKELAND, FL 33813
FIRM REGISTRATION NUMBER - 34343

Tract Engineering LLC		Date	11.17.25
Project:	GROVES AT GRENELEFE- OFFSITE	Record Number	
Location	W LAKE MARION RD		

OFFSITE					
OFFSITE PAVEMENT					
#	Description	Quantity	Unit	Unit Price	Total
2	Maintenance Of Traffic - Road Closure	1.00	LS	\$8,889.72	\$8,889.72
3	Type III Silt Fence	1.00	LS	\$4,033.21	\$4,033.21
4	Remove Asphalt	3954.00	LF	\$8.22	\$32,501.88
5	Excavation And Grading	1.00	LS	\$54,803.36	\$54,803.36
6	12" Stabilized Subgrade	7157.00	LF	\$12.32	\$88,174.24
7	Type RA Curb	271.00	LF	\$35.46	\$9,609.66
8	2.5" SP-9.5 Asphalt Pavement-2 Lifts	6574.00	LF	\$33.57	\$220,689.18
9	8' Concrete Sidewalk	5923.00	LF	\$8.73	\$51,707.79
10	Type D Curb	205.00	LF	\$24.74	\$5,071.70
11	Offasite Striping & Signs	1.00	LS	\$51,709.61	\$51,709.61
12	Type F Curb	1353.00	LF	\$22.60	\$30,577.80
13	2" Drop Curb Off	196.00	LF	\$18.65	\$3,655.40
14	Transition Curb	161.00	LF	\$22.60	\$3,638.60
15	16" Limerock Base	6574.00	LF	\$34.49	\$226,737.26
16	12" Thick Concrete Truck Apron	1939.00	LF	\$28.77	\$55,785.03
17	5' Concrete Sidewalk	1386.00	LF	\$9.72	\$13,471.92
18	Concrete ADA Ramp	192.00	LF	\$249.51	\$47,905.92
19	6" Thick Concrete Driveway	1092.00	LF	\$11.50	\$12,558.00
					\$921,520.28
OFFSITE STORM DRAINS					
#	Description	Quantity	Unit	Unit Price	Total
38	18" rcp Storm Pipe	537.00	LF	\$107.42	\$57,684.54
39	18" RCP Mitered End Section	1.00	EA	\$1,945.03	\$1,945.03
40	Type 6 Curb Inlet (Structure Price Includes Curb Inlet Top)	2.00	EA	\$6,446.79	\$12,893.58
41	Type C Inlet	3.00	EA	\$3,506.87	\$10,520.61
					\$83,043.76
BRIDGE CONSTRUCTION					
#	Description	Quantity	Unit	Unit Price	Total
43	Bridge Construction/Production & Install	1.00	LS	\$1,863,371.40	\$1,863,371.40
					\$1,863,371.40
CHANGE ORDERS					
#	Description	Quantity	Unit	Unit Price	Total
46	Asphalt and Striping Additions	1.00	LS	\$62,806.73	\$62,806.73
					\$62,806.73
OFFSITE TOTAL					\$2,930,742.17

10% = 293,074.22

DANIEL P. KOVACS



Digitally signed
by: Daniel
Kovacs
DN: CN = Daniel
Kovacs C = US
O = Unaffiliated
Date: 2025.12.10
09:32:17 -05'00'

This item has been digitally signed and sealed
by Daniel P

Kovacs, PE on the date adjacent to the seal.

Signature must be verified on any electronic
copies.



LAND DEVELOPMENT DIVISION

MEMORANDUM

To: Rita Karacson, Project Coordinator

From: Michael Osborne, Inspector

Project Name: Groves at Grenelefe (a.k.a. Smoky Groves) Phases 1 & 2

Project #: LDRES-2024-7

DATE: 3/3/2026

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.