

SUBJECT: Touchstone Phase 7
DEPARTMENT: Development Review Division of Development Services Department
SECTION: Project Review & Processing
BOARD DATE: April 13, 2021
CONTACT: Lee Ann Kennedy

RECOMMENDATION:

Accept the plat for recording for Touchstone Phase 7, located in Section 35, Township 29, and Range 19, and grant permission to the Development Review Division of Development Services Department to administratively accept the Improvement Facilities (roads, drainage, reclaimed water and wastewater) 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 \$31,623.75, a Warranty Bond in the amount of \$13,754.35, 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 \$2,250.00 and authorize the Chairman to execute the Subdivider's Agreement for Performance - Placement of Lot Corners.

BACKGROUND:

On July 6, 2020, Permission to Construct Prior to Platting was issued for Touchstone Phase 7. The developer has submitted the required Bonds, which the County Attorney's Office has reviewed and approved. The developer is Camden Field, LLC and the engineer is Landmark Engineering & Surveying Corporation.

**SUBDIVIDER'S AGREEMENT FOR CONSTRUCTION
AND WARRANTY OF REQUIRED IMPROVEMENTS**

This Agreement is made and entered into this _____ day of _____, 2021 by and between CAMDEN FIELD LLC, hereinafter referred to as "Subdivider" and Hillsborough County, a political subdivision of the State of Florida, hereinafter referred to as "County"

Witnesseth

WHEREAS the Board of County Commissioners of Hillsborough County has established a Land Development Code, hereinafter referred to as the "LDC" pursuant to 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 **TOUCHSTONE PHASE 7**; 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 such improvements will be installed; and

WHEREAS, the improvements required by the LDC in the subdivision known as **TOUCHSTONE PHASE 7** 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 Development Services Department drawings, plans, specifications and other information relating to the construction, of roads, streets, grading, sidewalks, stormwater drainage systems, reclaimed water and wastewater systems and easements and rights-of-way as shown on such plat, 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 improvements in the platted area; and

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

Roads/Streets ___ Water Mains/Services Stormwater Drainage Systems
 Sanitary Gravity Sewer System Sanitary Sewer Distribution System ___ Bridges
 Reclaimed Water Mains/Services Sidewalks ___ Other:

_____ and

WHEREAS, the County required the Subdivider to warranty the aforementioned 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 required 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 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 platted area known as **TOUCHSTONE PHASE 7**, 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, roads, streets, grading, sidewalks, bridges, stormwater drainage systems, reclaimed water and wastewater systems to be built and constructed in the platted area 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 all improvement facilities located in **TOUCHSTONE PHASE 7** 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 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, dated January 22, 2021 with CAMDEN FIELD LLC, as Principal, and United States Fire Insurance Company Company as Surety, and

A Warranty Bond, dated January 22, 2021 with CAMDEN FIELD LLC., as Principal, and United States Fire Insurance Company as Surety, and
 - c. Cashier/Certified Checks, number _____, dated _____ and 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 letters of credit, performance and warranty bonds, escrow agreements, or cashier/certified checks are 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 Review Division of Development Services Department will review the Engineer's Certification and determine if any discrepancies exist between the constructed improvements and said certification.
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 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 his 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 his 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 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 known as **TOUCHSTONE PHASE 7** 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 improvement facilities for maintenance upon proper completion, approval by the County's Development Review Division of 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 Review Division of 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. Provided 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 twelve (12) month construction period described in paragraph 2, the Subdivider may request that the County accept the 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 his 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 years from the date of 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 Review Division of 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 these presents, this 24th day of January, 2021.

ATTEST:

[Signature]

Witness' Signature
(Signed before a Notary Public and 2 Witnesses)

FRANK M. VAUGHN

Printed Name of Witness

SUBDIVIDER:

[Signature]

By: _____
Authorized Corporate Officer or Individual

BING Kearney

Name (typed, printed or stamped)

MANAGER

Witness' Signature

[Signature]
James M. Reed

Printed Name of Witness

Title

Address of Signer

9625 Wes Kearney Way, Riverview, FL 33629

NOTARY PUBLIC

Phone Number of Signer 813 379-4525

CORPORATE SEAL (When Appropriate)

ATTEST:

HILLSBOROUGH COUNTY
PAT FRANK, CLERK OF THE CIRCUIT COURT

By: _____
Deputy Clerk

BOARD OF COUNTY COMMISSIONERS

By: _____
Chair

APPROVED BY THE COUNTY ATTORNEY

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

CORPORATE ACKNOWLEDGMENT:

STATE OF FLORIDA

COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization this 27th day of January, 2021, by BING KEARNEY AS MANAGER of CAMDEN FIELD LLC, a limited liability corporation under the laws of the state of Florida on behalf of the corporation. He is personally known to me or has produced _____ as identification and did take an oath.

NOTARY PUBLIC:

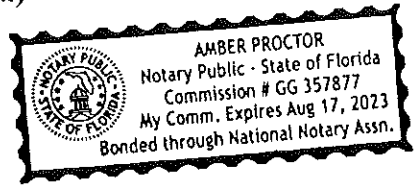
Sign: Amber Proctor (Seal)

Print: Amber Proctor

Title or Rank: _____

Serial Number, if any: _____

My Commission Expires: Aug. 17, 2023



SUBDIVISION PERFORMANCE BOND

Bond No. 602-129068.2

KNOW ALL MEN BY THESE PRESENTS, That we CAMDEN FIELD LLC, called the Principal, and United States Fire Insurance Company called the Surety, are held and firmly bound unto the BOARD OF COUNTY COMMISSIONERS OF HILLSBOROUGH COUNTY, FLORIDA, in the sum of Thirty One Thousand Six Hundred Twenty Three and 75/100 (\$31,623.75) 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 established subdivision regulations pursuant to authority in Chapter 163 and Chapter 177, Florida Statutes, and Hillsborough County Land Development Code, as amended, Ordinance 92-05 which regulations are by reference, hereby incorporated into and made a part of this Subdivision Performance Bond; and

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

WHEREAS, the Principal has filed with 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 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

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 for Construction and Warranty of
Required Improvements, the terms of which Agreement require the Principal to submit an
instrument ensuring completion of construction of required improvements.

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 **TOUCHSTONE PHASE 7** subdivision
all grading, paving, curbing of streets, alleys or other rights-of-way
shown on such plat to be built and constructed in the platted area 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 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 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 APRIL 09, 2022.

SIGNED, SEALED AND DATED this 22nd day of January, 2021.

ATTEST:

Bandy McKown

CAMDEN FIELD LLC

Principal

James M Reed
NAME: James M Reed
9625 Wes Kearney Way
Riverview, FL 33598

ATTEST:

Kan Baker

Surety

United States Fire Insurance Company

By: Mark D. Pichowski
Mark D. Pichowski, Attorney-in-Fact

(SEAL)

APPROVED BY THE COUNTY ATTORNEY

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

as amended

POWER OF ATTORNEY
UNITED STATES FIRE INSURANCE COMPANY
PRINCIPAL OFFICE - MORRISTOWN, NEW JERSEY

00983401320

KNOW ALL MEN BY THESE PRESENTS: That United States Fire Insurance Company, a corporation duly organized and existing under the laws of the state of Delaware, has made, constituted and appointed, and does hereby make, constitute and appoint:

Mark D. Pichowski, Nancy Sheinberg, Todd George

each, its true and lawful Attorney(s)-In-Fact, with full power and authority hereby conferred in its name, place and stead, to execute, acknowledge and deliver: Any and all bonds and undertakings of surety and other documents that the ordinary course of surety business may require, and to bind United States Fire Insurance Company thereby as fully and to the same extent as if such bonds or undertakings had been duly executed and acknowledged by the regularly elected officers of United States Fire Insurance Company at its principal office, in amounts or penalties not exceeding: Seven Million, Five Hundred Thousand Dollars (\$7,500,000).

This Power of Attorney limits the act of those named therein to the bonds and undertakings specifically named therein, and they have no authority to bind United States Fire Insurance Company except in the manner and to the extent therein stated.

This Power of Attorney revokes all previous Powers of Attorney issued on behalf of the Attorneys-In-Fact named above and expires on January 31, 2021.

This Power of Attorney is granted pursuant to Article IV of the By-Laws of United States Fire Insurance Company as now in full force and effect, and consistent with Article III thereof, which Articles provide, in pertinent part:

Article IV, Execution of Instruments - Except as the Board of Directors may authorize by resolution, the Chairman of the Board, President, any Vice-President, any Assistant Vice President, the Secretary, or any Assistant Secretary shall have power on behalf of the Corporation:

(a) to execute, affix the corporate seal manually or by facsimile to, acknowledge, verify and deliver any contracts, obligations, instruments and documents whatsoever in connection with its business including, without limiting the foregoing, any bonds, guarantees, undertakings, recognizances, powers of attorney or revocations of any powers of attorney, stipulations, policies of insurance, deeds, leases, mortgages, releases, satisfactions and agency agreements;

(b) to appoint, in writing, one or more persons for any or all of the purposes mentioned in the preceding paragraph (a), including affixing the seal of the Corporation.

Article III, Officers, Section 3.11, Facsimile Signatures. The signature of any officer authorized by the Corporation to sign any bonds, guarantees, undertakings, recognizances, stipulations, powers of attorney or revocations of any powers of attorney and policies of insurance issued by the Corporation may be printed, facsimile, lithographed or otherwise produced. In addition, if and as authorized by the Board of Directors, dividend warrants or checks, or other numerous instruments similar to one another in form, may be signed by the facsimile signature or signatures, lithographed or otherwise produced, of such officer or officers of the Corporation as from time to time may be authorized to sign such instruments on behalf of the Corporation. The Corporation may continue to use for the purposes herein stated the facsimile signature of any person or persons who shall have been such officer or officers of the Corporation, notwithstanding the fact that he may have ceased to be such at the time when such instruments shall be issued.

IN WITNESS WHEREOF, United States Fire Insurance Company has caused these presents to be signed and attested by its appropriate officer and its corporate seal hereunto affixed this 22nd day of August 2019.

UNITED STATES FIRE INSURANCE COMPANY



Anthony R. Slimowicz

Anthony R. Slimowicz, Executive Vice President

State of Pennsylvania }
County of Philadelphia }

On this 22nd day of August 2019, before me, a Notary public of the State of Pennsylvania, came the above named officer of United States Fire Insurance Company, to me personally known to be the individual and officer described herein, and acknowledged that he executed the foregoing instrument and affixed the seal of United States Fire Insurance Company thereto by the authority of his office.

Commonwealth of Pennsylvania - Notary Seal
Tamara Watkins, Notary Public
Philadelphia County
My commission expires August 22, 2023
Commission number 1348843

Tamara Watkins

Tamara Watkins

(Notary Public)

I, the undersigned officer of United States Fire Insurance Company, a Delaware corporation, do hereby certify that the original Power of Attorney of which the foregoing is a full, true and correct copy is still in force and effect and has not been revoked.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of United States Fire Insurance Company on the 22nd day of January, 2021

UNITED STATES FIRE INSURANCE COMPANY

Al Wright

Al Wright, Senior Vice President



RIDER

To be attached to and form part of: Subdivision Performance Bond

Bond Number: 602-129068-2

Dated: 01/22/2021

Issued by the: United States Fire Insurance Company

In the Amount of: \$31,623.75

On behalf of: Camden Field LLC

(Principal)

And in favor of: Board of County Commissioners of Hillsborough County

(Obligee)

Now therefore, it is agreed that in consideration of the premium charged, the attached bond shall be amended as follows:

The expiration date of the bond shall be changed from April 9, 2022 to May 13, 2022

It is further understood and agreed that all other terms and conditions of this bond shall remain unchanged.

This Rider is to be Effective this 22nd day of January 2021

Signed, Sealed & Dated this 9th day of February 2021

Camden Field LLC

By: _____

(Principal)

UNITED STATES FIRE INSURANCE COMPANY

By: _____

Mark D. Pichowski -

Attorney-In-Fact

CSGCR - 1

APPROVED BY THE COUNTY ATTORNEY

BY _____
As To Form And Legal

February 2013 Ed.

**POWER OF ATTORNEY
UNITED STATES FIRE INSURANCE COMPANY
PRINCIPAL OFFICE - MORRISTOWN, NEW JERSEY**

00983401321

KNOW ALL MEN BY THESE PRESENTS: That United States Fire Insurance Company, a corporation duly organized and existing under the laws of the state of Delaware, has made, constituted and appointed, and does hereby make, constitute and appoint:

Mark D. Pichowski, Nancy Sheinberg, Todd George

each, its true and lawful Attorney(s)-In-Fact, with full power and authority hereby conferred in its name, place and stead, to execute, acknowledge and deliver: Any and all bonds and undertakings of surety and other documents that the ordinary course of surety business may require, and to bind United States Fire Insurance Company thereby as fully and to the same extent as if such bonds or undertakings had been duly executed and acknowledged by the regularly elected officers of United States Fire Insurance Company at its principal office, in amounts or penalties not exceeding: **Eleven Million Dollars (\$11,000,000)**.

This Power of Attorney limits the act of those named therein to the bonds and undertakings specifically named therein, and they have no authority to bind United States Fire Insurance Company except in the manner and to the extent therein stated.

This Power of Attorney revokes all previous Powers of Attorney issued on behalf of the Attorneys-In-Fact named above and expires on January 31, 2022.

This Power of Attorney is granted pursuant to Article IV of the By-Laws of United States Fire Insurance Company as now in full force and effect, and consistent with Article III thereof, which Articles provide, in pertinent part:

Article IV, Execution of Instruments - Except as the Board of Directors may authorize by resolution, the Chairman of the Board, President, any Vice-President, any Assistant Vice President, the Secretary, or any Assistant Secretary shall have power on behalf of the Corporation:

(a) to execute, affix the corporate seal manually or by facsimile to, acknowledge, verify and deliver any contracts, obligations, instruments and documents whatsoever in connection with its business including, without limiting the foregoing, any bonds, guarantees, undertakings, recognizances, powers of attorney or revocations of any powers of attorney, stipulations, policies of insurance, deeds, leases, mortgages, releases, satisfactions and agency agreements;

(b) to appoint, in writing, one or more persons for any or all of the purposes mentioned in the preceding paragraph (a), including affixing the seal of the Corporation.

Article III, Officers, Section 3.11, Facsimile Signatures. The signature of any officer authorized by the Corporation to sign any bonds, guarantees, undertakings, recognizances, stipulations, powers of attorney or revocations of any powers of attorney and policies of insurance issued by the Corporation may be printed, facsimile, lithographed or otherwise produced. In addition, if and as authorized by the Board of Directors, dividend warrants or checks, or other numerous instruments similar to one another in form, may be signed by the facsimile signature or signatures, lithographed or otherwise produced, of such officer or officers of the Corporation as from time to time may be authorized to sign such instruments on behalf of the Corporation. The Corporation may continue to use for the purposes herein stated the facsimile signature of any person or persons who shall have been such officer or officers of the Corporation, notwithstanding the fact that he may have ceased to be such at the time when such instruments shall be issued.

IN WITNESS WHEREOF, United States Fire Insurance Company has caused these presents to be signed and attested by its appropriate officer and its corporate seal hereunto affixed this 22nd day of August 2019.

UNITED STATES FIRE INSURANCE COMPANY

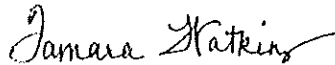


Anthony R. Slimowicz, President

State of Pennsylvania }
County of Philadelphia }

On this 22nd day of August 2019, before me, a Notary public of the State of Pennsylvania, came the above named officer of United States Fire Insurance Company, to me personally known to be the individual and officer described herein, and acknowledged that he executed the foregoing instrument and affixed the seal of United States Fire Insurance Company thereto by the authority of his office.

Commonwealth of Pennsylvania – Notary Seal
Tamara Watkins, Notary Public
Philadelphia County
My commission expires August 22, 2023
Commission number 1348843



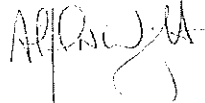
Tamara Watkins

(Notary Public)

I, the undersigned officer of United States Fire Insurance Company, a Delaware corporation, do hereby certify that the original Power of Attorney of which the foregoing is a full, true and correct copy is still in force and effect and has not been revoked.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of United States Fire Insurance Company on the 9th February 21 day of 20

UNITED STATES FIRE INSURANCE COMPANY



Al Wright, Senior Vice President



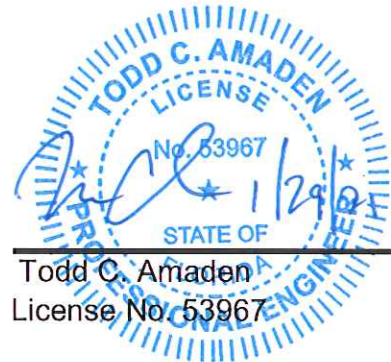
TOUCHSTONE PHASE 7
PERFORMANCE ESTIMATE

SUMMARY

SCHEDULE A - STREET IMPROVEMENTS \$25,299.00

TOTAL \$25,299.00

125% PERFORMAMNCE BONDING \$31,623.75



Todd C. Amaden
License No. 53967

**TOUCHSTONE PHASE 7
PERFORMANCE ESTIMATE**

SCHEDULE A - STREET IMPROVEMENTS

ITEM	DESCRIPTION	TOTAL COST
1	1 3/4" ASPHALT TYPE SP 12.5	\$17,590.50
2	SIGNAGE AND PAVEMENT MARKING	\$7,708.50

\$25,299.00

WARRANTY BOND

Bond No. 602-129067-3

KNOW ALL MEN BY THESE PRESENTS, That we CAMDEN FIELD LLC, called the Principal and United States Fire Insurance Company, called the Surety, are held and firmly bound unto the **BOARD OF COUNTY COMMISSIONERS OF HILLSBOROUGH COUNTY, FLORIDA**, in the sum of Thirteen Thousand Seven Hundred Fifty Four and 35/100 (\$13,754.35) 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 established subdivision regulations pursuant to authority in Chapter 163 and Chapter 177, Florida Statutes, and Hillsborough County Land Development Code, as amended, 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 improvement facilities (roads, drainage, reclaimed water and wastewater) for maintenance constructed in conjunction with the platted subdivision known as **TOUCHSTONE PHASE 7**; and

WHEREAS, the aforementioned subdivision regulations require as a condition of acceptance of the improvement facilities (roads, drainage, reclaimed water and wastewater) that the Principal provide to the Board of County Commissioners of Hillsborough County a bond warranting — all grading, paving and curbing of streets, roads and other rights of way, bridges, culverts, gutters, storm sewers, sanitary sewers, reclaimed water mains and all other necessary facilities for a definite period of time in an amount prescribed by the aforementioned subdivision regulations.

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

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 roads, drainage, reclaimed water and wastewater improvement facilities for maintenance by the Board of County Commissioners of Hillsborough County, in the approved platted subdivision known as **TOUCHSTONE PHASE 7** 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 APRIL 9, 2023.

SIGNED, SEALED AND DATED this 22nd day of January, 2021.

ATTEST:

Gandy McKinnon

CAMDEN FIELD LLC.

Principal

James M Reed
Name: James M Reed
9625 Wes Kearney Way
Riverview, FL 33598

ATTEST

Kan Baker

United States Fire Insurance Company

Surety

By: Mark D. Pichowski
Mark D. Pichowski, Attorney-in-Fact

(SEAL)

APPROVED BY THE COUNTY ATTORNEY

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

as amended

POWER OF ATTORNEY
UNITED STATES FIRE INSURANCE COMPANY
PRINCIPAL OFFICE - MORRISTOWN, NEW JERSEY

00983401320

KNOW ALL MEN BY THESE PRESENTS: That United States Fire Insurance Company, a corporation duly organized and existing under the laws of the state of Delaware, has made, constituted and appointed, and does hereby make, constitute and appoint:

Mark D. Pichowski, Nancy Sheinberg, Todd George

each, its true and lawful Attorney(s)-In-Fact, with full power and authority hereby conferred in its name, place and stead, to execute, acknowledge and deliver: Any and all bonds and undertakings of surety and other documents that the ordinary course of surety business may require, and to bind United States Fire Insurance Company thereby as fully and to the same extent as if such bonds or undertakings had been duly executed and acknowledged by the regularly elected officers of United States Fire Insurance Company at its principal office, in amounts or penalties not exceeding: Seven Million, Five Hundred Thousand Dollars (\$7,500,000).

This Power of Attorney limits the act of those named therein to the bonds and undertakings specifically named therein, and they have no authority to bind United States Fire Insurance Company except in the manner and to the extent therein stated.

This Power of Attorney revokes all previous Powers of Attorney issued on behalf of the Attorneys-In-Fact named above and expires on January 31, 2021.

This Power of Attorney is granted pursuant to Article IV of the By-Laws of United States Fire Insurance Company as now in full force and effect, and consistent with Article III thereof, which Articles provide, in pertinent part:

Article IV, Execution of Instruments - Except as the Board of Directors may authorize by resolution, the Chairman of the Board, President, any Vice-President, any Assistant Vice President, the Secretary, or any Assistant Secretary shall have power on behalf of the Corporation:

(a) to execute, affix the corporate seal manually or by facsimile to, acknowledge, verify and deliver any contracts, obligations, instruments and documents whatsoever in connection with its business including, without limiting the foregoing, any bonds, guarantees, undertakings, recognizances, powers of attorney or revocations of any powers of attorney, stipulations, policies of insurance, deeds, leases, mortgages, releases, satisfactions and agency agreements;

(b) to appoint, in writing, one or more persons for any or all of the purposes mentioned in the preceding paragraph (a), including affixing the seal of the Corporation.

Article III, Officers, Section 3.11, Facsimile Signatures. The signature of any officer authorized by the Corporation to sign any bonds, guarantees, undertakings, recognizances, stipulations, powers of attorney or revocations of any powers of attorney and policies of insurance issued by the Corporation may be printed, facsimile, lithographed or otherwise produced. In addition, if and as authorized by the Board of Directors, dividend warrants or checks, or other numerous instruments similar to one another in form, may be signed by the facsimile signature or signatures, lithographed or otherwise produced, of such officer or officers of the Corporation as from time to time may be authorized to sign such instruments on behalf of the Corporation. The Corporation may continue to use for the purposes herein stated the facsimile signature of any person or persons who shall have been such officer or officers of the Corporation, notwithstanding the fact that he may have ceased to be such at the time when such instruments shall be issued.

IN WITNESS WHEREOF, United States Fire Insurance Company has caused these presents to be signed and attested by its appropriate officer and its corporate seal hereunto affixed this 22nd day of August 2019.

UNITED STATES FIRE INSURANCE COMPANY

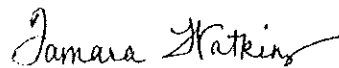


Anthony R. Slimowicz, Executive Vice President

State of Pennsylvania }
County of Philadelphia }

On this 22nd day of August 2019, before me, a Notary public of the State of Pennsylvania, came the above named officer of United States Fire Insurance Company, to me personally known to be the individual and officer described herein, and acknowledged that he executed the foregoing instrument and affixed the seal of United States Fire Insurance Company thereto by the authority of his office.

Commonwealth of Pennsylvania – Notary Seal
Tamara Watkins, Notary Public
Philadelphia County
My commission expires August 22, 2023
Commission number 1348843



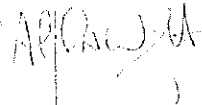
Tamara Watkins

(Notary Public)

I, the undersigned officer of United States Fire Insurance Company, a Delaware corporation, do hereby certify that the original Power of Attorney of which the foregoing is a full, true and correct copy is still in force and effect and has not been revoked.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of United States Fire Insurance Company on the 22nd day of January 2021

UNITED STATES FIRE INSURANCE COMPANY



Al Wright, Senior Vice President



RIDER

To be attached to and form part of: Warranty Bond

Bond Number: 602-129067-3

Dated: 01/22/2021

Issued by the: United States Fire Insurance Company

In the Amount of: \$13,754.35

On behalf of: Camden Field LLC

(Principal)

And in favor of: Board of County Commissioners of Hillsborough County

(Obligee)

Now therefore, it is agreed that in consideration of the premium charged, the attached bond shall be amended as follows:

The expiration date of the bond shall be changed from April 9, 2023 to May 13, 2024

It is further understood and agreed that all other terms and conditions of this bond shall remain unchanged.

This Rider is to be Effective this 22nd day of January 2021

Signed, Sealed & Dated this 9th day of February 2021

Camden Field LLC

By: _____

(Principal)

UNITED STATES FIRE INSURANCE COMPANY

By: _____

Mark D. Pichowski -

Attorney-In-Fact

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

POWER OF ATTORNEY
UNITED STATES FIRE INSURANCE COMPANY
PRINCIPAL OFFICE - MORRISTOWN, NEW JERSEY

00983401321

KNOW ALL MEN BY THESE PRESENTS: That United States Fire Insurance Company, a corporation duly organized and existing under the laws of the state of Delaware, has made, constituted and appointed, and does hereby make, constitute and appoint:

Mark D. Pichowski, Nancy Sheinberg, Todd George

each, its true and lawful Attorney(s)-In-Fact, with full power and authority hereby conferred in its name, place and stead, to execute, acknowledge and deliver: Any and all bonds and undertakings of surety and other documents that the ordinary course of surety business may require, and to bind United States Fire Insurance Company thereby as fully and to the same extent as if such bonds or undertakings had been duly executed and acknowledged by the regularly elected officers of United States Fire Insurance Company at its principal office, in amounts or penalties not exceeding: **Eleven Million Dollars (\$11,000,000)**.

This Power of Attorney limits the act of those named therein to the bonds and undertakings specifically named therein, and they have no authority to bind United States Fire Insurance Company except in the manner and to the extent therein stated.

This Power of Attorney revokes all previous Powers of Attorney issued on behalf of the Attorneys-In-Fact named above and expires on January 31, 2022.

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IN WITNESS WHEREOF, United States Fire Insurance Company has caused these presents to be signed and attested by its appropriate officer and its corporate seal hereunto affixed this 22nd day of August 2019.

UNITED STATES FIRE INSURANCE COMPANY



A.R.R.

Anthony R. Slimowicz, President

State of Pennsylvania }
County of Philadelphia }

On this 22nd day of August 2019, before me, a Notary public of the State of Pennsylvania, came the above named officer of United States Fire Insurance Company, to me personally known to be the individual and officer described herein, and acknowledged that he executed the foregoing instrument and affixed the seal of United States Fire Insurance Company thereto by the authority of his office.

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Tamara Watkins, Notary Public
Philadelphia County
My commission expires August 22, 2023
Commission number 1348843

Tamara Watkins

Tamara Watkins

(Notary Public)

I, the undersigned officer of United States Fire Insurance Company, a Delaware corporation, do hereby certify that the original Power of Attorney of which the foregoing is a full, true and correct copy is still in force and effect and has not been revoked.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of United States Fire Insurance Company on the 9th February 21st day of 2020

UNITED STATES FIRE INSURANCE COMPANY



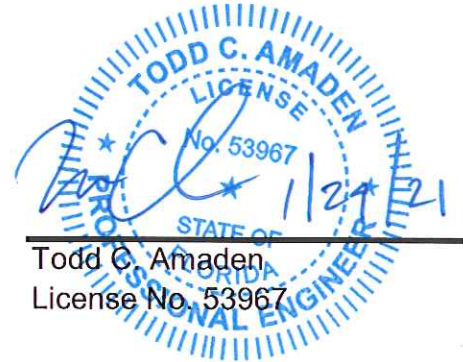
Al Wright

Al Wright, Senior Vice President

TOUCHSTONE PHASE 7
WARRANTY ESTIMATE

SUMMARY

SCHEDULE A - STREET IMPROVEMENTS	\$43,632.42
SCHEDULE B - STORM DRAINAGE SYSTEM	\$45,260.17
SCHEDULE C - SANITARY SEWER SYSTEM	\$14,468.19
SCHEDULE D - RECLAIMED WATER SYSTEM	\$34,182.67
TOTAL (SCHEDULES A - D)	\$137,543.45
10% WARRANTY BONDING	\$13,754.35



Todd C. Amaden
License No. 53967

**TOUCHSTONE PHASE 7
WARRANTY ESTIMATE**

SCHEDULE A - STREET IMPROVEMENTS

ITEM	DESCRIPTION	TOTAL COST
1	1 3/4" ASPHALT TYPE SP 12.5	\$17,590.50
2	2' VALLEY GUTTER (MIAMI)	\$10,939.50
3	6" STABLIZED SUBGRADE UNDER CURB (LBR40)	\$2,246.40
4	6" SIDEWALK (REINFORCED)	\$5,147.52
5	SIGNAGE AND PAVEMENT MARKING	\$7,708.50

\$43,632.42

**TOUCHSTONE PHASE 7
WARRANTY ESTIMATE**

SCHEDULE B - STORM DRAINAGE SYSTEM

ITEM	DESCRIPTION	TOTAL COST
1	18" CLASS III RCP	\$15,674.59
2	24" CLASS III RCP	\$6,390.90
3	6" UNDERDRAIN (ROADSIDE FDOT SAND) (18" X 21")	\$7,669.76
4	6" UNDERDRAIN CLEANOUT ASSEMBLY	\$1,124.80
5	TYPE "C" INLET	\$1,221.72
6	TYPE "1" CURB INLET	\$13,178.40

\$45,260.17

**TOUCHSTONE PHASE 7
WARRANTY ESTIMATE**

SCHEDULE C - SANITARY SEWER SYSTEM

ITEM	DESCRIPTION	TOTAL COST
1	8" SDR 26 PVC (0-6 FT)	\$1,891.76
2	8" SDR 26 PVC (6-8 FT)	\$6,305.04
3	4' SANITARY MANHOLE (0-6 FT)	\$2,228.84
4	4' SANITARY MANHOLE (6-8 FT)	\$2,415.59
5	MANHOLE INFLOW PROTECTION - STAINLESS STEEL	\$342.58
6	SINGLE SERVICE	\$14,766.00
7	DOUBLE SERVICE	\$6,232.86

\$34,182.67

**TOUCHSTONE PHASE 7
WARRANTY ESTIMATE**

SCHEDULE D - RECLAIMED WATER DISTRIBUTION SYSTEM

ITEM	DESCRIPTION	TOTAL COST
1	6" C900 DR 18 PVC	\$6,882.00
2	JOINT RESTRAINTS	\$330.15
3	6" GATE VALVE AND BOX	\$1,893.28
4	6" 45 DEGREE MJ BEND	\$722.00
5	6" 11 1/4" MJ BEND	\$164.47
6	PERMANENT BLOWOFF	\$728.26
7	SINGLE 2" SERVICE - LONG	\$928.15
8	SINGLE SERVICE SHORT	\$2,819.88

\$14,468.19

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

This Agreement made and entered into this _____ day of _____, 2021, by and between CAMDEN FIELD LLC, hereinafter referred to as "Subdivider," and Hillsborough County, a political subdivision of the State of Florida, hereinafter referred to as "County."

Witnesseth

WHEREAS, the Board of County Commissioners of Hillsborough County has established a Land Development Code, as referred to as the "LDC", pursuant to 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 **TOUCHSTONE PHASE 7** 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 known as **TOUCHSTONE PHASE 7** 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, and to gain approval of the County to record said plat, 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 platted area known as **TOUCHSTONE PHASE 7** 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 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 _____, or
 - b. A Performance Bond, dated January 22, 2021, with CAMDEN FIELD LLC, as Principal, and United States Fire Insurance Company as Surety, or
 - c. Escrow Agreement, dated __, between _____ and the County, or
 - d. 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 letters of credit, performance bonds, escrow agreements, or cashier/certified checks are/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 "Subdivision Regulations," 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 his 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 known as **TOUCHSTONE PHASE 7** 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 these presents, this 27th day of January, 2021.

ATTEST:
[Signature]
Witness Signature

FRANK M. VALONE
Printed Name of Witness

[Signature]
Witness Signature

James M. Reed
Printed Name of Witness

SUBDIVIDER:
By: [Signature]
Authorized Corporate Officer
or Individual (Sign before a
Notary Public)

BING KEARNEY

MANAGER

9625 Wes Kearney Way, Riverview FL 33598
Address of Signer

813-966-8149
Phone Number of Signer

CORPORATE SEAL
(When Appropriate)

ATTEST: PAT FRANK
CLERK OF 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.

CORPORATE ACKNOWLEDGMENT:

STATE OF FLORIDA

COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization this 27th day of January, 2021, by BING KEARNEY, MANAGER of CAMDEN FIELD LLC, a limited liability corporation under the laws of the state of Florida on behalf of the corporation. He is personally known to me or has produced _____ as identification and did take an oath.

NOTARY PUBLIC:

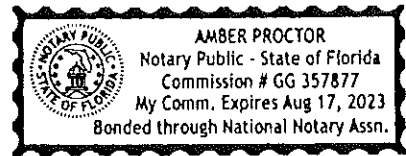
Sign: Amber Proctor (Seal)

Print: Amber Proctor

Title or Rank: _____

Serial Number, if any: _____

My Commission Expires: Aug. 17, 2023



SUBDIVISION PERFORMANCE BOND FOR LOT CORNER PLACEMENT

KNOW ALL MEN BY THESE PRESENTS, That we CAMDEN FIELD LLC, 9625 Wes Kearney Way, Riverview Florida 33598 called the Principal, and United States Fire Insurance Company, 305 Madison Avenue, Morristown, NJ 07960 called the Surety, are held and firmly bound unto the BOARD OF COUNTY COMMISSIONERS OF HILLSBOROUGH COUNTY, FLORIDA, in the sum of Two Thousand Two Hundred Fifty and 00/100 (\$2,250.00) 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 established subdivision regulations pursuant to authority in Chapter 163 and Chapter 177, Florida Statutes, and Hillsborough County Land Development Code, as amended, which regulations are by reference, hereby incorporated into and made a part of this Subdivision Performance Bond; and

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

WHEREAS, 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 TOUCHSTONE PHASE 7 are to be installed after recordation of said plat under guarantees posted with the County; and

WHEREAS, said lot corners are to be built and constructed in the aforementioned platted 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 for Performance — Placement of Lot Corners, the terms of which Agreement require the Principal to submit an instrument ensuring completion of construction of required improvements.

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 TOUCHSTONE PHASE 7 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 Hillsborough County Development Review Division of Development Services Department 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 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 APRIL 9, 2022.

SIGNED, SEALED AND DATED this 22nd day January, 2021.

ATTEST:

Wandy McKoroy

CAMDEN FIELD LLC

Principal

James M Reed
Name: James M Reed
9625 Wes Kearney Way
Riverview, FL 33598

ATTEST:

Kan Baker

United States Fire Insurance Company

Surety

By: Mark D. Pichowski
Mark D. Pichowski, Attorney-in-Fact

(SEAL)

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

as amended

POWER OF ATTORNEY
UNITED STATES FIRE INSURANCE COMPANY
PRINCIPAL OFFICE - MORRISTOWN, NEW JERSEY

00983401320

KNOW ALL MEN BY THESE PRESENTS: That United States Fire Insurance Company, a corporation duly organized and existing under the laws of the state of Delaware, has made, constituted and appointed, and does hereby make, constitute and appoint:

Mark D. Pichowski, Nancy Sheinberg, Todd George

each, its true and lawful Attorney(s)-In-Fact, with full power and authority hereby conferred in its name, place and stead, to execute, acknowledge and deliver: Any and all bonds and undertakings of surety and other documents that the ordinary course of surety business may require, and to bind United States Fire Insurance Company thereby as fully and to the same extent as if such bonds or undertakings had been duly executed and acknowledged by the regularly elected officers of United States Fire Insurance Company at its principal office, in amounts or penalties not exceeding: Seven Million, Five Hundred Thousand Dollars (\$7,500,000).

This Power of Attorney limits the act of those named therein to the bonds and undertakings specifically named therein, and they have no authority to bind United States Fire Insurance Company except in the manner and to the extent therein stated.

This Power of Attorney revokes all previous Powers of Attorney issued on behalf of the Attorneys-In-Fact named above and expires on January 31, 2021.

This Power of Attorney is granted pursuant to Article IV of the By-Laws of United States Fire Insurance Company as now in full force and effect, and consistent with Article III thereof, which Articles provide, in pertinent part:

Article IV, Execution of Instruments - Except as the Board of Directors may authorize by resolution, the Chairman of the Board, President, any Vice-President, any Assistant Vice President, the Secretary, or any Assistant Secretary shall have power on behalf of the Corporation:

(a) to execute, affix the corporate seal manually or by facsimile to, acknowledge, verify and deliver any contracts, obligations, instruments and documents whatsoever in connection with its business including, without limiting the foregoing, any bonds, guarantees, undertakings, recognizances, powers of attorney or revocations of any powers of attorney, stipulations, policies of insurance, deeds, leases, mortgages, releases, satisfactions and agency agreements;

(b) to appoint, in writing, one or more persons for any or all of the purposes mentioned in the preceding paragraph (a), including affixing the seal of the Corporation.

Article III, Officers, Section 3.11, Facsimile Signatures. The signature of any officer authorized by the Corporation to sign any bonds, guarantees, undertakings, recognizances, stipulations, powers of attorney or revocations of any powers of attorney and policies of insurance issued by the Corporation may be printed, facsimile, lithographed or otherwise produced. In addition, if and as authorized by the Board of Directors, dividend warrants or checks, or other numerous instruments similar to one another in form, may be signed by the facsimile signature or signatures, lithographed or otherwise produced, of such officer or officers of the Corporation as from time to time may be authorized to sign such instruments on behalf of the Corporation. The Corporation may continue to use for the purposes herein stated the facsimile signature of any person or persons who shall have been such officer or officers of the Corporation, notwithstanding the fact that he may have ceased to be such at the time when such instruments shall be issued.

IN WITNESS WHEREOF, United States Fire Insurance Company has caused these presents to be signed and attested by its appropriate officer and its corporate seal hereunto affixed this 22nd day of August 2019.

UNITED STATES FIRE INSURANCE COMPANY

Anthony R. Slimowicz

Anthony R. Slimowicz, Executive Vice President

State of Pennsylvania }
County of Philadelphia }

On this 22nd day of August 2019, before me, a Notary public of the State of Pennsylvania, came the above named officer of United States Fire Insurance Company, to me personally known to be the individual and officer described herein, and acknowledged that he executed the foregoing instrument and affixed the seal of United States Fire Insurance Company thereto by the authority of his office.

Commonwealth of Pennsylvania - Notary Seal
Tamara Watkins, Notary Public
Philadelphia County
My commission expires August 22, 2023
Commission number 1348843

Tamara Watkins

Tamara Watkins

(Notary Public)

I, the undersigned officer of United States Fire Insurance Company, a Delaware corporation, do hereby certify that the original Power of Attorney of which the foregoing is a full, true and correct copy is still in force and effect and has not been revoked.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of United States Fire Insurance Company on the 22nd day of January 2021

UNITED STATES FIRE INSURANCE COMPANY

Al Wright

Al Wright, Senior Vice President

RIDER

To be attached to and form part of: Subdivision Performance Bond For Lot Corner Placement

Bond Number: 602-129069-1

Dated: 01/22/2021

Issued by the: United States Fire Insurance Company

In the Amount of: \$2,250.00

On behalf of: Camden Field LLC

(Principal)

And in favor of: Board of County Commissioners of Hillsborough County

(Obligee)

Now therefore, it is agreed that in consideration of the premium charged, the attached bond shall be amended as follows:

The expiration date of the bond shall be changed from April 9, 2022 to May 13, 2022

It is further understood and agreed that all other terms and conditions of this bond shall remain unchanged.

This Rider is to be Effective this 22nd day of January 2021

Signed, Sealed & Dated this 9th day of February 2021

Camden Field LLC

By: _____

(Principal)

UNITED STATES FIRE INSURANCE COMPANY

By: _____

Mark D. Pichowski -

Attorney-In-Fact

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

POWER OF ATTORNEY
UNITED STATES FIRE INSURANCE COMPANY
PRINCIPAL OFFICE - MORRISTOWN, NEW JERSEY

00983401321

KNOW ALL MEN BY THESE PRESENTS: That United States Fire Insurance Company, a corporation duly organized and existing under the laws of the state of Delaware, has made, constituted and appointed, and does hereby make, constitute and appoint:

Mark D. Pichowski, Nancy Sheinberg, Todd George

each, its true and lawful Attorney(s)-In-Fact, with full power and authority hereby conferred in its name, place and stead, to execute, acknowledge and deliver: Any and all bonds and undertakings of surety and other documents that the ordinary course of surety business may require, and to bind United States Fire Insurance Company thereby as fully and to the same extent as if such bonds or undertakings had been duly executed and acknowledged by the regularly elected officers of United States Fire Insurance Company at its principal office, in amounts or penalties not exceeding: **Eleven Million Dollars (\$11,000,000)**.

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IN WITNESS WHEREOF, United States Fire Insurance Company has caused these presents to be signed and attested by its appropriate officer and its corporate seal hereunto affixed this 22nd day of August 2019.

UNITED STATES FIRE INSURANCE COMPANY

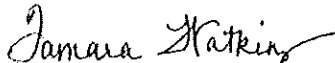


Anthony R. Slimowicz, President

State of Pennsylvania }
County of Philadelphia }

On this 22nd day of August 2019, before me, a Notary public of the State of Pennsylvania, came the above named officer of United States Fire Insurance Company, to me personally known to be the individual and officer described herein, and acknowledged that he executed the foregoing instrument and affixed the seal of United States Fire Insurance Company thereto by the authority of his office.

Commonwealth of Pennsylvania - Notary Seal
Tamara Watkins, Notary Public
Philadelphia County
My commission expires August 22, 2023
Commission number 1348843



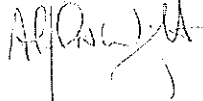
Tamara Watkins

(Notary Public)

I, the undersigned officer of United States Fire Insurance Company, a Delaware corporation, do hereby certify that the original Power of Attorney of which the foregoing is a full, true and correct copy is still in force and effect and has not been revoked.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of United States Fire Insurance Company on the 9th day of February 21, 2020

UNITED STATES FIRE INSURANCE COMPANY



Al Wright, Senior Vice President



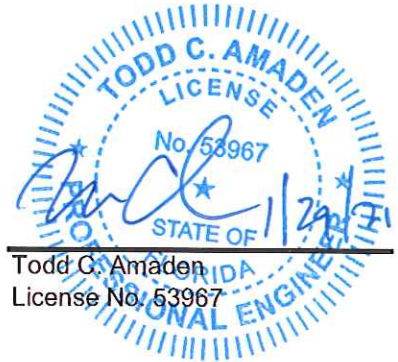
**TOUCHSTONE PHASE 7
PERFORMANCE ESTIMATE - LOT CORNERS**

LOT CORNERS

ITEM	QUANTITY	UNIT	DESCRIPTION	UNIT COST	TOTAL COST
1	36	EA	LOT CORNERS	\$50.00	\$1,800.00

TOTAL LOT CORNERS **\$1,800.00**

125% PERFORMANCE BONDING **\$2,250.00**



Todd C. Amaden
License No. 53967

TOUCHSTONE PHASE 7

A REPLAT OF A PORTION OF TRACT 9, SOUTH TAMPA, AS RECORDED IN PLAT BOOK 6, PAGE 3, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, LYING WITHIN THE SOUTHWEST 1/4 OF SECTION 35, TOWNSHIP 29 SOUTH, RANGE 19 EAST AND THE SOUTHWEST 1/4 OF SECTION 36, TOWNSHIP 29 SOUTH, RANGE 19 EAST, HILLSBOROUGH COUNTY, FLORIDA

PLAT BOOK: _____ PAGE: _____

DEDICATION:

The undersigned, as owner of the lands platted herein does hereby dedicate this plot of Touchstone Phase 7 for record. Further, the owner does hereby dedicate to public use Tract "A", all streets, roads, rights of way and all those easements designated on the plat as "public". The undersigned further makes the following dedications and reservations:

Fee interest in Tracts "B", "C", "D", "E" and "F" is hereby reserved by owner for conveyance to a Homeowners' Association, Community Development District or other custodial and maintenance entity subsequent to the recording of this plat, for the benefit of the owners within the subdivision. Said tracts are not dedicated to the public and will be privately maintained.

Said Tracts "B", "C", "D", "E" and "F" and all private easements are subject to any and all easements dedicated to public use as shown on this plat. The maintenance of tracts, parcels, and private easements, if any, reserved by owner will be the responsibility of the owner, its assigns and its successors in title.

The Private Drainage and Access Easements are hereby reserved by owner for conveyance to a Homeowners' Association, Community Development District or other custodial and maintenance entity subsequent to the recording of this plat, for the benefit of the owners within the subdivision. Said easements are not dedicated to the public and maintenance of said private easements will be the responsibility of the owner, its successors and assigns in title.

DESCRIPTION:

A portion of Tract 9, SOUTH TAMPA, as recorded in Plat Book 6, Page 3, of the Public Records of Hillsborough County, Florida, lying within the Southwest 1/4 of Section 35, Township 29 South, Range 19 East and in the Southwest 1/4 of Section 36, Township 29 South, Range 19 East, Hillsborough County Florida, being more particularly described as follows:

COMMENCE at the Northeast corner of the Southeast 1/4 of said Section 35, said point also being the Northwest corner of the Southwest 1/4 of said Section 36; thence S00°27'49"W., 1425.04 feet along the Eastern boundary line of the Southeast 1/4 of said Section 35 said line also being the Western boundary line of the Southwest 1/4 of said Section 36, to the POINT OF BEGINNING, said point being on the Southern boundary line of the North 90.00 feet of said Tract 9 and the Southern boundary line of Tract "D", TOUCHSTONE PHASE 2, as recorded in Plat Book 135, Pages 12-19, of the Public Records of Hillsborough County, Florida; thence N.89°43'42"E., 31.16 feet along said Southern boundary line of the North 90.00 feet of said Tract 9, said Southern boundary line of said Tract "D" and along the Southern boundary line of the North TOUCHSTONE PHASE 1, as recorded in Plat Book 132, Pages 37-51, of the Public Records of Hillsborough County, Florida, to the Western right-of-way line of S. 78TH STREET, said line also being the Eastern boundary line of said Tract 9; thence S.00°17'48"W., 554.35 feet along said Western right-of-way line and said Eastern boundary line to the Northeast corner of Tract "J" of said TOUCHSTONE PHASE 1; thence S.89°41'28"W., 314.54 feet along the Southern boundary line of said Tract 9, said line also being the Northern boundary line of said Tract "J"; the Northern right-of-way line of GLOBE WHISTLE DRIVE, and the Northern boundary line of Lots 18-22, Block 1, of said TOUCHSTONE PHASE 1 to the Southwest corner of the East 1/2 of said Tract 9; thence N.00°09'21"W., 554.53 feet along the Western boundary line of the East 1/2 of said Tract 9 and the Eastern boundary line of Lots 25-41; Block 1 of said TOUCHSTONE PHASE 1 to the Southern boundary line of the North 90.00 feet of said Tract 9 said point also being the Southwest corner of Tract "E", of said TOUCHSTONE PHASE 2, thence N.89°43'42"E., 287.28 feet along said Southern boundary line of the North 90.00 feet of said Tract 9 and the Southern boundary line of said Tract "E", Southern boundary line of Lots 44-53, Block 1, of said TOUCHSTONE PHASE 2, the Southern right-of-way line of SHOOTING STAR PLACE and the Southern boundary line of said Tract "D" to the POINT OF BEGINNING.

Containing 4.03 Acres, more or less.

BOARD OF COUNTY COMMISSIONERS:

THIS PLAT HAS BEEN APPROVED FOR RECORDATION.

TOWNSHIP _____ DATE _____

PLAT APPROVAL:

THIS PLAT HAS BEEN REVIEWED IN ACCORDANCE WITH THE FLORIDA STATUTES, SECTION 177.061 FOR CHIEF COMMISSIONER. THE COMMISSIONER HAS REVIEWED THIS PLAT AND HAS NOTED THE FOLLOWING:

FLORIDA PROFESSIONAL SURVEYOR AND MAPPER, LICENSE # _____

SUBJECT SECTION, CORPORAL & LAND ACQUISITION SERVICES DEPARTMENT, HILLSBOROUGH COUNTY

CLERK OF CIRCUIT COURT COUNTY OF HILLSBOROUGH STATE OF FLORIDA:

I HEREBY CERTIFY THAT THIS SUBMISSION PLAT MEETS THE REQUIREMENTS, IN FULL, OF CHAPTER 177 PART 1 OF FLORIDA STATUTES AND IS THEREBY FILED FOR RECORD IN PLAT BOOK _____ PAGES _____ OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

BY _____ CLERK OF CIRCUIT COURT BY _____ COUNTY CLERK

THIS _____ DAY OF _____ 20____ THE _____

CLERK FILE NUMBER _____

SURVEYOR'S CERTIFICATE:

I, THE UNDERSIGNED SURVEYOR, HEREBY CERTIFY THAT THIS PLATTED SUBMISSION IS A CORRECT REPRESENTATION OF THE LAND BEING SUBMITTED UNDER MY DIRECTION AND SUPERVISION THAT THIS PLAT COMPLETES WITH ALL NECESSARY DETAILS THE SURVEY OF THE LAND DESCRIBED HEREIN AND THAT THE SURVEY WAS MADE IN ACCORDANCE WITH THE FLORIDA STATUTES AND THE FLORIDA SURVEYING BOARD'S REGULATIONS AND THAT PERMANENT REFERENCE MARKS (PINS) WERE SET ON THE DAY OF SURVEY AS SHOWN HEREON; AND THAT PERMANENT CONTROL POINTS (POPS) AND LOT CORNERS WILL BE SET PER REQUIREMENTS OF FLORIDA STATUTE OR IN ACCORDANCE WITH CONDITIONS OF BIDDING.

 SURVEYOR
 FLORIDA REGISTERED SURVEYOR

LANDMARK ENGINEERING & SURVEYING CORPORATION
 8515 Palm River Road
 Tampa, Florida 33610
 (813) 861-7841 (813) 864-1822 (fax)
 www.landmark.com
 LICENSE # 12013



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 Tampa, Florida 33610
 (813) 861-7841 (813) 864-1822 (fax)
 www.landmark.com
 L.S. 2013



OWNER
 Camden Field, LLC

WITNESSES _____ PRINT _____

WITNESSES _____ PRINT _____

ACKNOWLEDGEMENT:

STATE OF _____)
 COUNTY OF _____)

THIS IS TO CERTIFY THAT ON _____ APPROVED BEFORE ME BY MEANS OF _____ PHYSICAL PRESENCE OR _____ ONLINE NOTARIZATION, AN OFFICER DULY AUTHORIZED TO TAKE ACKNOWLEDGEMENTS IN THE STATE AND COUNTY AFORESAID, BY MEANS OF PHYSICAL PRESENCE, OF _____ OF CAMDEN FIELD, LLC, WHO IS PERSONALLY KNOWN TO ME TO BE THE PERSON ACCREDITED IN AND WHO EXECUTED THE FOREGOING DECLARATION AND SPECIALLY ACKNOWLEDGED THE EXECUTION THEREOF TO BE THEIR FREE, ACT AND DEED FOR THE USES AND PURPOSES THEREIN EXPRESSED, AND DID NOT TAKE AN OATH.

NOTARY PUBLIC
 NAME: _____ (SEA)
 ADDRESS: _____
 CITY: _____
 STATE: _____
 ZIP: _____

TITLE OR RANK: _____

DATE, NUMBER, & AMT: _____

BY COMMISSION EXPIRES: _____

NOTICE: THIS PLAT AS RECORDED IN ITS ORIGINAL FORM IS THE OFFICIAL VERSION OF THE SUBMITTED LANDS DESCRIBED HEREIN AND ANY OTHER VERSIONS OF THIS PLAT ARE UNOFFICIAL. ANY CHANGES OR AMENDMENTS TO THIS PLAT MUST BE MADE IN THE ORIGINAL INSTRUMENTS THAT ARE NOT RECORDED OR THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

