

SUBJECT: Ventana Phase 4
DEPARTMENT: Development Review Division of Development Services Department
SECTION: Project Review & Processing
BOARD DATE: March 8, 2022
CONTACT: Lee Ann Kennedy

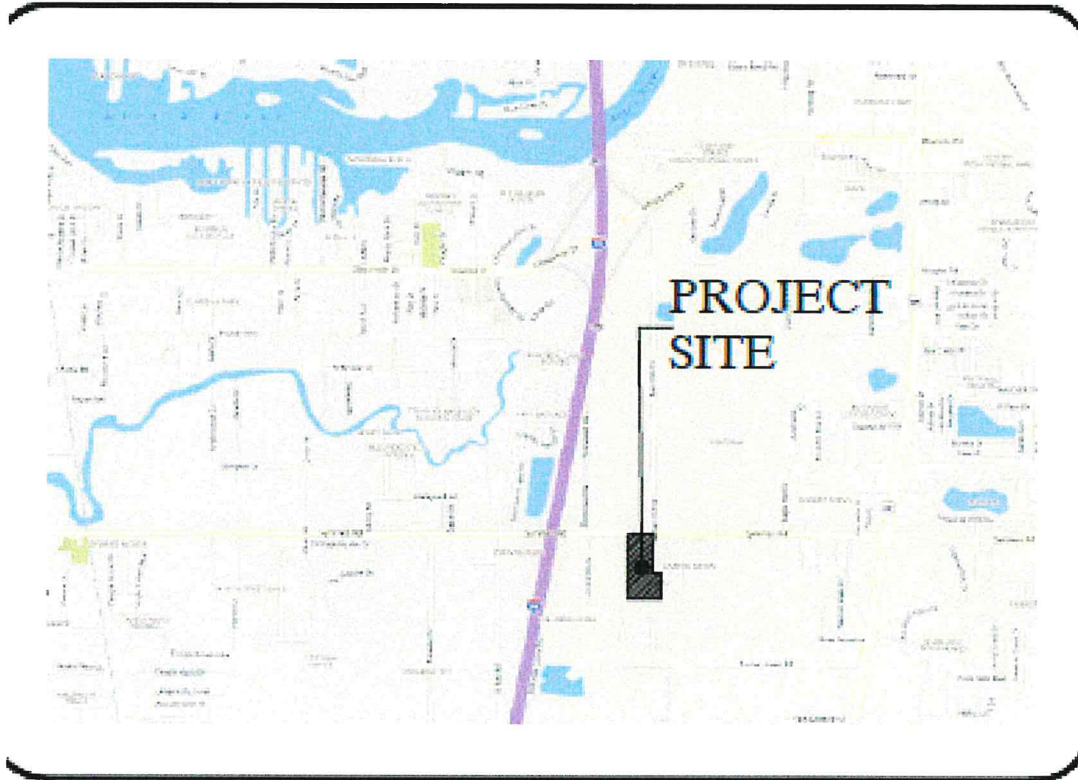
RECOMMENDATION:

Accept the plat for recording for Ventana Phase 4, located in Section 31, Township 30, and Range 20, and grant permission to the Development Review Division of Development Services Department to administratively accept the Improvement Facilities (roads, drainage, water wastewater and off-site roadway and utilities) for Maintenance upon proper completion, submittal and approval of all required documentation. Also provide the administrative rights to release the performance securities for construction and lot corners upon final acceptance by the Development Review Division of Development Services Department and also provide the administrative rights to release the warranty security upon expiration of the warranty period, warranty inspection and correction of any failure, deterioration or damage to the Improvement Facilities. Accept a Performance Bond in the amount of \$2,299,314.13, a Warranty Bond in the amount of \$183,945.13, and authorize the Chairman to execute the Subdivider's Agreement for Construction and Warranty of Required Improvements. Also accept a Performance Bond for Placement of Lot Corners in the amount of \$9,000.00 and authorize the Chairman to execute the Subdivider's Agreement for Performance - Placement of Lot Corners.

BACKGROUND:

On June 9, 2021, Permission to Construct Prior to Platting was issued for Ventana Phase 4. The developer has submitted the required Bonds, which the County Attorney's Office has reviewed and approved. The developer is Lennar Homes, LLC. and the engineer is Ardurra.

LOCATION MAP



LOCATION MAP

SUBDIVIDER'S AGREEMENT FOR CONSTRUCTION AND WARRANTY OF REQUIRED ON-SITE AND OFF-SITE IMPROVEMENTS

This Agreement made and entered into this _____ day of _____, 20_____, by and between Lennar Homes LLC, hereinafter referred to as the "Subdivider" and Hillsborough County, a political subdivision of the State of Florida, hereinafter referred to as the "County."

Witnesseth

WHEREAS, the Board of County Commissioners of Hillsborough County has established a Land Development Code, hereinafter referred to as "LDC", pursuant to the authority contained in Chapters 125, 163 and 177, Florida Statutes; and

WHEREAS, the LDC affects the subdivision of land within the unincorporated areas of Hillsborough County; and

WHEREAS, pursuant to the LDC, the Subdivider has submitted to the Board of County Commissioners of Hillsborough County, Florida, for approval and recordation, a plat of a subdivision known as VENTANA PHASE 4 (hereafter, the "Subdivision"); and

WHEREAS, a final plat of a subdivision within the unincorporated areas of Hillsborough County shall not be approved and recorded until the Subdivider has guaranteed to the satisfaction of the County that the improvements within the platted area and the off-site improvements required as a condition of the approval of the Subdivision will be installed; and

WHEREAS, the off-site and on-site improvements required by the LDC in connection with the Subdivision are to be installed after recordation of said plat under guarantees posted with the County; and

WHEREAS, the Subdivider has or will file with the Hillsborough County Development Review Division of the Development Services Department drawings, plans, specifications and other information relating to the construction of roads, streets, grading, sidewalks, stormwater drainage systems, water, wastewater and reclaimed water systems and easements and rights-of-way as shown on such plat and as required for approval of the subdivision, in accordance with the specifications found in the aforementioned LDC and required by the County; and

WHEREAS, the Subdivider agrees to build and construct the aforementioned off-site and on-site improvements as required in connection with the Subdivision; and

WHEREAS, pursuant to the LDC, the Subdivider will request the County to accept, upon completion, the following on-site and off-site improvements for maintenance as listed below and identified as applicable to this project:

roads/streets, water mains/services, stormwater drainage system, sanitary gravity sewer system,

sanitary sewer distribution system, sidewalks

(hereafter, the "County Improvements"); and

WHEREAS, the County requires the Subdivider to warranty the aforementioned County Improvements against any defects in workmanship and materials and agrees to correct any such defects which arise during the warranty period; and

WHEREAS, the County requires the Subdivider to submit to the County an instrument guaranteeing the performance of said warranty and obligation to repair.

NOW, THEREFORE, in consideration of the intent and desire of the Subdivider as set forth herein, to gain approval of the County to record said plat, and to gain acceptance for maintenance by the County of the aforementioned County Improvements, the Subdivider and County agree as follows:

1. The terms, conditions and regulations contained in the LDC, are hereby incorporated by reference and made a part of this Agreement.
2. The Subdivider agrees to well and truly build, construct and install the on-site and off-site improvements required within and in connection with the Subdivision, within twelve (¹²) months

from and after the date that the Board of County Commissioners approves the final plat and accepts the performance bond rendered pursuant to paragraph 4 below, in exact accordance with the drawings, plans, specifications and other data and information filed with the Hillsborough County Development Review Division of Development Services Department by the Subdivider.

3. The Subdivider agrees to warranty the County Improvements constructed in connection with the Subdivision against failure, deterioration or damage resulting from defects in workmanship and materials, for a period of two (2) years following the date of acceptance of said Improvements for maintenance by the County. The Subdivider further agrees to correct within the above described warranty period any such failure, deterioration, or damage existing in the Improvements so that said County Improvements thereafter comply with the technical specifications contained in the LDC established by the County.
4. The Subdivider agrees to, and in accordance with the requirements of the LDC does hereby deliver to the County, an instrument ensuring the performance and a separate instrument providing a warranty of the obligations described in paragraphs 2 and 3 respectively above, specifically identified as:
 - a. Letters of Credit, number _____, dated _____ and number _____ dated _____, with _____ by _____ order of _____,
 - b. A Performance Bond, number 800117934 dated, October 25, 2001 with _____ Lennar Homes LLC as Principal, and Atlantic Specialty Insurance Company as Surety, or A Warranty Bond, number 800117934-M dated, October 25, 2001 with _____ Lennar Homes LLC as Principal, and Atlantic Specialty Insurance Company as Surety, or
 - c. Cashier/Certified Checks, number _____, dated _____ and _____ dated _____ which shall be deposited by the County into a non-interest bearing escrow account upon receipt. No interest shall be paid to the Subdivider on funds received by the County pursuant to this Agreement.

Copies of said letter of credit, performance and warranty bonds, escrow agreements, or cashier/certified checks is attached hereto and by reference made a part hereof.

5. Once construction is completed, the Subdivider shall submit a written certification, signed and sealed by the Engineer-of-Record, stating that the improvements are constructed in accordance with:
 - a. The plans, drawings, and specifications submitted to and approved by the County's Development Review Division of Development Services Department; and
 - b. All applicable County regulations relating to the construction of improvement facilities.

An authorized representative of the County's Development Services Department will review the Engineer's Certification and determine if any discrepancies exists between the constructed improvements and said certifications.

6. Should the Subdivider seek and the County grant, pursuant to the terms contained in the LDC, an extension of time period established for construction of those on-site and off-site improvements described in paragraph 2, the Subdivider shall provide the County with an instrument ensuring the completion of said improvements within the extended period. The instrument shall be in the form of a letter of credit, performance bond, escrow agreement, or cashier/certified check, as required by the LDC.

7. In the event the Subdivider shall fail or neglect to fulfill its obligations under this Agreement as set forth in paragraph 2 and as required by the LDC, the Subdivider shall be liable to pay for the cost of construction and installation of the improvements to the final total cost including, but not limited to, engineering, legal and contingent costs, together with any damages, either direct or consequential, which the County may sustain as a result of the failure of the Subdivider to carry out and execute all of the provisions of this Agreement and the provisions of the LDC.
8. In the event the Subdivider shall fail or neglect to fulfill its obligations under this Agreement as set forth in paragraph 3 and as required by the LDC, the Subdivider shall be liable to pay for the cost of reconstruction of defective County Improvements to the final total cost, including, but not limited to, engineering, legal and contingent costs, together with any damages, either direct or consequential, which the County may sustain as a result of the Subdivider's failure or neglect to perform.
9. The County agrees, pursuant to the terms contained in the LDC, to record the plat of the Subdivision at such time as the plat complies with the provisions of the LDC and has been approved in the manner prescribed therein.
10. The County agrees, pursuant to the terms contained in the LDC, to accept the Improvements for maintenance upon proper completion, approval by the County's Development Review Division of the Development Services Department, and the submittal and approval of all documentation required by this Agreement and the LDC.
11. The County agrees, pursuant to the terms contained in the LDC, to issue a letter of compliance to allow the release of certificates of occupancy upon receipt of all of the following:
 - a. The Engineer-of-Record's Certification referred to in paragraph 5 above; and
 - b. Acknowledgement by the Development Services Department that all necessary inspections have been completed and are satisfactory, and that no discrepancies exist between the constructed improvements and the Engineer's Certification; and
 - c. Provide that all applicable provisions of the LDC have been met.
12. In the event that the improvement facilities are completed prior to the end of the construction period described in paragraph 2, the Subdivider may request that the County accept the County improvements for maintenance at the time of completion. In addition to the submittal, inspections, and approvals otherwise required by this Agreement and the LDC, the Subdivider shall accompany its request for acceptance with a new or amended warranty instrument, in a form prescribed by the LDC, guaranteeing the obligations set forth in paragraph 3 for a period of two (2) years from the date of the final inspection approval. Provided that said warranty instrument is approved as to form and legal sufficiency by the County Attorney's Office, the County's Development Services Department may accept the new or amended warranty instrument on behalf of the County, and release the original warranty instrument received pursuant to this Agreement, where appropriate. All portions of this Agreement pertaining to the warranty shall apply to any new or amended warranty instrument accepted pursuant to this paragraph.
13. If any article, section, clause or provision of this Agreement may be deemed or held invalid by any court of competent jurisdiction for any reason or cause, the same shall not affect or invalidate the remaining portions of this Agreement, which shall remain in full force and effect.
14. This document contains the entire agreement of these parties. It shall not be modified or altered except in writing signed by the parties.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement, effective as of the date set forth above.

ATTEST:

Abi James
Witness Signature

Abi James
Printed Name of Witness

Angela Hester
Witness Signature

Angela Hester
Printed Name of Witness

Subdivider:

By: [Signature]
Authorized Corporate Officer or Individual
(Sign before Notary Public and 2 Witnesses)

Parker Hiron
Name (typed, printed or stamped)

Vice President
Title

4600 W. Cypress St., Ste 300, Tampa, FL 33607
Address of Signer

813-574-5658
Phone Number of Signer

NOTARY PUBLIC

CORPORATE SEAL
(When Appropriate)

ATTEST:

CINDY STUART
Clerk of the Circuit Court

BOARD OF COUNTY COMMISSIONERS
HILLSBOROUGH COUNTY, FLORIDA

By: _____
Deputy Clerk

By: _____
Chair

APPROVED BY THE COUNTY ATTORNEY

BY [Signature]
Approved As To Form And Legal
Sufficiency.

Representative Acknowledgement

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this

15TH day of OCTOBER, 2021, by PARICER HIRONS as
(day) (month) (year) (name of person acknowledging)
VICE PRESIDENT for LENNAR HOMES, LLC
(type of authority,...e.g. officer, trustee, attorney in fact) (name of party on behalf of whom instrument was executed)

Personally Known OR Produced Identification

Abi James

(Signature of Notary Public - State of Florida)

Type of Identification Produced

ABI JAMES

(Print, Type, or Stamp Commissioned Name of Notary Public)



Abi James
Comm.: HH 176977
Expires: Sept. 20, 2025
Notary Public - State of Florida

HH 176977

(Commission Number)

09/20/2025

(Expiration Date)

Individual Acknowledgement

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this

____ day of _____, 2021, by _____
(day) (month) (year) (name of person acknowledging)

Personally Known OR Produced Identification

(Signature of Notary Public - State of Florida)

Type of Identification Produced

(Print, Type, or Stamp Commissioned Name of Notary Public)

(Notary Seal)

(Commission Number)

(Expiration Date)

SUBDIVISION PERFORMANCE BOND

On-site and Off-site

KNOW ALL MEN BY THESE PRESENTS, That we Lennar Homes LLC
 called the Principal, and Atlantic Specialty Insurance Company called the Surety, are held and firmly bound unto the
 BOARD OF COUNTY COMMISSIONERS OF HILLSBOROUGH COUNTY, FLORIDA, in the sum of
Two million two hundred ninety nine thousand three hundred fourteen dollars & thirteen cents (\$ 2,299,314.13) Dollars for the payment of which
 sum, well and truly to be made, we bind ourselves, our heirs, executors, administrators, and successors, jointly and
 severally, firmly by these presents.

WHEREAS, the Board of County Commissioners of Hillsborough County has adopted subdivision regulations in
 its Land Development Code pursuant to the authority granted to it in Chapters 125, 163 and 177, Florida Statutes, which
 regulations are by reference hereby incorporated into and made a part of this performance bond; and

WHEREAS, these subdivision regulations affect the subdivision of land within the unincorporated areas of
 Hillsborough County; and

WHEREAS, these subdivision regulations require the construction of on-site and off-site improvements in
 connection with the platting of the Ventana Phase 4 subdivision; and

WHEREAS, the Principal has filed with the Development Review Division of the Development Services
 Department of Hillsborough County, Florida, drawings, plans and specifications and other data and information
 relating to construction, grading, paving and curbing of streets, alleys and other rights-of-way shown on such plat,
 sidewalks, bridges, culverts, gutters, water and wastewater and other necessary drainage facilities, in accordance
 with the specifications found in the aforementioned subdivision regulations and required by the Board of County
 Commissioners of Hillsborough County, Florida, and the County Engineer; and

WHEREAS, said improvements are to be built and constructed in the aforementioned platted area and associated
 off-site area; and

WHEREAS, the aforementioned subdivision regulations require the Principal to submit an instrument
 ensuring completion of construction of the aforementioned improvements within a time period established by said
 regulations; and

WHEREAS, the Principal, pursuant to the terms of the aforementioned subdivision regulations has entered
 into a Subdivider's Agreement, hereafter the "Agreement", the terms of which require the Principal to submit an instrument
 ensuring completion of construction of required improvements; and

WHEREAS, the terms of said Agreement are by reference, hereby, incorporated into and made
 a part of this Subdivision Performance Bond.

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

- A. If the Principal shall well and truly build, construct, and install in the platted area known as Ventana Phase 4 subdivision all grading, paving, curbing of streets, alleys or other rights-of-way shown on such plat, sidewalks, bridges, culverts, gutters, water and wastewater and other necessary drainage facilities, to be built and constructed in the platted area and all off-site improvements in exact accordance with the drawings, plans, specifications, and other data and information filed with the Development Review Division of the Development Services Department of Hillsborough County by the Principal, and shall complete all of said building, construction, and installation within twelve (12) months from the date that the Board of County Commissioners approves the final plat and accepts this performance bond; and
- B. If the Principal shall faithfully perform the Agreement at the times and in the manner prescribed in said Agreement;

THEN THIS OBLIGATION SHALL BE NULL AND VOID; OTHERWISE, TO REMAIN IN FULL FORCE AND EFFECT UNTIL January 14, 2023.

SIGNED, SEALED AND DATED this 25th day of October, 2021.

ATTEST:



Mechelle Larkin, Witness

Lennar Homes, LLC, a Florida limited liability company

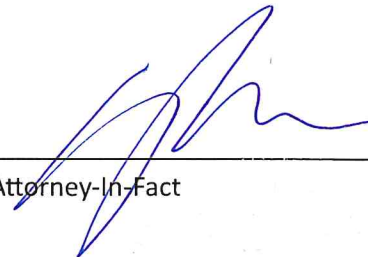
By 
_____ Principal Seal

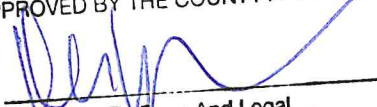
Atlantic Specialty Insurance Company

Surety Seal

ATTEST:



By 
_____ My Hua
Attorney-In-Fact Seal

APPROVED BY THE COUNTY ATTORNEY
BY 
Approved As To Form And Legal Sufficiency.
as amended



Power of Attorney

KNOW ALL MEN BY THESE PRESENTS, that ATLANTIC SPECIALTY INSURANCE COMPANY, a New York corporation with its principal office in Plymouth, Minnesota, does hereby constitute and appoint: **Tenzer V. Cunningham, Brenda Wong, Martha Gonzales, Joaquin Perez, My Hua, Mechelle Larkin, Kathy R. Mair, Regina Rangel**, each individually if there be more than one named, its true and lawful Attorney-in-Fact, to make, execute, seal and deliver, for and on its behalf as surety, any and all bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof; provided that no bond or undertaking executed under this authority shall exceed in amount the sum of: **unlimited** and the execution of such bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof in pursuance of these presents, shall be as binding upon said Company as if they had been fully signed by an authorized officer of the Company and sealed with the Company seal. This Power of Attorney is made and executed by authority of the following resolutions adopted by the Board of Directors of ATLANTIC SPECIALTY INSURANCE COMPANY on the twenty-fifth day of September, 2012:

Resolved: That the President, any Senior Vice President or Vice-President (each an "Authorized Officer") may execute for and in behalf of the Company any and all bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof, and affix the seal of the Company thereto; and that the Authorized Officer may appoint and authorize an Attorney-in-Fact to execute on behalf of the Company any and all such instruments and to affix the Company seal thereto; and that the Authorized Officer may at any time remove any such Attorney-in-Fact and revoke all power and authority given to any such Attorney-in-Fact.

Resolved: That the Attorney-in-Fact may be given full power and authority to execute for and in the name and on behalf of the Company any and all bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof, and any such instrument executed by any such Attorney-in-Fact shall be as binding upon the Company as if signed and sealed by an Authorized Officer and, further, the Attorney-in-Fact is hereby authorized to verify any affidavit required to be attached to bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof.

This power of attorney is signed and sealed by facsimile under the authority of the following Resolution adopted by the Board of Directors of ATLANTIC SPECIALTY INSURANCE COMPANY on the twenty-fifth day of September, 2012:

Resolved: That the signature of an Authorized Officer, the signature of the Secretary or the Assistant Secretary, and the Company seal may be affixed by facsimile to any power of attorney or to any certificate relating thereto appointing an Attorney-in-Fact for purposes only of executing and sealing any bond, undertaking, recognizance or other written obligation in the nature thereof, and any such signature and seal where 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.

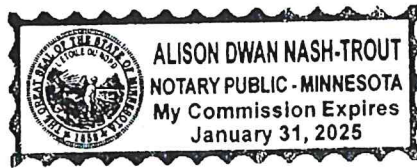
IN WITNESS WHEREOF, ATLANTIC SPECIALTY INSURANCE COMPANY has caused these presents to be signed by an Authorized Officer and the seal of the Company to be affixed this twenty-seventh day of April, 2020.

STATE OF MINNESOTA
HENNEPIN COUNTY



By 
Paul J. Brehm, Senior Vice President

On this twenty-seventh day of April, 2020, before me personally came Paul J. Brehm, Senior Vice President of ATLANTIC SPECIALTY INSURANCE COMPANY, to me personally known to be the individual and officer described in and who executed the preceding instrument, and he acknowledged the execution of the same, and being by me duly sworn, that he is the said officer of the Company aforesaid, and that the seal affixed to the preceding instrument is the seal of said Company and that the said seal and the signature as such officer was duly affixed and subscribed to the said instrument by the authority and at the direction of the Company.




Notary Public

I, the undersigned, Secretary of ATLANTIC SPECIALTY INSURANCE COMPANY, a New York Corporation, do hereby certify that the foregoing power of attorney is in full force and has not been revoked, and the resolutions set forth above are now in force.

Signed and sealed. Dated _____ day of OCT 25 2021




Kara Barrow, Secretary

This Power of Attorney expires
January 31, 2025

SURETY RIDER

To be attached to and form a part of

Bond No. 800117934

dated October 25, 2021
effective (MONTH-DAY-YEAR)

executed by Lennar Homes, LLC, as Principal,
(PRINCIPAL)

and by Atlantic Specialty Insurance Company, as Surety,

in favor of Board of County Commissioners of Hillsborough County
(OBLIGEE)

in consideration of the mutual agreements herein contained the Principal and the Surety hereby consent to changing

The Expiration Date to:

February 14th 2023

Nothing herein contained shall vary, alter or extend any provision or condition of this bond except as herein expressly stated.

This rider is effective December 2, 2021
(MONTH-DAY-YEAR)

Signed and Sealed December 2, 2021
(MONTH-DAY-YEAR)

Lennar Homes, LLC , a florida limited liability company

By: [Signature]
(PRINCIPAL)

Atlantic Specialty Insurance Company

By: [Signature]
(SURETY)
Jessica Richmond, attorney-in-fact



APPROVED BY THE COUNTY ATTORNEY

BY [Signature]
Approved As To Form And Legal Sufficiency.



Power of Attorney

KNOW ALL MEN BY THESE PRESENTS, that ATLANTIC SPECIALTY INSURANCE COMPANY, a New York corporation with its principal office in Plymouth, Minnesota, does hereby constitute and appoint: **Philip N. Bair, Jessica Richmond, Chelsea Nielson, Stephanie Gross**, each individually if there be more than one named, its true and lawful Attorney-in-Fact, to make, execute, seal and deliver, for and on its behalf as surety, any and all bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof; provided that no bond or undertaking executed under this authority shall exceed in amount the sum of: **unlimited** and the execution of such bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof in pursuance of these presents, shall be as binding upon said Company as if they had been fully signed by an authorized officer of the Company and sealed with the Company seal. This Power of Attorney is made and executed by authority of the following resolutions adopted by the Board of Directors of ATLANTIC SPECIALTY INSURANCE COMPANY on the twenty-fifth day of September, 2012:

Resolved: That the President, any Senior Vice President or Vice-President (each an "Authorized Officer") may execute for and in behalf of the Company any and all bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof, and affix the seal of the Company thereto; and that the Authorized Officer may appoint and authorize an Attorney-in-Fact to execute on behalf of the Company any and all such instruments and to affix the Company seal thereto; and that the Authorized Officer may at any time remove any such Attorney-in-Fact and revoke all power and authority given to any such Attorney-in-Fact.

Resolved: That the Attorney-in-Fact may be given full power and authority to execute for and in the name and on behalf of the Company any and all bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof, and any such instrument executed by any such Attorney-in-Fact shall be as binding upon the Company as if signed and sealed by an Authorized Officer and, further, the Attorney-in-Fact is hereby authorized to verify any affidavit required to be attached to bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof.

This power of attorney is signed and sealed by facsimile under the authority of the following Resolution adopted by the Board of Directors of ATLANTIC SPECIALTY INSURANCE COMPANY on the twenty-fifth day of September, 2012:

Resolved: That the signature of an Authorized Officer, the signature of the Secretary or the Assistant Secretary, and the Company seal may be affixed by facsimile to any power of attorney or to any certificate relating thereto appointing an Attorney-in-Fact for purposes only of executing and sealing any bond, undertaking, recognizance or other written obligation in the nature thereof, and any such signature and seal where 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.

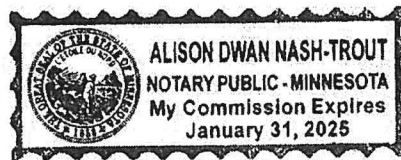
IN WITNESS WHEREOF, ATLANTIC SPECIALTY INSURANCE COMPANY has caused these presents to be signed by an Authorized Officer and the seal of the Company to be affixed this twenty-seventh day of April, 2020.

STATE OF MINNESOTA
HENNEPIN COUNTY



By *Paul J. Brehm*
Paul J. Brehm, Senior Vice President

On this twenty-seventh day of April, 2020, before me personally came Paul J. Brehm, Senior Vice President of ATLANTIC SPECIALTY INSURANCE COMPANY, to me personally known to be the individual and officer described in and who executed the preceding instrument, and he acknowledged the execution of the same, and being by me duly sworn, that he is the said officer of the Company aforesaid, and that the seal affixed to the preceding instrument is the seal of said Company and that the said seal and the signature as such officer was duly affixed and subscribed to the said instrument by the authority and at the direction of the Company.



Alison Nash-Trout
Notary Public

I, the undersigned, Secretary of ATLANTIC SPECIALTY INSURANCE COMPANY, a New York Corporation, do hereby certify that the foregoing power of attorney is in full force and has not been revoked, and the resolutions set forth above are now in force.

Signed and sealed. Dated 2nd day of Dec., 2021



This Power of Attorney expires
January 31, 2025

Kara Barrow
Kara Barrow, Secretary

SURETY RIDER

To be attached to and form a part of

Bond No. 800117934

dated October 25, 2021
effective _____
(MONTH-DAY-YEAR)

executed by Lennar Homes, LLC, as Principal,
(PRINCIPAL)

and by Atlantic Specialty Insurance Company, as Surety,

in favor of Board of County Commissioners of Hillsborough County
(OBLIGEE)

in consideration of the mutual agreements herein contained the Principal and the Surety hereby consent to changing

The Expiration Date to:

March 8th 2023

Nothing herein contained shall vary, alter or extend any provision or condition of this bond except as herein expressly stated.

This rider January 13th 2022
is effective _____
(MONTH-DAY-YEAR)

Signed and Sealed January 13th 2022
(MONTH-DAY-YEAR)

Lennar Homes, LLC
(PRINCIPAL)

By: [Signature]
(PRINCIPAL)

Atlantic Specialty Insurance Company
(SURETY)

By: [Signature]
Jessica Richmond, attorney-in-fact

APPROVED BY THE COUNTY ATTORNEY

BY [Signature]
Approved As To Form And Legal
Sufficiency.





Power of Attorney

KNOW ALL MEN BY THESE PRESENTS, that ATLANTIC SPECIALTY INSURANCE COMPANY, a New York corporation with its principal office in Plymouth, Minnesota, does hereby constitute and appoint: **Philip N. Bair, Jessica Richmond**, each individually if there be more than one named, its true and lawful Attorney-in-Fact, to make, execute, seal and deliver, for and on its behalf as surety, any and all bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof; provided that no bond or undertaking executed under this authority shall exceed in amount the sum of: **unlimited** and the execution of such bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof in pursuance of these presents, shall be as binding upon said Company as if they had been fully signed by an authorized officer of the Company and sealed with the Company seal. This Power of Attorney is made and executed by authority of the following resolutions adopted by the Board of Directors of ATLANTIC SPECIALTY INSURANCE COMPANY on the twenty-fifth day of September, 2012:

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Resolved: That the Attorney-in-Fact may be given full power and authority to execute for and in the name and on behalf of the Company any and all bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof, and any such instrument executed by any such Attorney-in-Fact shall be as binding upon the Company as if signed and sealed by an Authorized Officer and, further, the Attorney-in-Fact is hereby authorized to verify any affidavit required to be attached to bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof.

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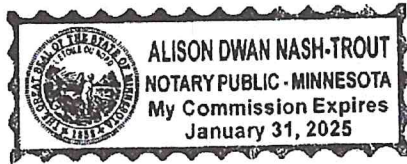
IN WITNESS WHEREOF, ATLANTIC SPECIALTY INSURANCE COMPANY has caused these presents to be signed by an Authorized Officer and the seal of the Company to be affixed this twenty-seventh day of April, 2020.

STATE OF MINNESOTA
HENNEPIN COUNTY



By *Paul J. Brehm*
Paul J. Brehm, Senior Vice President

On this twenty-seventh day of April, 2020, before me personally came Paul J. Brehm, Senior Vice President of ATLANTIC SPECIALTY INSURANCE COMPANY, to me personally known to be the individual and officer described in and who executed the preceding instrument, and he acknowledged the execution of the same, and being by me duly sworn, that he is the said officer of the Company aforesaid, and that the seal affixed to the preceding instrument is the seal of said Company and that the said seal and the signature as such officer was duly affixed and subscribed to the said instrument by the authority and at the direction of the Company.



Alison Nash-Trout
Notary Public

I, the undersigned, Secretary of ATLANTIC SPECIALTY INSURANCE COMPANY, a New York Corporation, do hereby certify that the foregoing power of attorney is in full force and has not been revoked, and the resolutions set forth above are now in force.

Signed and sealed. Dated 13th day of January 22



This Power of Attorney expires
January 31, 2025

Kara Barrow
Kara Barrow, Secretary

SUBDIVISION WARRANTY BOND On-Site and Off-Site

KNOW ALL MEN BY THESE PRESENTS, that we Lennar Homes LLC

_____ called the Principal, and _____

Atlantic Specialty Insurance Company

_____ called the Surety, are held and firmly bound unto the

BOARD OF COUNTY COMMISSIONERS OF HILLSBOROUGH COUNTY, FLORIDA, in the sum of one hundred eighty three thousand nine hundred forty five dollars and thirteen cents (\$ 183,945.13) Dollars for the payment of which we bind ourselves, our heirs, executors, administrators, and successors, jointly and severally, firmly by these presents.

WHEREAS, the Board of County Commissioners of Hillsborough County has adopted subdivision regulations in its Land Development Code pursuant to the authority granted to it in Chapters 125, 163 and 177, Florida Statutes, which regulations are by reference hereby incorporated into and made a part of this warranty bond; and

WHEREAS, these subdivision regulations affect the subdivision of land within the unincorporated areas of Hillsborough County; and

WHEREAS, the Principal has made the request that the Board of County Commissioners of Hillsborough County accept the following improvements for maintenance in connection with the Ventana Phase 4 subdivision (hereafter, the "Subdivision"): on-site improvements: roads, drainage, sanitary sewers, water and off-site improvements: roads, utilities (together, the on-site and off-site improvements are hereafter referred to as the "Improvements"); and

WHEREAS, the aforementioned subdivision regulations require as a condition of acceptance of the Improvements that the Principal provide to the Board of County Commissioners of Hillsborough County a bond warranting the Improvements for a definite period of time in an amount prescribed by the aforementioned subdivision regulations; and

WHEREAS, the Principal, pursuant to the terms of the aforementioned subdivision regulations has entered into a "Subdivider's Agreement", the terms of which agreement require the Principal to submit an instrument warranting the above-described Improvements; and

WHEREAS, the terms of said Subdivider's Agreement are by reference, hereby, incorporated into and made a part of this Warranty Bond.

NOW THEREFORE, THE CONDITIONS OF THIS OBLIGATION ARE SUCH THAT:

- A. If the Principal shall warrant for a period of two years following the date of acceptance of the Improvements for maintenance by the Board of County Commissioners of Hillsborough County, against failure, deterioration, or damage resulting from defects in workmanship and/or materials, and;
- B. If the Principal shall correct within the above described warranty period any such failure, deterioration, or damage existing in the aforementioned Improvements so that said Improvements thereafter comply with the technical specifications contained in the subdivision regulations established by the Board of County Commissioners of Hillsborough County, and;

C. If the Principal shall faithfully perform the Subdivider's Agreement at the times and in the manner prescribed in said Agreement;

THEN THIS OBLIGATION SHALL BE NULL AND VOID; OTHERWISE, TO REMAIN IN FULL FORCE AND EFFECT UNTIL January 14, 2025

SIGNED, SEALED AND DATED this 25th day of October, 2021.

ATTEST:



Lennar Homes, LLC, a Florida limited liability company



Principal Signature (Seal)

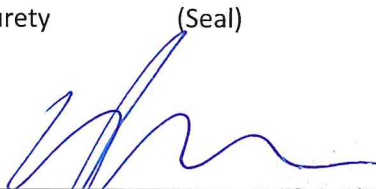
Atlantic Specialty Insurance Company

Surety (Seal)

ATTEST:

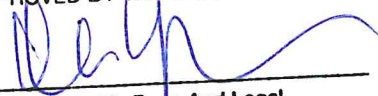


Mechelle Larkin, Witness

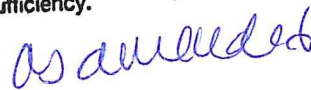

_____ My Hua

Attorney-in-fact Signature (Seal)

APPROVED BY THE COUNTY ATTORNEY

BY 

Approved As To Form And Legal Sufficiency.





Power of Attorney

KNOW ALL MEN BY THESE PRESENTS, that ATLANTIC SPECIALTY INSURANCE COMPANY, a New York corporation with its principal office in Plymouth, Minnesota, does hereby constitute and appoint: **Tenzer V. Cunningham, Brenda Wong, Martha Gonzales, Joaquin Perez, My Hua, Mechelle Larkin, Kathy R. Mair, Regina Rangel**, each individually if there be more than one named, its true and lawful Attorney-in-Fact, to make, execute, seal and deliver, for and on its behalf as surety, any and all bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof; provided that no bond or undertaking executed under this authority shall exceed in amount the sum of: **unlimited** and the execution of such bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof in pursuance of these presents, shall be as binding upon said Company as if they had been fully signed by an authorized officer of the Company and sealed with the Company seal. This Power of Attorney is made and executed by authority of the following resolutions adopted by the Board of Directors of ATLANTIC SPECIALTY INSURANCE COMPANY on the twenty-fifth day of September, 2012:

Resolved: That the President, any Senior Vice President or Vice-President (each an "Authorized Officer") may execute for and in behalf of the Company any and all bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof, and affix the seal of the Company thereto; and that the Authorized Officer may appoint and authorize an Attorney-in-Fact to execute on behalf of the Company any and all such instruments and to affix the Company seal thereto; and that the Authorized Officer may at any time remove any such Attorney-in-Fact and revoke all power and authority given to any such Attorney-in-Fact.

Resolved: That the Attorney-in-Fact may be given full power and authority to execute for and in the name and on behalf of the Company any and all bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof, and any such instrument executed by any such Attorney-in-Fact shall be as binding upon the Company as if signed and sealed by an Authorized Officer and, further, the Attorney-in-Fact is hereby authorized to verify any affidavit required to be attached to bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof.

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Resolved: That the signature of an Authorized Officer, the signature of the Secretary or the Assistant Secretary, and the Company seal may be affixed by facsimile to any power of attorney or to any certificate relating thereto appointing an Attorney-in-Fact for purposes only of executing and sealing any bond, undertaking, recognizance or other written obligation in the nature thereof, and any such signature and seal where 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.

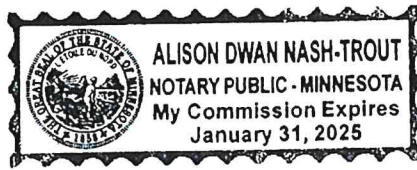
IN WITNESS WHEREOF, ATLANTIC SPECIALTY INSURANCE COMPANY has caused these presents to be signed by an Authorized Officer and the seal of the Company to be affixed this twenty-seventh day of April, 2020.

STATE OF MINNESOTA
HENNEPIN COUNTY



By 
Paul J. Brehm, Senior Vice President

On this twenty-seventh day of April, 2020, before me personally came Paul J. Brehm, Senior Vice President of ATLANTIC SPECIALTY INSURANCE COMPANY, to me personally known to be the individual and officer described in and who executed the preceding instrument, and he acknowledged the execution of the same, and being by me duly sworn, that he is the said officer of the Company aforesaid, and that the seal affixed to the preceding instrument is the seal of said Company and that the said seal and the signature as such officer was duly affixed and subscribed to the said instrument by the authority and at the direction of the Company.




Notary Public

I, the undersigned, Secretary of ATLANTIC SPECIALTY INSURANCE COMPANY, a New York Corporation, do hereby certify that the foregoing power of attorney is in full force and has not been revoked, and the resolutions set forth above are now in force.

Signed and sealed. Dated _____ day of OCT 25 2021.

This Power of Attorney expires
January 31, 2025




Kara Barrow, Secretary

SURETY RIDER

To be attached to and form a part of

Bond No. 800117934 - M

dated October 25, 2021
effective _____
(MONTH-DAY-YEAR)

executed by Lennar Homes, LLC, as Principal,
(PRINCIPAL)

and by Atlantic Specialty Insurance Company, as Surety,

in favor of Board of County Commissioners of Hillsborough County
(OBLIGEE)

in consideration of the mutual agreements herein contained the Principal and the Surety hereby consent to changing

The Expiration Date to:

February 14th 2025

Nothing herein contained shall vary, alter or extend any provision or condition of this bond except as herein expressly stated.

This rider is effective December 2, 2021
(MONTH-DAY-YEAR)

Signed and Sealed December 2, 2021
(MONTH-DAY-YEAR)

Lennar Homes, LLC, a florida limited liability company
(PRINCIPAL)

By: _____
(PRINCIPAL)

Atlantic Specialty Insurance Company
(SURETY)

By: Jessica Richmond
Jessica Richmond, attorney-in-fact



APPROVED BY THE COUNTY ATTORNEY

BY _____
Approved As To Form And Legal Sufficiency.



Power of Attorney

KNOW ALL MEN BY THESE PRESENTS, that ATLANTIC SPECIALTY INSURANCE COMPANY, a New York corporation with its principal office in Plymouth, Minnesota, does hereby constitute and appoint: **Philip N. Bair, Jessica Richmond, Chelsea Nielson, Stephanie Gross**, each individually if there be more than one named, its true and lawful Attorney-in-Fact, to make, execute, seal and deliver, for and on its behalf as surety, any and all bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof; provided that no bond or undertaking executed under this authority shall exceed in amount the sum of: **unlimited** and the execution of such bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof in pursuance of these presents, shall be as binding upon said Company as if they had been fully signed by an authorized officer of the Company and sealed with the Company seal. This Power of Attorney is made and executed by authority of the following resolutions adopted by the Board of Directors of ATLANTIC SPECIALTY INSURANCE COMPANY on the twenty-fifth day of September, 2012:

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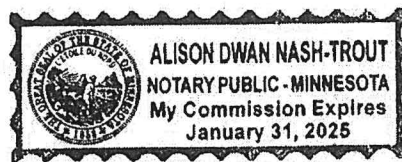
IN WITNESS WHEREOF, ATLANTIC SPECIALTY INSURANCE COMPANY has caused these presents to be signed by an Authorized Officer and the seal of the Company to be affixed this twenty-seventh day of April, 2020.



By *Paul J. Brehm*
Paul J. Brehm, Senior Vice President

STATE OF MINNESOTA
HENNEPIN COUNTY

On this twenty-seventh day of April, 2020, before me personally came Paul J. Brehm, Senior Vice President of ATLANTIC SPECIALTY INSURANCE COMPANY, to me personally known to be the individual and officer described in and who executed the preceding instrument, and he acknowledged the execution of the same, and being by me duly sworn, that he is the said officer of the Company aforesaid, and that the seal affixed to the preceding instrument is the seal of said Company and that the said seal and the signature as such officer was duly affixed and subscribed to the said instrument by the authority and at the direction of the Company.



Alison Nash-Trout
Notary Public

I, the undersigned, Secretary of ATLANTIC SPECIALTY INSURANCE COMPANY, a New York Corporation, do hereby certify that the foregoing power of attorney is in full force and has not been revoked, and the resolutions set forth above are now in force.

Signed and sealed. Date 2nd day of Dec 2021



Kara Barrow
Kara Barrow, Secretary

This Power of Attorney expires
January 31, 2025

SURETY RIDER

To be attached to and form a part of

Bond No. 800117934 - M

dated October 25, 2021
effective _____
(MONTH-DAY-YEAR)

executed by Lennar Homes, LLC, as Principal,
(PRINCIPAL)

and by Atlantic Specialty Insurance Company, as Surety,

in favor of Board of County Commissioners of Hillsborough County
(OBLIGEE)

in consideration of the mutual agreements herein contained the Principal and the Surety hereby consent to changing

The Expiration Date to:

March 8th 2025

Nothing herein contained shall vary, alter or extend any provision or condition of this bond except as herein expressly stated.

This rider is effective January 13th 2022
(MONTH-DAY-YEAR)

Signed and Sealed January 13th 2022
(MONTH-DAY-YEAR)

Lennar Homes, LLC
(PRINCIPAL)
By: [Signature]
(PRINCIPAL)

Atlantic Specialty Insurance Company
(SURETY)
By: [Signature]
Jessica Richmond, attorney-in-fact



APPROVED BY THE COUNTY ATTORNEY

BY [Signature]
Approved As To Form And Legal Sufficiency.



Power of Attorney

KNOW ALL MEN BY THESE PRESENTS, that ATLANTIC SPECIALTY INSURANCE COMPANY, a New York corporation with its principal office in Plymouth, Minnesota, does hereby constitute and appoint: **Philip N. Bair, Jessica Richmond**, each individually if there be more than one named, its true and lawful Attorney-in-Fact, to make, execute, seal and deliver, for and on its behalf as surety, any and all bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof; provided that no bond or undertaking executed under this authority shall exceed in amount the sum of: **unlimited** and the execution of such bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof in pursuance of these presents, shall be as binding upon said Company as if they had been fully signed by an authorized officer of the Company and sealed with the Company seal. This Power of Attorney is made and executed by authority of the following resolutions adopted by the Board of Directors of ATLANTIC SPECIALTY INSURANCE COMPANY on the twenty-fifth day of September, 2012:

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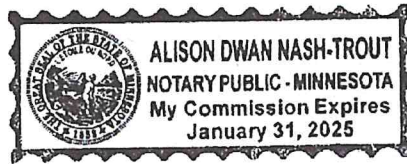
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STATE OF MINNESOTA
HENNEPIN COUNTY



By *Paul J. Brehm*
Paul J. Brehm, Senior Vice President

On this twenty-seventh day of April, 2020, before me personally came Paul J. Brehm, Senior Vice President of ATLANTIC SPECIALTY INSURANCE COMPANY, to me personally known to be the individual and officer described in and who executed the preceding instrument, and he acknowledged the execution of the same, and being by me duly sworn, that he is the said officer of the Company aforesaid, and that the seal affixed to the preceding instrument is the seal of said Company and that the said seal and the signature as such officer was duly affixed and subscribed to the said instrument by the authority and at the direction of the Company.



Alison Nash-Trout
Notary Public

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Signed and sealed. Dated 13th day of Jan, 22



This Power of Attorney expires
January 31, 2025

Kara Barrow
Kara Barrow, Secretary

SURETY RIDER

To be attached to and form a part of

Bond No. 800117935

dated October 25, 2021
effective _____
(MONTH-DAY-YEAR)

executed by Lennar Homes, LLC, as Principal,
(PRINCIPAL)

and by Atlantic Specialty Insurance Company, as Surety,

in favor of Board of County Commissioners of Hillsborough County
(OBLIGEE)

in consideration of the mutual agreements herein contained the Principal and the Surety hereby consent to changing

The Expiration Date to:

March 8th 2024

Nothing herein contained shall vary, alter or extend any provision or condition of this bond except as herein expressly stated.

This rider January 13th 2022
is effective _____
(MONTH-DAY-YEAR)

Signed and Sealed January 13th 2022
(MONTH-DAY-YEAR)

Lennar Homes, LLC
(PRINCIPAL)

By: [Signature]
(PRINCIPAL)

Atlantic Specialty Insurance Company
(SURETY)

By: [Signature]
Jessica Richmond, attorney-in-fact





Power of Attorney

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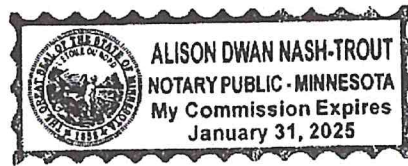
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STATE OF MINNESOTA
HENNEPIN COUNTY



By *Paul J. Brehm*
Paul J. Brehm, Senior Vice President

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Alison Nash-Trout
Notary Public

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Signed and sealed. Dated 13th day of Jan 22



This Power of Attorney expires
January 31, 2025

Kara Barrow
Kara Barrow, Secretary

**SUBDIVIDER'S AGREEMENT FOR PERFORMANCE
- PLACEMENT OF LOT CORNERS**

This Agreement made and entered into this _____ day of _____, 20_____, by and between Lennar Homes, LLC, hereinafter referred to as the "Subdivider" and Hillsborough County, a political subdivision of the State of Florida, hereinafter referred to as the "County."

Witnesseth

WHEREAS, the Board of County Commissioners of Hillsborough County has established a Land Development Code, hereinafter referred to as "LDC" pursuant to the authority contained in Chapters 125, 163 and 177, Florida Statutes; and

WHEREAS, the LDC affects the subdivision of land within the unincorporated areas of Hillsborough County; and

WHEREAS, pursuant to the LDC, the Subdivider has submitted to the Board of County Commissioners of Hillsborough County, Florida, for approval and recordation, a plat of a subdivision known as VENTANA PHASE 4 (hereafter referred to as the "Subdivision"); and

WHEREAS, a final plat of a subdivision within the unincorporated area of Hillsborough County shall not be approved and recorded until the Subdivider has guaranteed to the satisfaction of the County that lot corners will be installed; and

WHEREAS, the lot corners required by Florida Statutes in the Subdivision are to be installed after recordation of said plat under guarantees posted with the County; and

WHEREAS, the Subdivider agrees to install the aforementioned lot corners in the platted area.

NOW, THEREFORE, in consideration of the intent and desire of the Subdivider as set forth herein, to gain approval of the County to record said plat, and to gain acceptance for maintenance by the County of the aforementioned Improvements, the Subdivider and County agree as follows:

1. The terms, conditions and regulations contained in the LDC, are hereby incorporated by reference and made a part of this Agreement.
2. The Subdivider agrees to well and truly build, construct and install in the Subdivision, within twenty four (²⁴) months from and after the date that the Board of County Commissioners approves the final plat and accepts the performance bond rendered pursuant to paragraph 3, below, all lot corners as required by Florida Statutes.
3. The Subdivider agrees to, and in accordance with the requirements of the LDC does hereby deliver to the County an instrument ensuring the performance of the obligations described in paragraph 2, above, specifically identified as:
 - a. Letter of Credit, number _____, dated _____, with _____ by order of _____
 - b. A Performance Bond, number 800117935 dated, October 25, 2021 with _____ Lennar Homes LLC as Principal, and Atlantic Specialty Insurance Company as Surety, or
 - c. Escrow agreement, dated _____, between, _____ and the County, or
 - c. Cashier/Certified Check, number _____, dated _____, which shall be deposited by the County into a non-interest bearing

escrow account upon receipt. No interest shall be paid to the Subdivider on funds received by the County pursuant to this Agreement.

Copies of said letter of credit, performance and warranty bonds, escrow agreements, or cashier/certified checks is attached hereto and by reference made a part hereof.

4. Should the Subdivider seek and the County grant, pursuant to the terms contained in the LDC, an extension of the time period established for installation of lot corners described in paragraph 2, the Subdivider shall provide the County with an instrument ensuring the completion within the extended period. The instrument shall be in the form of a letter of credit, performance bond, escrow agreement, or cashier/certified check as required by the LDC.
5. In the event the Subdivider shall fail or neglect to fulfill its obligations under this agreement and as required by the LDC, the Subdivider shall be liable to pay for the cost of installation of the lot corners to the final total cost including, but not limited to, surveying, engineering, legal and contingent costs, together with any damages, either direct or consequential, which the County may sustain as a result of the failure of the Subdivider to carry out and execute all of the provisions of this Agreement and the provisions of the LDC.
6. The County agrees, pursuant to the terms contained in the LDC, to record the plat of the Subdivision at such time as the plat complies with the provisions of the LDC and has been approved in a manner as prescribed therein.
7. If any article, section, clause or provision of this agreement may be deemed or held invalid by any court of competent jurisdiction for any reason or cause, the same shall not affect or invalidate the remainder of this Agreement, nor any other provisions hereof, or such judgment or decree shall be binding in its operation to the particular portion hereof described in such judgment and decree and held invalid.
8. This document contains the entire agreement of the parties. It shall not be modified or altered except in writing signed by the parties.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement, effective as of the date set forth above.

ATTEST:

Abi James
Witness Signature

ABI JAMES
Printed Name of Witness

Angela Hester
Witness Signature

Angela Hester
Printed Name of Witness

Subdivider:

By [Signature]
Authorized Corporate Officer or Individual
(Sign before Notary Public and 2 Witnesses)

Parker Hiron
Name (typed, printed or stamped)

Vice President
Title

4600 W. Cypress St., Ste 300, Tampa, FL 33607
Address of Signer

813-574-5658
Phone Number of Signer

NOTARY PUBLIC

CORPORATE SEAL
(When Appropriate)

ATTEST:

CINDY STUART
Clerk of the Circuit Court

By: _____
Deputy Clerk

BOARD OF COUNTY COMMISSIONERS
HILLSBOROUGH COUNTY, FLORIDA

By: _____
Chair

APPROVED BY THE COUNTY ATTORNEY
BY [Signature]
Approved As To Form And Legal
Sufficiency.

Representative Acknowledgement

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this
15TH day of OCTOBER, 2021, by PARKER HIRONS as
(day) (month) (year) (name of person acknowledging)
VICE PRESIDENT for LENNAR HOMES, LLC
(type of authority,...e.g. officer, trustee, attorney in fact) (name of party on behalf of whom instrument was executed)

Personally Known OR Produced Identification

Abi James

(Signature of Notary Public - State of Florida)

Type of Identification Produced

ABI JAMES

(Print, Type, or Stamp Commissioned Name of Notary Public)



Abi James
Comm.: HH 176977
Expires: Sept. 20, 2025
Notary Public - State of Florida

HH 176977

(Commission Number)

09/20/2025

(Expiration Date)

Individual Acknowledgement

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this
____ day of _____, 2021, by _____
(day) (month) (year) (name of person acknowledging)

Personally Known OR Produced Identification

(Signature of Notary Public - State of Florida)

Type of Identification Produced

(Print, Type, or Stamp Commissioned Name of Notary Public)

(Notary Seal)

(Commission Number)

(Expiration Date)

SUBDIVISION PERFORMANCE BOND FOR LOT CORNER PLACEMENT

KNOW ALL MEN BY THESE PRESENTS, That we Lennar Homes LLC

_____ called the Principal, and _____

Atlantic Specialty Insurance Company _____ called the Surety, are held and firmly bound unto the BOARD OF COUNTY COMMISSIONERS OF HILLSBOROUGH COUNTY, FLORIDA, in the sum of _____ **nine thousand and 00/100** _____ (\$ **9,000.00**) Dollars for the payment of which sum,

well and truly to be made, we bind ourselves, our heirs, executors, administrators, and successors, jointly and severally, firmly by these presents.

WHEREAS, the Board of County Commissioners of Hillsborough County has adopted subdivision regulations in its Land Development Code pursuant to the authority granted to it in Chapters 125, 163 and 177, Florida Statutes, which regulations are by reference hereby incorporated into and made a part of this performance bond; and

WHEREAS, these subdivision regulations affect the subdivision of land within the unincorporated areas of Hillsborough County; and

WHEREAS, pursuant to these subdivision regulations a final plat of the subdivision within the unincorporated areas of Hillsborough County shall not be approved and recorded until the Subdivider has guaranteed to the satisfaction of the County that lot corners will be installed; and

WHEREAS, the lot corners required by Florida Statutes in the subdivision known as **VENTANA PHASE 4** _____ are to be installed after recordation of said plat under guarantees posted with the County; and

WHEREAS, said lot corners are to be installed in the aforementioned platted area; and

WHEREAS, the aforementioned subdivision regulations require the Principal to submit an instrument ensuring completion of installation of the aforementioned lot corners within a time period established by said regulations; and

WHEREAS, the Principal, pursuant to the terms of the aforementioned subdivision regulations has entered into a Subdivider’s Agreement for Performance – Placement of Lot Corners, the terms of which Agreement require the Principal to submit an instrument ensuring completion of installation of the required lot corners; and


WHEREAS, the terms of said Subdivider’s Agreement are by reference, hereby, incorporated into and made a part of this Subdivision Performance Bond.

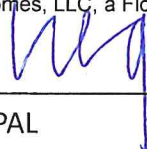
NOW THEREFORE, the conditions of this obligation are such, that:

- A. If the Principal shall well and truly build, construct, and install in the platted area known as VENTANA PHASE 4 subdivision all lot corners as required by the State in the platted area in exact accordance with the drawings, plans, specifications, and other data and information filed with the Development Review Division of Development Services Department of Hillsborough County by the Principal, and shall complete all of said building, construction, and installation within 24 months from the date that the Board of County Commissioners approves the final plan and accepts this performance bond; and
- B. If the Principal shall faithfully perform the Subdivider's Agreement at the times and in the manner prescribed in said Agreement;

THEN THIS OBLIGATION SHALL BE NULL AND VOID; OTHERWISE, TO REMAIN IN FULL FORCE AND EFFECT UNTIL January 14, 2024.

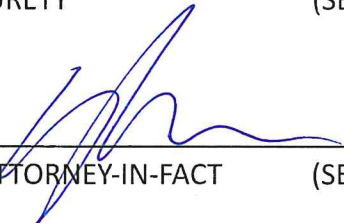
SIGNED, SEALED AND DATED this 25th day of October, 2021.

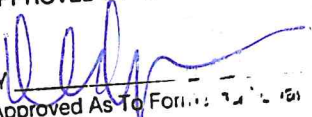
ATTEST: 
Becky Wilson, witness

Lennar Homes, LLC, a Florida limited liability company
BY: 
PRINCIPAL (SEAL)

Atlantic Specialty Insurance Company
SURETY (SEAL)

ATTEST: 
Mechelle Larkin, Witness


My Hua
ATTORNEY-IN-FACT (SEAL)

APPROVED BY THE SURETY ATTORNEY
BY: 
Approved As To Form and
Sufficiency.
As amended



Power of Attorney

KNOW ALL MEN BY THESE PRESENTS, that ATLANTIC SPECIALTY INSURANCE COMPANY, a New York corporation with its principal office in Plymouth, Minnesota, does hereby constitute and appoint: Tenzer V. Cunningham, Brenda Wong, Martha Gonzales, Joaquin Perez, My Hua, Mechelle Larkin, Kathy R. Mair, Regina Rangel, each individually if there be more than one named, its true and lawful Attorney-in-Fact, to make, execute, seal and deliver, for and on its behalf as surety, any and all bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof; provided that no bond or undertaking executed under this authority shall exceed in amount the sum of: unlimited and the execution of such bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof in pursuance of these presents, shall be as binding upon said Company as if they had been fully signed by an authorized officer of the Company and sealed with the Company seal. This Power of Attorney is made and executed by authority of the following resolutions adopted by the Board of Directors of ATLANTIC SPECIALTY INSURANCE COMPANY on the twenty-fifth day of September, 2012:

Resolved: That the President, any Senior Vice President or Vice-President (each an "Authorized Officer") may execute for and in behalf of the Company any and all bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof, and affix the seal of the Company thereto; and that the Authorized Officer may appoint and authorize an Attorney-in-Fact to execute on behalf of the Company any and all such instruments and to affix the Company seal thereto; and that the Authorized Officer may at any time remove any such Attorney-in-Fact and revoke all power and authority given to any such Attorney-in-Fact.

Resolved: That the Attorney-in-Fact may be given full power and authority to execute for and in the name and on behalf of the Company any and all bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof, and any such instrument executed by any such Attorney-in-Fact shall be as binding upon the Company as if signed and sealed by an Authorized Officer and, further, the Attorney-in-Fact is hereby authorized to verify any affidavit required to be attached to bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof.

This power of attorney is signed and sealed by facsimile under the authority of the following Resolution adopted by the Board of Directors of ATLANTIC SPECIALTY INSURANCE COMPANY on the twenty-fifth day of September, 2012:

Resolved: That the signature of an Authorized Officer, the signature of the Secretary or the Assistant Secretary, and the Company seal may be affixed by facsimile to any power of attorney or to any certificate relating thereto appointing an Attorney-in-Fact for purposes only of executing and sealing any bond, undertaking, recognizance or other written obligation in the nature thereof, and any such signature and seal where 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.

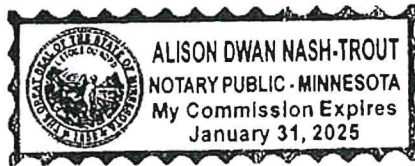
IN WITNESS WHEREOF, ATLANTIC SPECIALTY INSURANCE COMPANY has caused these presents to be signed by an Authorized Officer and the seal of the Company to be affixed this twenty-seventh day of April, 2020.

STATE OF MINNESOTA
HENNEPIN COUNTY



By *Paul J. Brehm*
Paul J. Brehm, Senior Vice President

On this twenty-seventh day of April, 2020, before me personally came Paul J. Brehm, Senior Vice President of ATLANTIC SPECIALTY INSURANCE COMPANY, to me personally known to be the individual and officer described in and who executed the preceding instrument, and he acknowledged the execution of the same, and being by me duly sworn, that he is the said officer of the Company aforesaid, and that the seal affixed to the preceding instrument is the seal of said Company and that the said seal and the signature as such officer was duly affixed and subscribed to the said instrument by the authority and at the direction of the Company.



Alison Nash-Trout
Notary Public

I, the undersigned, Secretary of ATLANTIC SPECIALTY INSURANCE COMPANY, a New York Corporation, do hereby certify that the foregoing power of attorney is in full force and has not been revoked, and the resolutions set forth above are now in force.

Signed and sealed. Dated _____ day of OCT 25, 2021.



Kara Barrow
Kara Barrow, Secretary

This Power of Attorney expires
January 31, 2025

SURETY RIDER

To be attached to and form a part of

Bond No. 800117935

dated October 25, 2021
effective _____
(MONTH-DAY-YEAR)

executed by Lennar Homes, LLC, as Principal
(PRINCIPAL)

and by Atlantic Specialty Insurance Company, as Surety,

in favor of Board of County Commissioners of Hillsborough County
(OBLIGEE)

in consideration of the mutual agreements herein contained the Principal and the Surety hereby consent to changing

The Expiration Date to:

February 14th 2024

Nothing herein contained shall vary, alter or extend any provision or condition of this bond except as herein expressly stated.

This rider is effective December 2, 2021
(MONTH-DAY-YEAR)

Signed and Sealed December 2, 2021
(MONTH-DAY-YEAR)

Lennar Homes, LLC, a Florida Limited Liability Company
(PRINCIPAL)

By: [Signature]
(PRINCIPAL)

Atlantic Specialty Insurance Company
(SURETY)

By: [Signature]
Jessica Richmond, attorney-in-fact

APPROVED BY THE COUNTY ATTORNEY

BY [Signature]
Approved As To Form And Legal Sufficiency.





Power of Attorney

KNOW ALL MEN BY THESE PRESENTS, that ATLANTIC SPECIALTY INSURANCE COMPANY, a New York corporation with its principal office in Plymouth, Minnesota, does hereby constitute and appoint: **Philip N. Bair, Jessica Richmond, Chelsea Nielson, Stephanie Gross**, each individually if there be more than one named, its true and lawful Attorney-in-Fact, to make, execute, seal and deliver, for and on its behalf as surety, any and all bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof; provided that no bond or undertaking executed under this authority shall exceed in amount the sum of: **unlimited** and the execution of such bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof in pursuance of these presents, shall be as binding upon said Company as if they had been fully signed by an authorized officer of the Company and sealed with the Company seal. This Power of Attorney is made and executed by authority of the following resolutions adopted by the Board of Directors of ATLANTIC SPECIALTY INSURANCE COMPANY on the twenty-fifth day of September, 2012:

Resolved: That the President, any Senior Vice President or Vice-President (each an "Authorized Officer") may execute for and in behalf of the Company any and all bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof, and affix the seal of the Company thereto; and that the Authorized Officer may appoint and authorize an Attorney-in-Fact to execute on behalf of the Company any and all such instruments and to affix the Company seal thereto; and that the Authorized Officer may at any time remove any such Attorney-in-Fact and revoke all power and authority given to any such Attorney-in-Fact.

Resolved: That the Attorney-in-Fact may be given full power and authority to execute for and in the name and on behalf of the Company any and all bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof, and any such instrument executed by any such Attorney-in-Fact shall be as binding upon the Company as if signed and sealed by an Authorized Officer and, further, the Attorney-in-Fact is hereby authorized to verify any affidavit required to be attached to bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof.

This power of attorney is signed and sealed by facsimile under the authority of the following Resolution adopted by the Board of Directors of ATLANTIC SPECIALTY INSURANCE COMPANY on the twenty-fifth day of September, 2012:

Resolved: That the signature of an Authorized Officer, the signature of the Secretary or the Assistant Secretary, and the Company seal may be affixed by facsimile to any power of attorney or to any certificate relating thereto appointing an Attorney-in-Fact for purposes only of executing and sealing any bond, undertaking, recognizance or other written obligation in the nature thereof, and any such signature and seal where 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.

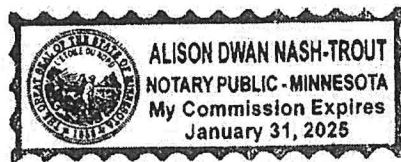
IN WITNESS WHEREOF, ATLANTIC SPECIALTY INSURANCE COMPANY has caused these presents to be signed by an Authorized Officer and the seal of the Company to be affixed this twenty-seventh day of April, 2020.

STATE OF MINNESOTA
HENNEPIN COUNTY



By *Paul J. Brehm*
Paul J. Brehm, Senior Vice President

On this twenty-seventh day of April, 2020, before me personally came Paul J. Brehm, Senior Vice President of ATLANTIC SPECIALTY INSURANCE COMPANY, to me personally known to be the individual and officer described in and who executed the preceding instrument, and he acknowledged the execution of the same, and being by me duly sworn, that he is the said officer of the Company aforesaid, and that the seal affixed to the preceding instrument is the seal of said Company and that the said seal and the signature as such officer was duly affixed and subscribed to the said instrument by the authority and at the direction of the Company.



Alison Nash-Trout
Notary Public

I, the undersigned, Secretary of ATLANTIC SPECIALTY INSURANCE COMPANY, a New York Corporation, do hereby certify that the foregoing power of attorney is in full force and has not been revoked, and the resolutions set forth above are now in force.

Signed and sealed. Dated 2nd day of Dec., 2021



This Power of Attorney expires
January 31, 2025

Kara Barrow
Kara Barrow, Secretary

ARDURRA GROUP, INC.
CLIENT: LENNAR HOMES, LLC
PROJECT: VENTANA PHASE 4

ENGINEER'S COST ESTIMATE
LOT CORNER MONUMENTATION
DATE: OCTOBER 11, 2021

LOT CORNER MONUMENTATION

			Unit Price		Total
	72 lots	X	\$100.00	equals	\$7,200.00
LOT CORNER PERFORMANCE BOND AMOUNT (125% OF TOTAL)					
	125%	X	\$7,200.00	equals	\$9,000.00

ARDURRA GROUP, INC.
CLIENT: LENNAR HOMES, LLC
PROJECT: VENTANA PHASE 4

ENGINEER'S COST ESTIMATE
PERFORMANCE BOND
DATE: OCTOBER 11, 2021

EXHIBIT A

Engineering Inspections
CERTIFICATE OF COST ESTIMATE
PERFORMANCE GUARANTEE

STATE OF FLORIDA }

COUNTY OF }
HILLSBOROUGH }

I, Tuyen L. Tran, P.E., a Professional Engineer registered in the State of Florida, with Registration No. 54099, hereby certify that I have examined the Plat of Ventana Phase 4, as filed by Ardurra Group, Inc., located in Section 31, Township 30 South, Range 20 East, Hillsborough County, Florida; and that the costs of the improvements lying within the said Plat, as listed below, are accurate engineering estimates which were prepared for the purpose of determining the amount for Performance Bond required by the Hillsborough County Land Development Code.

<u>Schedule</u>	<u>Total</u>
ONSITE ROADWAY	\$405,251.30
STORM DRAINAGE	\$388,409.45
OFFSITE IMPROVEMENTS	\$37,643.55
WATER DISTRIBUTION	\$210,977.15
SANITARY SEWER	\$797,169.85
	TOTAL
	\$1,839,451.30
PERFORMANCE BOND (125% OF GRAND TOTAL AMOUNT)	<u>\$2,299,314.13</u>

$$\$1,839,451.30 \times 1.25 = \$2,299,314.13$$

ARDURRA GROUP, INC.
 CLIENT: LENNAR HOMES, LLC
 PROJECT: VENTANA PHASE 4

ENGINEER'S COST ESTIMATE
 PERFORMANCE BOND
 DATE: OCTOBER 11, 2021

ENGINEER'S COST ESTIMATE

ONSITE ROADWAY					
ITEM NO.	DESCRIPTION	QTY.	UNIT	UNIT PRICE	AMOUNT
1.	Typical Section:				
	A. 1 1/2" Type SP-12.5 Asphalt	7,792	SY	\$10.00	\$77,920.00
	B. 6" Crushed Concrete Base	7,792	SY	\$13.65	\$106,360.80
	C. 12" Stabilization Sub-Base (LBR 40)	9,707	SY	\$5.50	\$53,388.50
2.	T Type Turnaround	3,356	SF	\$2.90	\$9,732.40
3.	Miami Curb	5,746	LF	\$9.80	\$56,310.80
4.	Drop Curb	156	LF	\$17.10	\$2,667.60
5.	Type D Curb	164	LF	\$18.30	\$3,001.20
6.	5' Wide Concrete Sidewalk (Along Symmes Road)	510	LF	\$27.75	\$14,152.50
7.	5' Wide Concrete Sidewalk (Non-Lot Frontage)	1,258	LF	\$27.75	\$34,909.50
8.	Curb Cut - ONLY	7	EA	\$285.00	\$1,995.00
9.	ADA Curb Cut Ramp	4	EA	\$665.25	\$2,661.00
10.	Detectable Warning Surface	44	SF	\$42.70	\$1,878.80
11.	Right-of-Way Grading	1	LS	\$15,013.65	\$15,013.65
12.	2'8" Sod - B.O.C.	1,742	SY	\$2.60	\$4,529.20
13.	Seed and Mulch - Right-of-Way	7,088	SY	\$0.30	\$2,126.40
14.	Striping and Signage	1	LS	\$7,720.45	\$7,720.45
15.	Remove and Repour Driveway	1	LS	\$5,201.50	\$5,201.50
16.	Connect to Existing Road	1	EA	\$682.00	\$682.00
17.	Inspection/Testing	1	LS	\$5,000.00	\$5,000.00
ONSITE ROADWAY TOTAL					\$405,251.30

ARDURRA GROUP, INC.
 CLIENT: LENNAR HOMES, LLC
 PROJECT: VENTANA PHASE 4

ENGINEER'S COST ESTIMATE
 PERFORMANCE BOND
 DATE: OCTOBER 11, 2021

ENGINEER'S COST ESTIMATE

STORM DRAINAGE					
ITEM NO.	DESCRIPTION	QTY.	UNIT	UNIT PRICE	AMOUNT
1.	15" HP Storm Pipe DBL Wall	293	LF	\$35.10	\$10,284.30
2.	18" HP Storm Pipe DBL Wall	1,063	LF	\$41.40	\$44,008.20
3.	24" HP Storm Pipe DBL Wall	1,322	LF	\$59.85	\$79,121.70
4.	30" HP Storm Pipe DBL Wall	716	LF	\$86.90	\$62,220.40
5.	36" HP Storm Pipe DBL Wall	64	LF	\$100.80	\$6,451.20
6.	Type I Curb Inlet	21	EA	\$4,027.90	\$84,585.90
7.	Type 'P' Storm Manhole (4' dia.)	3	EA	\$3,218.70	\$9,656.10
8.	Type J Manhole	4	EA	\$3,515.65	\$14,062.60
9.	Type D Inlet	1	EA	\$3,763.50	\$3,763.50
10.	Yard Drain	2	EA	\$1,898.20	\$3,796.40
11.	Control Structure - Type D Inlet	1	EA	\$6,611.60	\$6,611.60
12.	Dewatering / Rock Bedding	1	EA	\$16,836.45	\$16,836.45
13.	30" Flared End Section	2	EA	\$3,240.30	\$6,480.60
14.	36" Flared End Section	1	EA	\$3,889.00	\$3,889.00
15.	Sand Cement Rip Rap	6	EA	\$3,515.40	\$21,092.40
16.	Sodded Spreader Swale	70	SF	\$14.65	\$1,025.50
17.	Televise Storm Pipe	3,458	LF	\$4.20	\$14,523.60
18.	Inspection/Testing	1	LS	\$5,000.00	\$5,000.00
STORM DRAINAGE TOTAL					\$388,409.45

ARDURRA GROUP, INC.
 CLIENT: LENNAR HOMES, LLC
 PROJECT: VENTANA PHASE 4

ENGINEER'S COST ESTIMATE
 PERFORMANCE BOND
 DATE: OCTOBER 11, 2021

ENGINEER'S COST ESTIMATE

OFFSITE IMPROVEMENTS					
ITEM NO.	DESCRIPTION	QTY.	UNIT	UNIT PRICE	AMOUNT
	Symmes Road:				
1.	Mill Existing Roadway	4,840	SF	\$1.35	\$6,534.00
2.	1.5" Type SP-12.5 Asphalt	4,840	SF	\$1.75	\$8,470.00
3.	Remove Existing Road	796	SF	\$2.65	\$2,109.40
4.	Replace Existing Road	796	SF	\$3.90	\$3,104.40
5.	Maintenance of Traffice	1	LS	\$5,932.25	\$5,932.25
6.	Striping	1	LS	\$6,493.50	\$6,493.50
7.	Inspection/Testing	1	LS	\$5,000.00	\$5,000.00
OFFSITE IMPROVEMENTS TOTAL					\$37,643.55

ARDURRA GROUP, INC.
 CLIENT: LENNAR HOMES, LLC
 PROJECT: VENTANA PHASE 4

ENGINEER'S COST ESTIMATE
 PERFORMANCE BOND
 DATE: OCTOBER 11, 2021

ENGINEER'S COST ESTIMATE

WATER DISTRIBUTION					
ITEM NO.	DESCRIPTION	QTY.	UNIT	UNIT PRICE	AMOUNT
1.	Connect to Existing 12" Water Main	1	EA	\$1,834.60	\$1,834.60
2.	Connect to Existing 8" Water Main	1	EA	\$1,129.70	\$1,129.70
3.	Install Temporary Construction Meter	1	LS	\$11,297.60	\$11,297.60
4.	12 X 8" Tapping Sleeve and Valve	1	LS	\$4,982.25	\$4,982.25
5.	8" PVC C900 DR18 Water Main	1,131	LF	\$32.50	\$36,757.50
6.	6" PVC C900 DR18 Water Main	1,354	LF	\$21.30	\$28,840.20
7.	4" PVC C900 DR18 Water Main	532	LF	\$13.50	\$7,182.00
8.	8" Gate Valve with Box	12	EA	\$1,839.60	\$22,075.20
9.	6" Gate Valve with Box	8	EA	\$1,257.45	\$10,059.60
10.	8 X 8" Tee	1	EA	\$874.20	\$874.20
11.	8 X 6" Tee	3	EA	\$794.60	\$2,383.80
12.	8 X 6" Reducer	1	EA	\$442.45	\$442.45
13.	6 X 4" Reducer	4	EA	\$343.20	\$1,372.80
14.	8" Fittings and Restraints	1	LS	\$1,522.65	\$1,522.65
15.	6" Fittings and Restraints	1	LS	\$1,461.45	\$1,461.45
16.	4" Fittings and Restraints	1	LS	\$782.40	\$782.40
17.	Fire Hydrant Assembly	6	EA	\$4,627.30	\$27,763.80
18.	Single Service Assembly (Complete) - Short Side	41	EA	\$426.70	\$17,494.70
19.	Single Service Assembly (Complete) - Long Side	35	EA	\$570.45	\$19,965.75
20.	Lift Station Service	1	LS	\$2,201.30	\$2,201.30
21.	Permanent Blow-off Assembly	4	EA	\$1,692.30	\$6,769.20
22.	Testing and Chlorination	1	LS	\$3,784.00	\$3,784.00
WATER DISTRIBUTION TOTAL					\$210,977.15

ARDURRA GROUP, INC.
 CLIENT: LENNAR HOMES, LLC
 PROJECT: VENTANA PHASE 4

ENGINEER'S COST ESTIMATE
 PERFORMANCE BOND
 DATE: OCTOBER 11, 2021

ENGINEER'S COST ESTIMATE

SANITARY SEWER					
ITEM NO.	DESCRIPTION	QTY.	UNIT	UNIT PRICE	AMOUNT
1.	8" PVC (0-6')	46	LF	\$27.95	\$1,285.70
2.	8" PVC (6-8')	371	LF	\$29.40	\$10,907.40
3.	8" PVC (8-10')	479	LF	\$31.80	\$15,232.20
4.	8" PVC (10-12')	649	LF	\$34.85	\$22,617.65
5.	8" PVC (12-14')	495	LF	\$38.50	\$19,057.50
6.	8" C900 PVC (12-14')	90	LF	\$61.50	\$5,535.00
7.	8" PVC (14-16')	446	LF	\$43.40	\$19,356.40
8.	Single Service	26	EA	\$977.10	\$25,404.60
9.	Double Service	25	EA	\$1,395.80	\$34,895.00
10.	Manhole (0-6')	1	EA	\$3,071.20	\$3,071.20
11.	Manhole (6-8')	1	EA	\$3,230.25	\$3,230.25
12.	Manhole (8-10')	2	EA	\$3,684.25	\$7,368.50
13.	Manhole (10-12')	2	EA	\$3,998.30	\$7,996.60
14.	Manhole (12-14')	4	EA	\$4,441.80	\$17,767.20
15.	Drop Manhole (14-16')	1	EA	\$6,223.05	\$6,223.05
16.	Drop 60" Manhole (14-16')	1	EA	\$7,589.20	\$7,589.20
17.	Lift Station - Complete	1	LS	\$423,387.60	\$423,387.60
18.	Sock Dewatering	1	LS	\$34,598.80	\$34,598.80
19.	Dewatering / Rock Bedding	1	LS	\$22,843.20	\$22,843.20
20.	Televise Sanitary Sewer - Main	2,576	LF	\$3.90	\$10,046.40
21.	Televise Sanitary Sewer - Laterals	1,938	LF	\$3.65	\$7,073.70
22.	Testing	1	LS	\$5,079.20	\$5,079.20
23.	Connect to Existing 8" Force Main	1	LS	\$1,296.30	\$1,296.30
24.	14" Jack and Bore	54	LF	\$462.50	\$24,975.00
25.	8 X 4" TS&V	1	LS	\$2,537.60	\$2,537.60
26.	4" Ductile Iron Pipe	54	LF	\$93.55	\$5,051.70
27.	4" PVC C900 DR 18 Green	2,014	LF	\$14.50	\$29,203.00
28.	4" Plug Valve	2	EA	\$945.45	\$1,890.90
29.	4" Fittings and Restraints	1	LS	\$10,106.10	\$10,106.10
30.	Air Release Valve	1	EA	\$5,535.55	\$5,535.55
32.	Maintenance of Traffic	1	LS	\$2,471.70	\$2,471.70
33.	Restoration	1	LS	\$3,535.65	\$3,535.65
SANITARY SEWER TOTAL					\$797,169.85

ARDURRA GROUP, INC.
CLIENT: LENNAR HOMES, LLC
PROJECT: VENTANA PHASE 4

ENGINEER'S COST ESTIMATE
WARRANTY BOND
DATE: OCTOBER 11, 2021

EXHIBIT A

Engineering Inspections
CERTIFICATE OF COST ESTIMATE
WARRANTY GUARANTEE

STATE OF FLORIDA }

COUNTY OF }
HILLSBOROUGH }

I, Tuyen L. Tran, P.E., a Professional Engineer registered in the State of Florida, with Registration No. 54099, hereby certify that I have examined the Plat of Ventana Phase 4, as filed by Ardurra Group, Inc., located in Section 31, Township 30 South, Range 20 East, Hillsborough County, Florida; and that the costs of the improvements lying within the said Plat, as listed below, are accurate engineering estimates which were prepared for the purpose of determining the amount for Warranty Bond required by the Hillsborough County Land Development Code.

<u>Schedule</u>	<u>Total</u>
ONSITE ROADWAY	\$405,251.30
STORM DRAINAGE	\$388,409.45
OFFSITE IMPROVEMENTS	\$37,643.55
WATER DISTRIBUTION	\$210,977.15
SANITARY SEWER	\$797,169.85
TOTAL	\$1,839,451.30
WARRANTY BOND (10% OF GRAND TOTAL AMOUNT)	<u>\$183,945.13</u>

$$\$1,839,451.30 \times 0.10 = \$183,945.13$$

ARDURRA GROUP, INC.
 CLIENT: LENNAR HOMES, LLC
 PROJECT: VENTANA PHASE 4

ENGINEER'S COST ESTIMATE
 WARRANTY BOND
 DATE: OCTOBER 11, 2021

ENGINEER'S COST ESTIMATE

ONSITE ROADWAY					
ITEM NO.	DESCRIPTION	QTY.	UNIT	UNIT PRICE	AMOUNT
1.	Typical Section:				
	A. 1 1/2" Type SP-12.5 Asphalt	7,792	SY	\$10.00	\$77,920.00
	B. 6" Crushed Concrete Base	7,792	SY	\$13.65	\$106,360.80
	C. 12" Stabilization Sub-Base (LBR 40)	9,707	SY	\$5.50	\$53,388.50
2.	T Type Turnaround	3,356	SF	\$2.90	\$9,732.40
3.	Miami Curb	5,746	LF	\$9.80	\$56,310.80
4.	Drop Curb	156	LF	\$17.10	\$2,667.60
5.	Type D Curb	164	LF	\$18.30	\$3,001.20
6.	5' Wide Concrete Sidewalk (Along Symmes Road)	510	LF	\$27.75	\$14,152.50
7.	5' Wide Concrete Sidewalk (Non-Lot Frontage)	1,258	LF	\$27.75	\$34,909.50
8.	Curb Cut - ONLY	7	EA	\$285.00	\$1,995.00
9.	ADA Curb Cut Ramp	4	EA	\$665.25	\$2,661.00
10.	Detectable Warning Surface	44	SF	\$42.70	\$1,878.80
11.	Right-of-Way Grading	1	LS	\$15,013.65	\$15,013.65
12.	2'8" Sod - B.O.C.	1,742	SY	\$2.60	\$4,529.20
13.	Seed and Mulch - Right-of-Way	7,088	SY	\$0.30	\$2,126.40
14.	Striping and Signage	1	LS	\$7,720.45	\$7,720.45
15.	Remove and Repour Driveway	1	LS	\$5,201.50	\$5,201.50
16.	Connect to Existing Road	1	EA	\$682.00	\$682.00
17.	Inspection/Testing	1	LS	\$5,000.00	\$5,000.00
ONSITE ROADWAY TOTAL					\$405,251.30

ARDURRA GROUP, INC.
 CLIENT: LENNAR HOMES, LLC
 PROJECT: VENTANA PHASE 4

ENGINEER'S COST ESTIMATE
 WARRANTY BOND
 DATE: OCTOBER 11, 2021

ENGINEER'S COST ESTIMATE

STORM DRAINAGE					
ITEM NO.	DESCRIPTION	QTY.	UNIT	UNIT PRICE	AMOUNT
1.	15" HP Storm Pipe DBL Wall	293	LF	\$35.10	\$10,284.30
2.	18" HP Storm Pipe DBL Wall	1,063	LF	\$41.40	\$44,008.20
3.	24" HP Storm Pipe DBL Wall	1,322	LF	\$59.85	\$79,121.70
4.	30" HP Storm Pipe DBL Wall	716	LF	\$86.90	\$62,220.40
5.	36" HP Storm Pipe DBL Wall	64	LF	\$100.80	\$6,451.20
6.	Type I Curb Inlet	21	EA	\$4,027.90	\$84,585.90
7.	Type 'P' Storm Manhole (4' dia.)	3	EA	\$3,218.70	\$9,656.10
8.	Type J Manhole	4	EA	\$3,515.65	\$14,062.60
9.	Type D Inlet	1	EA	\$3,763.50	\$3,763.50
10.	Yard Drain	2	EA	\$1,898.20	\$3,796.40
11.	Control Structure - Type D Inlet	1	EA	\$6,611.60	\$6,611.60
12.	Dewatering / Rock Bedding	1	EA	\$16,836.45	\$16,836.45
13.	30" Flared End Section	2	EA	\$3,240.30	\$6,480.60
14.	36" Flared End Section	1	EA	\$3,889.00	\$3,889.00
15.	Sand Cement Rip Rap	6	EA	\$3,515.40	\$21,092.40
16.	Sodded Spreader Swale	70	SF	\$14.65	\$1,025.50
17.	Televise Storm Pipe	3,458	LF	\$4.20	\$14,523.60
18.	Inspection/Testing	1	LS	\$5,000.00	\$5,000.00
STORM DRAINAGE TOTAL					\$388,409.45

ARDURRA GROUP, INC.
CLIENT: LENNAR HOMES, LLC
PROJECT: VENTANA PHASE 4

ENGINEER'S COST ESTIMATE
WARRANTY BOND
DATE: OCTOBER 11, 2021

ENGINEER'S COST ESTIMATE

OFFSITE IMPROVEMENTS					
ITEM NO.	DESCRIPTION	QTY.	UNIT	UNIT PRICE	AMOUNT
	Symmes Road:				
1.	Mill Existing Roadway	4,840	SF	\$1.35	\$6,534.00
2.	1.5" Type SP-12.5 Asphalt	4,840	SF	\$1.75	\$8,470.00
3.	Remove Existing Road	796	SF	\$2.65	\$2,109.40
4.	Replace Existing Road	796	SF	\$3.90	\$3,104.40
5.	Maintenance of Traffic	1	LS	\$5,932.25	\$5,932.25
6.	Striping	1	LS	\$6,493.50	\$6,493.50
7.	Inspection/Testing	1	LS	\$5,000.00	\$5,000.00
OFFSITE IMPROVEMENTS TOTAL					\$37,643.55

ARDURRA GROUP, INC.
 CLIENT: LENNAR HOMES, LLC
 PROJECT: VENTANA PHASE 4

ENGINEER'S COST ESTIMATE
 WARRANTY BOND
 DATE: OCTOBER 11, 2021

ENGINEER'S COST ESTIMATE

WATER DISTRIBUTION					
ITEM NO.	DESCRIPTION	QTY.	UNIT	UNIT PRICE	AMOUNT
1.	Connect to Existing 12" Water Main	1	EA	\$1,834.60	\$1,834.60
2.	Connect to Existing 8" Water Main	1	EA	\$1,129.70	\$1,129.70
3.	Install Temporary Construction Meter	1	LS	\$11,297.60	\$11,297.60
4.	12 X 8" Tapping Sleeve and Valve	1	LS	\$4,982.25	\$4,982.25
5.	8" PVC C900 DR18 Water Main	1,131	LF	\$32.50	\$36,757.50
6.	6" PVC C900 DR18 Water Main	1,354	LF	\$21.30	\$28,840.20
7.	4" PVC C900 DR18 Water Main	532	LF	\$13.50	\$7,182.00
8.	8" Gate Valve with Box	12	EA	\$1,839.60	\$22,075.20
9.	6" Gate Valve with Box	8	EA	\$1,257.45	\$10,059.60
10.	8 X 8" Tee	1	EA	\$874.20	\$874.20
11.	8 X 6" Tee	3	EA	\$794.60	\$2,383.80
12.	8 X 6" Reducer	1	EA	\$442.45	\$442.45
13.	6 X 4" Reducer	4	EA	\$343.20	\$1,372.80
14.	8" Fittings and Restraints	1	LS	\$1,522.65	\$1,522.65
15.	6" Fittings and Restraints	1	LS	\$1,461.45	\$1,461.45
16.	4" Fittings and Restraints	1	LS	\$782.40	\$782.40
17.	Fire Hydrant Assembly	6	EA	\$4,627.30	\$27,763.80
18.	Single Service Assembly (Complete) - Short Side	41	EA	\$426.70	\$17,494.70
19.	Single Service Assembly (Complete) - Long Side	35	EA	\$570.45	\$19,965.75
20.	Lift Station Service	1	LS	\$2,201.30	\$2,201.30
21.	Permanent Blow-off Assembly	4	EA	\$1,692.30	\$6,769.20
22.	Testing and Chlorination	1	LS	\$3,784.00	\$3,784.00
WATER DISTRIBUTION TOTAL					\$210,977.15

ARDURRA GROUP, INC.
 CLIENT: LENNAR HOMES, LLC
 PROJECT: VENTANA PHASE 4

ENGINEER'S COST ESTIMATE
 WARRANTY BOND
 DATE: OCTOBER 11, 2021

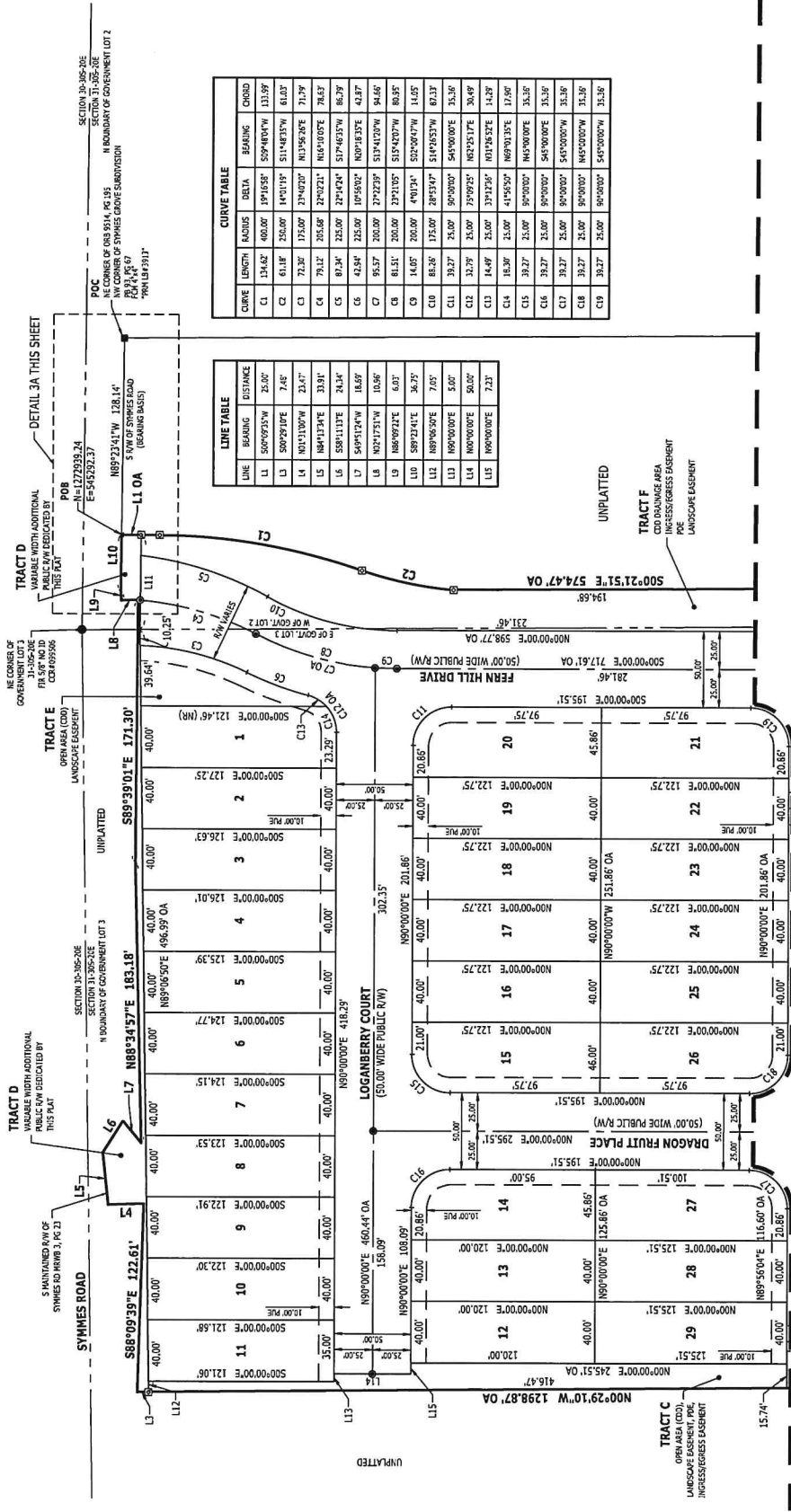
ENGINEER'S COST ESTIMATE

SANITARY SEWER					
ITEM NO.	DESCRIPTION	QTY.	UNIT	UNIT PRICE	AMOUNT
1.	8" PVC (0-6')	46	LF	\$27.95	\$1,285.70
2.	8" PVC (6-8')	371	LF	\$29.40	\$10,907.40
3.	8" PVC (8-10')	479	LF	\$31.80	\$15,232.20
4.	8" PVC (10-12')	649	LF	\$34.85	\$22,617.65
5.	8" PVC (12-14')	495	LF	\$38.50	\$19,057.50
6.	8" C900 PVC (12-14')	90	LF	\$61.50	\$5,535.00
7.	8" PVC (14-16')	446	LF	\$43.40	\$19,356.40
8.	Single Service	26	EA	\$977.10	\$25,404.60
9.	Double Service	25	EA	\$1,395.80	\$34,895.00
10.	Manhole (0-6')	1	EA	\$3,071.20	\$3,071.20
11.	Manhole (6-8')	1	EA	\$3,230.25	\$3,230.25
12.	Manhole (8-10')	2	EA	\$3,684.25	\$7,368.50
13.	Manhole (10-12')	2	EA	\$3,998.30	\$7,996.60
14.	Manhole (12-14')	4	EA	\$4,441.80	\$17,767.20
15.	Drop Manhole (14-16')	1	EA	\$6,223.05	\$6,223.05
16.	Drop 60" Manhole (14-16')	1	EA	\$7,589.20	\$7,589.20
17.	Lift Station - Complete	1	LS	\$423,387.60	\$423,387.60
18.	Sock Dewatering	1	LS	\$34,598.80	\$34,598.80
19.	Dewatering / Rock Bedding	1	LS	\$22,843.20	\$22,843.20
20.	Televise Sanitary Sewer - Main	2,576	LF	\$3.90	\$10,046.40
21.	Televise Sanitary Sewer - Laterals	1,938	LF	\$3.65	\$7,073.70
22.	Testing	1	LS	\$5,079.20	\$5,079.20
23.	Connect to Existing 8" Force Main	1	LS	\$1,296.30	\$1,296.30
24.	14" Jack and Bore	54	LF	\$462.50	\$24,975.00
25.	8 X 4" TS&V	1	LS	\$2,537.60	\$2,537.60
26.	4" Ductile Iron Pipe	54	LF	\$93.55	\$5,051.70
27.	4" PVC C900 DR 18 Green	2,014	LF	\$14.50	\$29,203.00
28.	4" Plug Valve	2	EA	\$945.45	\$1,890.90
29.	4" Fittings and Restraints	1	LS	\$10,106.10	\$10,106.10
30.	Air Release Valve	1	EA	\$5,535.55	\$5,535.55
32.	Maintenance of Traffic	1	LS	\$2,471.70	\$2,471.70
33.	Restoration	1	LS	\$3,535.65	\$3,535.65
SANITARY SEWER TOTAL					\$797,169.85

VENTANA PHASE 4

BEING A REPLAT OF A PORTION OF ROCK SUBDIVISION - A PLATTED SUBDIVISION WITH NO IMPROVEMENTS, ACCORDING TO PLAT BOOK 91, PAGE(S) 42 AND A PORTION OF SECTION 31, TOWNSHIP 30 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA

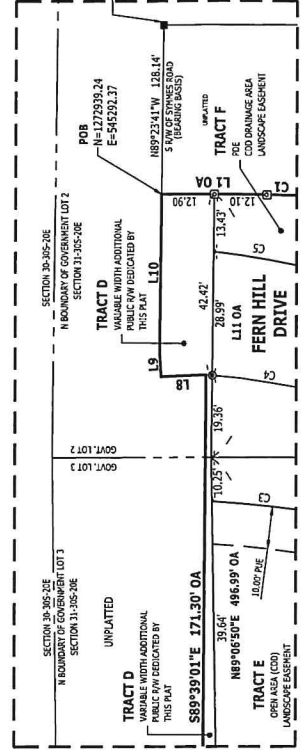
PLAT BOOK PAGE



CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	134.62	400.00	191.6581	S59°48'14"W	131.99
C2	61.18	25.00	145°11'14"	S114°48'15"W	61.03
C3	72.30	175.00	23°40'20"	N17°56'20"E	71.59
C4	79.12	265.00	27°02'21"	N16°10'05"E	78.63
C5	87.34	255.00	27°42'00"	S17°46'55"W	86.29
C6	42.94	25.00	107°50'02"	N07°16'35"E	42.37
C7	95.37	200.00	27°42'39"	S17°41'07"W	94.66
C8	81.51	200.00	27°41'02"	S15°42'07"W	80.85
C9	14.05	200.00	4°01'34"	S33°00'17"W	14.05
C10	88.26	175.00	28°33'47"	S14°49'53"W	87.33
C11	32.29	25.00	25°09'25"	N53°35'17"E	30.49
C12	14.49	25.00	37°42'28"	N01°16'32"E	14.29
C13	14.49	25.00	37°42'28"	N01°16'32"E	14.29
C14	18.20	25.00	41°46'50"	N67°01'31"E	17.96
C15	39.27	25.00	90°00'00"	N45°00'00"E	35.36
C16	39.27	25.00	90°00'00"	S45°00'00"E	35.36
C17	39.27	25.00	90°00'00"	N45°00'00"W	35.36
C18	39.27	25.00	90°00'00"	S45°00'00"W	35.36
C19	39.27	25.00	90°00'00"	S45°00'00"W	35.36

LINE	BEARING	DISTANCE
L1	S00°09'33"W	25.00
L2	S00°29'17"E	7.45
L3	N01°11'00"W	23.47
L4	N88°13'38"E	33.81
L5	S88°11'17"E	24.34
L6	S44°12'14"W	18.67
L7	N07°17'51"W	10.86
L8	N68°02'11"E	6.03
L9	N88°02'11"E	36.75
L10	S89°23'14"E	7.05
L11	N00°00'00"E	50.00
L12	N00°00'00"E	50.00
L13	N00°00'00"E	50.00
L14	N00°00'00"E	50.00
L15	N00°00'00"E	72.3

MATCH LINE - SEE SHEET 4



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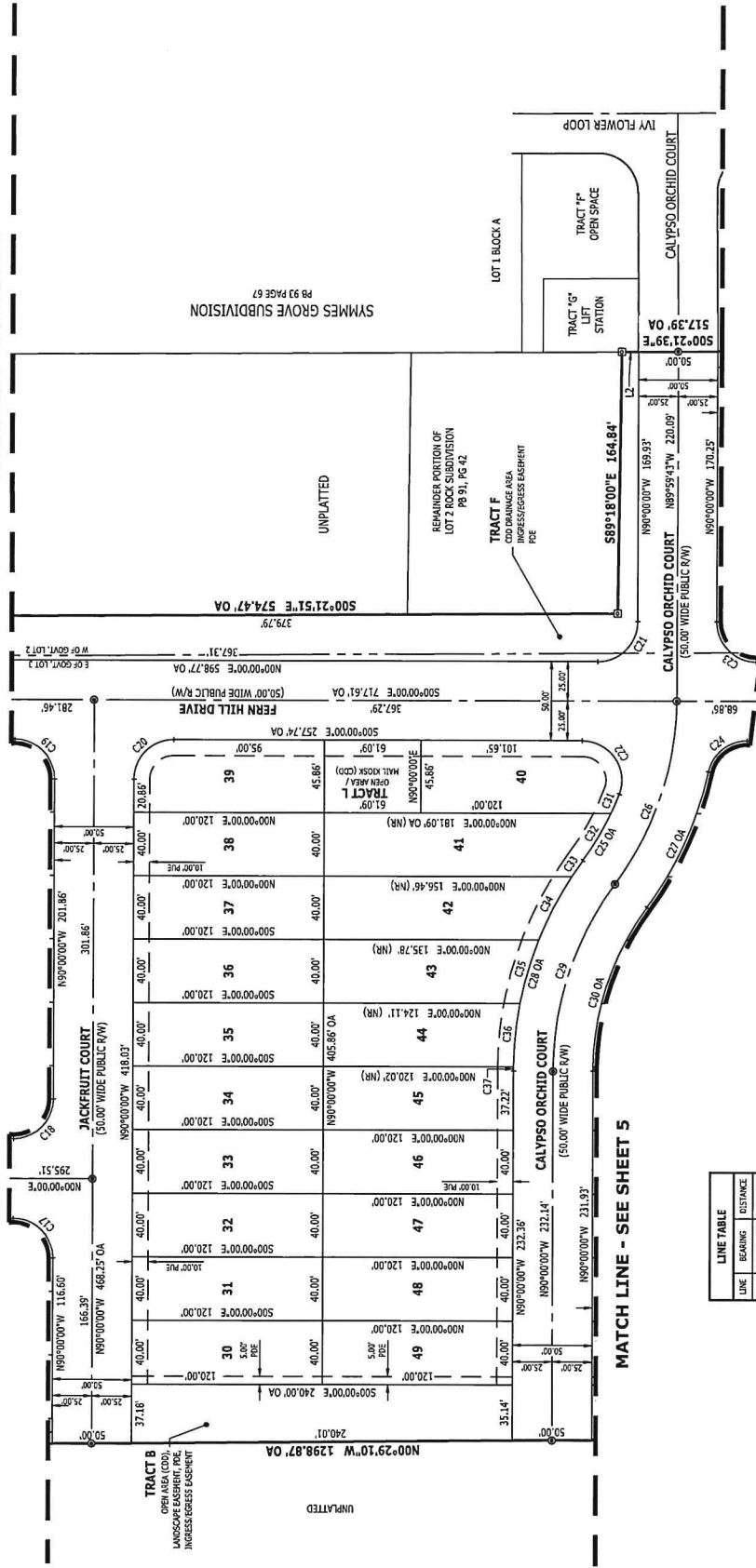
SEE SHEET 2 OF 5 FOR KEY MAP
SEE SHEET 2 OF 5 FOR LEGEND
SHEET 3 OF 5

VENTANA PHASE 4

BEING A REPLAT OF A PORTION OF ROCK SUBDIVISION - A PLATTED SUBDIVISION WITH NO IMPROVEMENTS, ACCORDING TO PLAT BOOK 91, PAGE(S) 42 AND A PORTION OF SECTION 31, TOWNSHIP 30 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA

PLAT BOOK PAGE

MATCH LINE - SEE SHEET 3



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S00°21'39"E	10.51'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	142.44'	232.00'	30°13'19"	N71°52'20"W	138.89'
C2	135.44'	200.00'	30°13'19"	N71°52'20"W	131.24'
C3	116.63'	175.00'	30°13'19"	N71°52'20"W	108.89'
C4	113.09'	175.00'	41°17'08"	N67°14'47"W	113.09'
C5	34.69'	175.00'	172°12'00"	N09°27'25"W	34.69'
C6	12.17'	232.00'	3°08'56"	N65°21'09"W	12.18'
C7	45.10'	232.00'	11°29'06"	N62°40'10"W	45.03'
C8	41.37'	232.00'	10°37'35"	N71°43'30"W	41.67'
C9	40.26'	232.00'	10°15'10"	N64°08'57"W	40.21'
C10	2.78'	232.00'	0°42'33"	N89°38'44"W	2.78'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C11	39.27'	25.00'	90°00'00"	S43°00'00"W	35.36'
C12	39.27'	25.00'	90°00'00"	N45°00'00"W	35.36'
C13	39.27'	25.00'	90°00'00"	S45°00'00"W	35.36'
C14	39.27'	25.00'	90°00'00"	N43°00'00"E	35.36'
C15	48.35'	25.00'	110°34'00"	S55°17'11"W	41.10'
C16	39.27'	25.00'	90°00'00"	S45°00'00"W	35.36'
C17	42.28'	175.00'	77°49'31"	N65°54'45"W	31.41'
C18	121.21'	200.00'	33°08'30"	S71°29'59"E	121.25'
C19	94.43'	215.00'	24°03'20"	N65°48'06"W	93.74'



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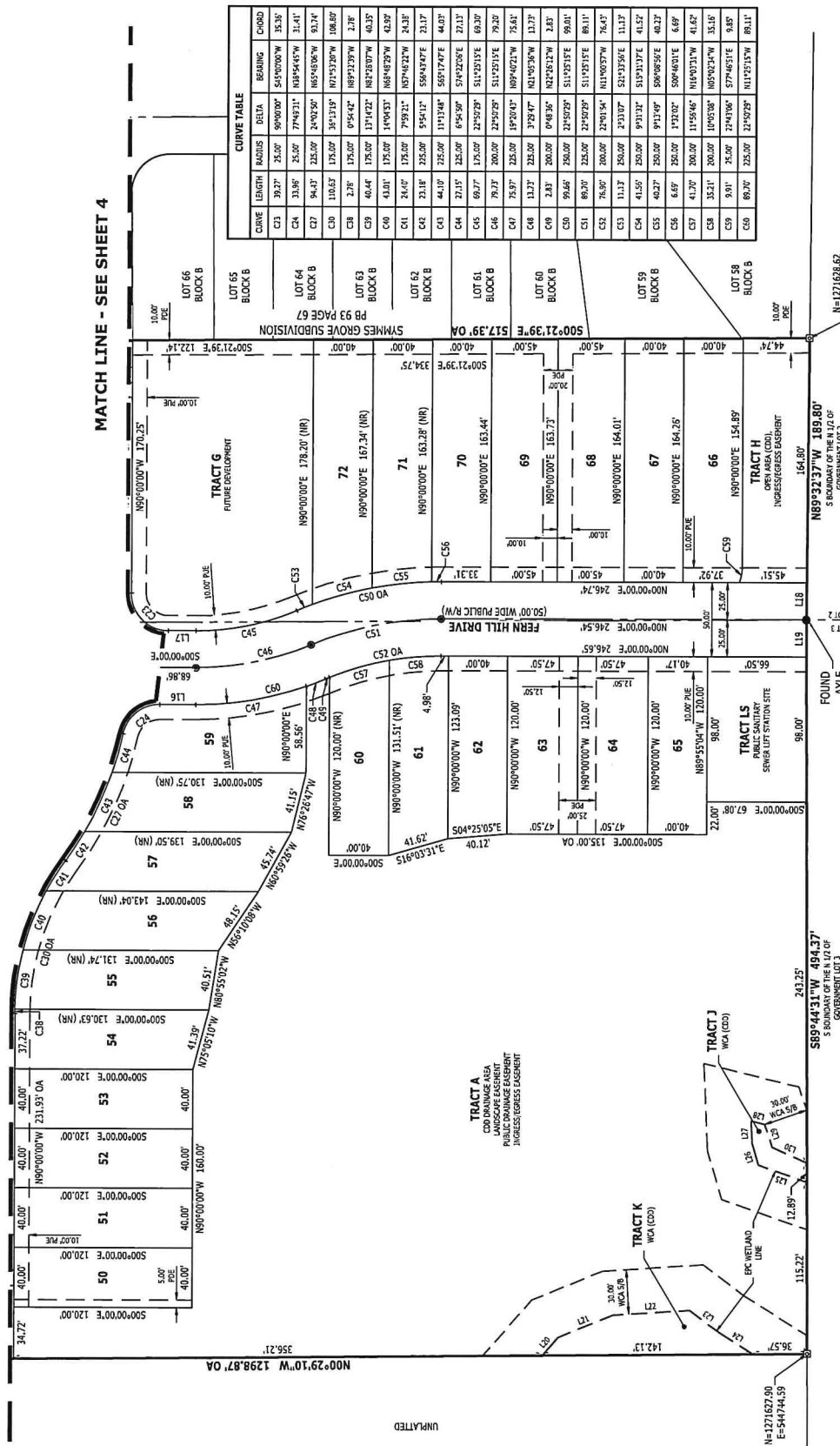


SEE SHEET 2 OF 5 FOR KEY MAP
SEE SHEET 2 OF 5 FOR LEGEND
SHEET 4 OF 5

VENTANA PHASE 4

BEING A REPLAT OF A PORTION OF ROCK SUBDIVISION - A PLATTED SUBDIVISION WITH NO IMPROVEMENTS, ACCORDING TO PLAT BOOK 91, PAGE(S) 42 AND A PORTION OF SECTION 31, TOWNSHIP 30 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA

PLAT BOOK PAGE



CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C2	39.27	25.00	90°00'00"	S45°00'00"W	35.35
C3	33.96	25.00	77°49'31"	N85°54'55"W	31.41
C4	84.43	225.00	24°00'00"	N85°54'55"W	93.74
C5	110.02	175.00	35°13'39"	N75°53'29"W	108.00
C6	2.78	175.00	0°54'42"	N85°53'29"W	2.78
C7	40.44	175.00	17°14'22"	N82°28'07"W	40.37
C8	44.01	175.00	19°03'51"	N84°48'32"W	42.89
C9	24.60	175.00	7°59'21"	N87°46'32"W	24.38
C10	23.18	225.00	5°54'12"	S58°43'47"E	23.17
C11	44.10	225.00	11°19'44"	S55°17'47"E	44.01
C12	27.15	225.00	6°54'50"	S74°22'28"E	27.13
C13	69.77	200.00	23°52'29"	S11°25'15"E	69.30
C14	79.73	200.00	25°52'29"	S11°25'15"E	79.20
C15	75.97	225.00	19°59'47"	N89°40'21"W	75.61
C16	13.73	225.00	0°48'36"	N22°26'12"W	13.73
C17	2.83	200.00	0°48'36"	N22°26'12"W	2.83
C18	99.66	200.00	31°52'29"	S11°25'15"E	99.01
C19	80.30	225.00	21°52'29"	S11°25'15"E	80.11
C20	76.90	200.00	21°04'54"	N11°00'57"W	76.47
C21	11.33	250.00	0°31'07"	S13°31'57"E	11.33
C22	41.58	250.00	9°13'27"	S13°31'57"E	41.52
C23	40.27	250.00	9°13'49"	S08°06'58"E	40.27
C24	6.69	250.00	1°32'02"	S08°06'58"E	6.69
C25	41.70	200.00	11°58'46"	N18°03'31"W	41.62
C26	35.21	200.00	10°00'00"	N05°02'24"W	35.18
C27	9.91	25.00	27°43'06"	S77°46'51"E	9.87
C28	69.30	225.00	21°52'29"	S11°25'15"W	69.11

LINE	BEARING	DISTANCE
L1	S13°02'49"W	26.99'
L2	N18°20'14"E	34.95'
L3	N37°37'46"E	14.69'
L4	N87°31'27"E	15.21'
L5	S17°49'47"W	9.42'
L6	S70°55'59"W	16.38'
L7	S4°49'00"E	21.68'

LINE	BEARING	DISTANCE
L8	N00°00'00"E	24.46'
L9	S00°00'00"E	18.84'
L10	N89°23'37"W	25.60'
L11	S89°44'31"W	25.60'
L12	S48°47'51"E	15.94'
L13	S13°19'02"E	29.87'
L14	S04°00'00"E	52.15'
L15	S38°45'53"W	35.74'



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SEE NOTE #48 ON SHEET 2 CONCERNING WCA/ON WCA AREAS
SEE SHEET 2 OF 5 FOR KEY MAP
SEE SHEET 2 OF 5 FOR LEGEND



Hillsborough County PUBLIC SCHOOLS

Preparing Students for Life

Certificate of School Concurrency

Project Name	Ventana Phase 4
Jurisdiction	Hillsborough County
Jurisdiction Project ID Number	PID 5501
HCPS Project ID Number	SC-761
Parcel / Folio Number(s)	077201.0000; 077956.6402
Project Location	100009 Symmes Road, Riverview,
Dwelling Units & Type	72 single-family detached
Applicant	Jeffery S. Hills/Ventana Phase 4

School Concurrency Analysis					
School Type	Elementary	Middle	High		Total Capacity Reserved
Students Generated	14	7	10		31

This School Concurrency Certificate shall temporarily reserve school capacity for the above referenced project while the project proceeds through the development review process at the local government. This temporary reservation will remain in place during this review process subject to the project proceeding in accordance with all established deadlines and requirements of the local government. Should the project fail to meet the deadlines and requirements of the local government, this reservation will expire unless otherwise extended by the local government.

This Certificate confirms that adequate school capacity is or will be available to serve the project in the affected Concurrency Service Area or in the adjacent Concurrency Service Area in accordance with the adopted Interlocal Agreement for School Facilities Planning, Siting and Concurrency and the Public School Facilities and related Elements of the Comprehensive Plan.

Renée M. Kamen, AICP
Manager, Planning & Siting
Growth Management Department
E: renee.kamen@hcps.net
P: 813.272.4083

October 28, 2020
Date Issued