

COMMERCIAL MAINTENANCE BOND

Bond No. GM240770

KNOWN ALL MEN BY THESE PRESENTS, That we, Storage Units Providence, LLC, as Principal, and Great Midwest Insurance Company, a corporation organized and doing business under and by virtue of the laws of the State of Texas 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 Fifty-six Thousand One Hundred Sixty-three and 20/100 (\$56,163.20) 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 Providence Self Storage 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; and

WHEREAS, this Bond shall commence upon the date of the Obligee's acceptance of the Improvements (the "Bond Commencement Date").

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

1. If the Principal shall warrant and indemnify for a period of Two (2) year(s) following the Bond Commencement Date (the "Warranty Period") against all loss that Obligee may sustain resulting from defects in construction, design, workmanship and materials (the "Defect"); and
2. If the Principal shall correct all Defects to the Improvements that are discovered during the Warranty Period;

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

Initials _____

3. The Obligee, its authorized agent or officer, shall notify the Principal and Surety in writing 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 Obligee 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 Obligee, 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:

Great Midwest Insurance Company
Attn: Surety Department
800 Gessner, Suite 600
Houston, TX 77024

A copy of all notices to Agent at:
The Baldwin Group Southeast
Attn: Surety Department
4211 W Boy Scout Blvd, Suite 800
Tampa, FL 33607

The Principal at:

Storage Units Providence, LLC
9000 W Colonial Drive, Suite 401
Ocoee, FL 34761

The Obligee 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 Obligee 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 17th day of January, 2025.

Ariana Palamaro
Witness

Ariana Palamaro
Printed Name

Mark Mastersen
Witness

Mark Mastersen
Printed Name

~~PRINCIPAL:~~

~~Storage Units Providence, LLC
Name of Corporation~~

~~By: _____~~

Francis Webster
Printed Name
Title: managing member
(SEAL)

SURETY:

Helena Beam
Witness

Helena Beam
Printed Name

James Jenkins
Witness

James Jenkins
Printed Name

Great Midwest Insurance Company
Name of Corporation

By: M. Langley

Mary Martha Langley
Printed Name
Title: Attorney-in-Fact
(SEAL)



(Attach power of attorney)

POWER OF ATTORNEY
Great Midwest Insurance Company

KNOW ALL MEN BY THESE PRESENTS, that **GREAT MIDWEST INSURANCE COMPANY**, a Texas Corporation, with its principal office in Houston, TX, does hereby constitute and appoint:
Mary Martha Langley, Frederic M. Archerd, Jr., Yu cheng Chiang, Richard P. Russo, Jr., Tanya L. Russo

its true and lawful Attorney(s)-In-Fact to make, execute, seal and deliver for, and on its behalf as surety, any and all bonds, undertakings or other writings obligatory in nature of a bond.

This authority is made under and by the authority of a resolution which was passed by the Board of Directors of **GREAT MIDWEST INSURANCE COMPANY**, on the 1st day of October, 2018 as follows:

Resolved, that the President, or any officer, be and hereby is, authorized to appoint and empower any representative of the Company or other person or persons as Attorney-In-Fact to execute on behalf of the Company any bonds, undertakings, policies, contracts of indemnity or other writings obligatory in nature of a bond not to exceed Twenty-Five Million dollars (\$25,000,000.00), which the Company might execute through its duly elected officers, and affix the seal of the Company thereto. Any said execution of such documents by an Attorney-In-Fact shall be as binding upon the Company as if they had been duly executed and acknowledged by the regularly elected officers of the Company. Any Attorney-In-Fact, so appointed, may be removed in the Company's sole discretion and the authority so granted may be revoked as specified in the Power of Attorney.

Resolved, that the signature of the President and the seal of the Company may be affixed by facsimile on any power of attorney granted, and the signature of the Secretary, and the seal of the Company may be affixed by facsimile to any certificate of any such power and any such power or certificate bearing such facsimile signature and seal shall be valid and binding on the Company. Any such power so executed and sealed and certificate so executed and sealed shall, with respect to any bond of undertaking to which it is attached, continue to be valid and binding on the Company.

IN WITNESS THEREOF, **GREAT MIDWEST INSURANCE COMPANY**, has caused this instrument to be signed by its President, and its Corporate Seal to be affixed this 11th day of February, 2021.



GREAT MIDWEST INSURANCE COMPANY

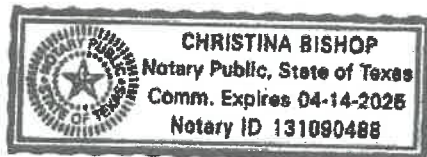
BY _____

Mark W. Haushill

Mark W. Haushill
President

ACKNOWLEDGEMENT

On this 11th day of February, 2021, before me, personally came Mark W. Haushill to me known, who being duly sworn, did depose and say that he is the President of **GREAT MIDWEST INSURANCE COMPANY**, the corporation described in and which executed the above instrument; that he executed said instrument on behalf of the corporation by authority of his office under the By-laws of said corporation.



BY _____

Christina Bishop

Christina Bishop
Notary Public

CERTIFICATE

I, the undersigned, Secretary of **GREAT MIDWEST INSURANCE COMPANY**, A Texas Insurance Company, DO HEREBY CERTIFY that the original Power of Attorney of which the foregoing is a true and correct copy, is in full force and effect and has not been revoked and the resolutions as set forth are now in force.

Signed and Sealed at Houston, TX this 17th Day of January, 2025.



BY _____

Leslie K. Shaunty

Leslie K. Shaunty
Secretary

"WARNING: Any person who knowingly and with intent to defraud any insurance company or other person, files and application for insurance of claim containing any materially false information, or conceals for the purpose of misleading, information concerning any fact material thereto, commits a fraudulent insurance act, which is a crime and subjects such person to criminal and civil penalties.

SKYWARD

SPECIALTY INSURANCE

ADDENDUM TO BOND

This Addendum is in reference to the bond(s) to which it is attached.

Great Midwest Insurance Company ("GMIC") deems the digital or electronic image of GMIC's corporate seal below affixed to the bond(s) to the same extent as if a raised corporate seal was physically stamped or impressed upon the bond(s). The digital or electronic seal below shall have the same force and effect as though manually fixed to the bond(s).

All terms of the bond(s) remain the same.

Signed and effective January 1, 2022.

Great Midwest Insurance Company



By: _____

Name & Title

Leslie Shaunty
Leslie Shaunty, General Counsel

**Engineer's Cost Estimate
Providence Self Storage
Offsite Utilities
October 25, 2024**

<u>DESCRIPTION</u>	<u>QUANTITY</u>	<u>UNITS</u>	<u>UNIT COST</u>	<u>TOTAL</u>
<u>UTILITY CONSTRUCTION COSTS</u>				
SANITARY				
4" PVC, AWWA C-900, DR-18, Green	5	L.F.	14.76 \$	73.80
4" Gate Valve Assembly, Complete	1	EA	1,145.00 \$	1,145.00
16"x4" Tapping Sleeve & Valve	1	EA	4,489.00 \$	4,489.00
SUB-TOTAL			\$	5,707.80
Water				
2" RPZ	2	EA.	2,826.00 \$	5,652.00
2" Polyline	40	L.F.	10.81 \$	432.40
2" Gate Valve	3	EA.	550.00 \$	1,650.00
8" PVC, AWWA C-900, DR-18 Blue	80	LF	26.05 \$	2,084.00
8" 45 degree bend, DI, CI153, Cement Lined, Bituminous Coated	2	EA.	480.00 \$	960.00
8" Tee, DI, CI153, Cement Lined, Bituminous Coated	1	EA.	520.00 \$	520.00
8" 90 degree bend, DI, CI153, Cement Lined, Bituminous Coated	1	EA.	960.00 \$	960.00
8" Backflow Preventor	2	EA.	14,050.00 \$	28,100.00
24"x8" Tapping Sleeve & Valve	1	EA.	6,278.00 \$	6,278.00
SUB-TOTAL			\$	46,636.40
SANITARY				
12"x1" Wet Tap	1	EA.	1,752.00 \$	1,752.00
1" Polytube	40	L.F.	10.25 \$	410.00
1" Gate Valve	1	EA.	300.00 \$	300.00
1" RPZ	1	EA.	1,357.00 \$	1,357.00
SUB-TOTAL			\$	3,819.00

TOTAL CIVIL DEVELOPMENT COSTS:	\$ 56,163.20
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This item has been Digitally signed and sealed by Bryan Potts on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.



Digitally signed by Bryan Potts
 DN: c=US, o=Tannath Design
 Inc.,
 dnQualifier=A01410C0000019
 20638CECF0000BD57,
 cn=Bryan Potts
 Date: 2024.10.25 15:03:41
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 Adobe Acrobat version:
 2024.003.20180



LAND DEVELOPMENT DIVISION

MEMORANDUM

To: Chrissy Irons, Development Coordinator II

From: Dennis Lester, Inspector

Project Name: Providence Self Storage

Project #: LDNON-2019-234

DATE: 10/29/2024

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.