

SUBJECT: Crossroads East Off-Site **PI#6400**
DEPARTMENT: Development Review Division of Development Services Department
SECTION: Project Review & Processing
BOARD DATE: October 7, 2025
CONTACT: Lee Ann Kennedy

RECOMMENDATION:

Grant permission to the Development Services Department to administratively accept the Required Off-Site Improvement Facilities (water, wastewater and Tanner Rd improvements) for Maintenance to serve Crossroads East Off-Site, located in Section 05, Township 29, and Range 20, upon proper completion, submittal and approval of all required documentation. 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 Warranty Bond in the amount of \$250,229.73 and authorize the Chairman to execute the Developer's Agreement for Warranty of Required Off-Site Improvements.

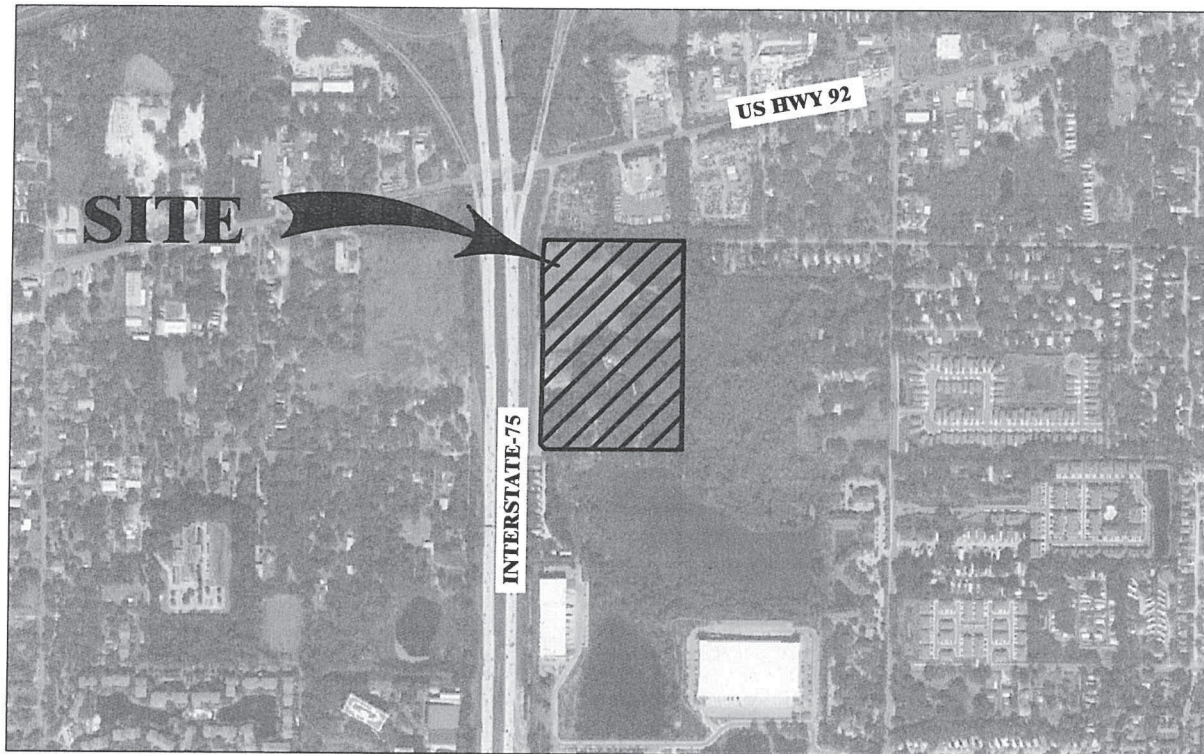
BACKGROUND:

On July 22, 2024, Permission to Construct was issued for Sunrise Communities - Pearson Off-Site, after construction plan review was completed on June 20, 2024. The developer has submitted the required Bond, which the County Attorney's Office has reviewed and approved. The developer is EastGroup Properties, LP and the engineer is Otero Engineering.

CROSSROADS EAST

VICINITY MAP

SCALE: 1" = 1200'



SECTION 05, TOWNSHIP 29 S , RANGE 20 E

OTERO
ENGINEERING

ANNA DR.
MANGO, FL 33610

VICINITY MAP

OWNER/DEVELOPER'S AGREEMENT FOR WARRANTY OF REQUIRED OFF-SITE IMPROVEMENTS

This Agreement made and entered into this _____ day of _____, 20_____, by and between EastGroup Properties, LP, hereinafter referred to as the "Owner/Developer" 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 adopted site development regulations which are set forth in the Land Development Code (hereafter the "Site Development Regulations"); and

WHEREAS, the Site Development Regulations authorize the County to accept ownership and/or maintenance responsibility of off-site improvement facilities constructed by the Owner/Developer in conjunction with site development projects in Hillsborough County, provided that the improvement facilities meet County standards and are warranted against defects in workmanship and materials for a period of two (2) years; and

WHEREAS, the Owner/Developer has completed certain off-site improvement facilities in conjunction with the site development project known as Crossroads East (hereafter referred to as the "Project"); and

WHEREAS, pursuant to the Site Development Regulations, the Owner/Developer has requested the County to accept the aforementioned off-site improvement facilities for ownership and/or maintenance; and

WHEREAS, the Owner/Developer has represented to the County that the completed improvement facilities have been constructed in accordance with the approved plans and all applicable County regulations and technical specifications; and

WHEREAS, the Owner/Developer has offered to warranty the off-site improvement facilities against any defects in workmanship and materials and to correct any such defects which arise during the warranty period.

NOW, THEREFORE, in consideration of the intent and desire of the Owner/Developer as set forth herein, and to gain acceptance for ownership and/or maintenance by the County of the aforementioned off-site improvement facilities, the Owner/Developer and the County agree as follows:

1. The terms, conditions and regulations contained in the Site Development Regulations are hereby incorporated by reference and made a part of this Agreement.
2. For a period of two (2) years following the date of acceptance of the off-site improvement facilities for ownership and/or maintenance by the County, the Owner/Developer agrees to warrant the off-site improvement facilities described below against failure, deterioration or damage resulting from defects in workmanship or materials. The Owner/Developer agrees to correct within the warranty period any such

failure, deterioration or damage existing in the improvement facilities so that said improvement facilities thereafter comply with the technical specifications contained in the approved plans and Site Development Regulations. The off-site improvement facilities to be warranted constructed in conjunction with the Project are as follows:

Offsite water and sewer improvements as well as improvements made to Tanner Road.

3. The Owner/Developer agrees to, and in accordance with the requirements of the Site Development Regulations, 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 Warranty Bond, dated 8/14/27 with EastGroup Properties, LP as Principal, and Travelers Casualty and Surety as Surety, and
 - c. Cashier/Certified Check, number _____, dated _____ be deposited by the County into a non-interest bearing escrow account upon receipt. No interest shall be paid to the Owner/Developer on funds received by the County pursuant to this Agreement.

A copy of said letter of credit, warranty bond, or cashier/certified check is attached hereto and by reference made a part hereof.

4. In the event the Owner/Developer shall fail or neglect to fulfill its obligations under this Agreement and as required by the Site Development Regulations, the Owner/Developer shall be liable to pay for the cost of reconstruction of defective off-site improvement facilities 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 Owner/Developer's failure or neglect to perform.
5. The County agrees, pursuant to the terms contained in the Site Development Regulations, to accept the off-site improvement facilities for maintenance, at such time as:
- a) The Engineer-of-Record for the Owner/Developer certifies in writing that said off-site improvement facilities have been constructed in accordance with:
 - (1) The plans, drawings, and specifications submitted to and approved by the County's Development Review Division of Development Services Department; and
 - (2) All applicable County regulations relating to the construction of the off-site improvement facilities; and
 - b) Authorized representatives of the County's Development Review Division of Development Services Department have reviewed the Engineer-of-Record's

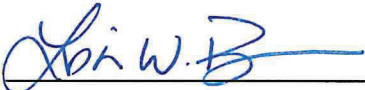
certification and have not found any discrepancies existing between the constructed improvement facilities and said certification.

6. If any part of this Agreement is found invalid and unenforceable by any court of competent jurisdiction, such invalidity or unenforceability shall not affect the other parts of this Agreement if the rights and obligations of the parties contained herein are not materially prejudiced and the intentions of the parties can be effectuated.
7. This document, including all exhibits and other documents incorporated herein by reference, 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:

Owner/Developer:



Witness Signature

By



Authorized Corporate Officer or Individual
(Sign before Notary Public and 2 Witnesses)

Ben Rogers

Printed Name of Signer

Construction Manager/Officer

Title of Signer

2966 Commerce Park Dr, Ste 450 Orlando, FL 32819

Address of Signer

407-251-7075

Phone Number of Signer

Lisa W. Brown

Printed Name of Witness



Witness Signature

Micah Evans Rumbaugh

Printed Name of Witness

CORPORATE SEAL
(When Appropriate)

VICTOR D. CRIST
Clerk of the Circuit Court

BOARD OF COUNTY COMMISSIONERS
HILLSBOROUGH COUNTY, FLORIDA

By: _____
Deputy Clerk

By: _____
Chair

APPROVED BY THE COUNTY ATTORNEY

BY

Approved As To Form And Legal
Sufficiency.

Representative Acknowledgement

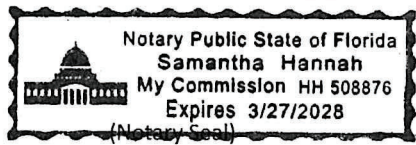
STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this
13 day of may, 2025, by Ben Rogers as
(day) (month) (year) (name of person acknowledging)
Officer for EastGroup Properties, LP
(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

Samantha Hannah
(Signature of Notary Public - State of Florida)

Type of Identification Produced



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

HH 508876 3/27/2028
(Commission Number) (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 _____, _____, 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)

SITE DEVELOPMENT WARRANTY BOND - OFF-SITE IMPROVEMENTS

KNOW ALL MEN BY THESE PRESENTS, that we EastGroup Properties, LP
2966 Commerce Park Dr., Ste 450, Orlando, FL 32819 called the Principal, and Travelers Casualty and Surety
Company of America called the Surety, are held and firmly bound unto the
BOARD OF COUNTY COMMISSIONERS OF HILLSBOROUGH COUNTY, FLORIDA, in the sum of
Two hundred fifty thousand, two hundred twenty nine dollars and seventy three cents. (\$250,229.73) 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 land development 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 site development regulations affect the development of land within the unincorporated areas of Hillsborough County; and

WHEREAS, in connection with the development of the project known as Crossroads East,
hereafter referred to as the "Project", the Principal has made the request that the Board of County Commissioners of Hillsborough County accept the following off-site improvements for maintenance: off-site utility improvements, Tanner Road improvements (hereafter, the "Off-Site Project Improvements"); and

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

WHEREAS, the Principal, pursuant to the terms of the aforementioned site development regulations has entered into a site development agreement, hereafter the "Owner/Developer Agreement", the terms of which agreement require the Principal to submit an instrument warranting the above- described improvements; and

WHEREAS, the terms of said Owner/Developer 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 Off-Site Project 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 Site Development Regulations established by the Board of County Commissioners of Hillsborough County, and;
- C. If the Principal shall faithfully perform the Owner/Developer 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 August 14, 2027.

SIGNED, SEALED AND DATED this 14th day of August, 2025.

ATTEST:

Wendi M Joyner

By Brent Wood
Principal Seal

Surety Seal

ATTEST:

Mrs. Pitzak

By Thomas Y. Elfert
Attorney-In-Fact Seal
Thomas Y. Elfert

APPROVED BY THE COUNTY ATTORNEY

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



License No. _____

RIDER

To be attached to and form part of Bond No. 108221683.

Issued on behalf of EastGroup Properties, LP as Principal, and in favor of
Board of County Commissioners of Hillsborough County, FL as Obligee.

It is agreed that:

- ☐ 1. The Surety hereby gives its consent to change the Name:

from: _____

to: _____

- ☐ 2. The Surety hereby gives its consent to change the Address:

from: _____

to: _____

- ☒ 3. The Surety hereby gives its consent to change the bond term _____:

from: 8/14/2025 to 8/14/2027

to: 8/14/2025 to 11/7/2027

4. This rider shall become effective as of 9/11/2025

PROVIDED, however, that the liability of the Surety under the attached bond as changed by this Rider shall not be cumulative.

Signed, sealed and dated 9/11/2025.

TRAVELERS CASUALTY AND SURETY COMPANY OF AMERICA

By: Tammy D. Vernon
Tammy D. Vernon, Attorney-in-Fact

Accepted: Board of County Commissioners of Hillsborough County, FL
Obligee

or EastGroup Properties, LP
Principal

By: _____

By: Stephanie Shaw, VP
Stephanie Shaw



Travelers Casualty and Surety Company of America
Travelers Casualty and Surety Company
St. Paul Fire and Marine Insurance Company

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS: That Travelers Casualty and Surety Company of America, Travelers Casualty and Surety Company, and St. Paul Fire and Marine Insurance Company are corporations duly organized under the laws of the State of Connecticut (herein collectively called the "Companies"), and that the Companies do hereby make, constitute and appoint **TAMMY D VERNON** of **RIDGELAND**, Mississippi, their true and lawful Attorney(s)-in-Fact to sign, execute, seal and acknowledge any and all bonds, recognizances, conditional undertakings and other writings obligatory in the nature thereof on behalf of the Companies in their business of guaranteeing the fidelity of persons, guaranteeing the performance of contracts and executing or guaranteeing bonds and undertakings required or permitted in any actions or proceedings allowed by law.

IN WITNESS WHEREOF, the Companies have caused this instrument to be signed, and their corporate seals to be hereto affixed, this 21st day of April, 2021.



State of Connecticut

By:

Robert L. Raney, Senior Vice President

City of Hartford ss.

On this the 21st day of April, 2021, before me personally appeared **Robert L. Raney**, who acknowledged himself to be the Senior Vice President of each of the Companies, and that he, as such, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing on behalf of said Companies by himself as a duly authorized officer.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

My Commission expires the 30th day of June, 2026



Anna P. Nowik, Notary Public

This Power of Attorney is granted under and by the authority of the following resolutions adopted by the Boards of Directors of each of the Companies, which resolutions are now in full force and effect, reading as follows:

RESOLVED, that the Chairman, the President, any Vice Chairman, any Executive Vice President, any Senior Vice President, any Vice President, any Second Vice President, the Treasurer, any Assistant Treasurer, the Corporate Secretary or any Assistant Secretary may appoint Attorneys-in-Fact and Agents to act for and on behalf of the Company and may give such appointee such authority as his or her certificate of authority may prescribe to sign with the Company's name and seal with the Company's seal bonds, recognizances, contracts of indemnity, and other writings obligatory in the nature of a bond, recognizance, or conditional undertaking, and any of said officers or the Board of Directors at any time may remove any such appointee and revoke the power given him or her; and it is

FURTHER RESOLVED, that the Chairman, the President, any Vice Chairman, any Executive Vice President, any Senior Vice President or any Vice President may delegate all or any part of the foregoing authority to one or more officers or employees of this Company, provided that each such delegation is in writing and a copy thereof is filed in the office of the Secretary; and it is

FURTHER RESOLVED, that any bond, recognizance, contract of indemnity, or writing obligatory in the nature of a bond, recognizance, or conditional undertaking shall be valid and binding upon the Company when (a) signed by the President, any Vice Chairman, any Executive Vice President, any Senior Vice President or any Vice President, any Second Vice President, the Treasurer, any Assistant Treasurer, the Corporate Secretary or any Assistant Secretary and duly attested and sealed with the Company's seal by a Secretary or Assistant Secretary; or (b) duly executed (under seal, if required) by one or more Attorneys-in-Fact and Agents pursuant to the power prescribed in his or her certificate or their certificates of authority or by one or more Company officers pursuant to a written delegation of authority; and it is

FURTHER RESOLVED, that the signature of each of the following officers: President, any Executive Vice President, any Senior Vice President, any Vice President, any Assistant Vice President, any Secretary, any Assistant Secretary, and the seal of the Company may be affixed by facsimile to any Power of Attorney or to any certificate relating thereto appointing Resident Vice Presidents, Resident Assistant Secretaries or Attorneys-in-Fact for purposes only of executing and attesting bonds and undertakings and other writings obligatory in the nature thereof, and any such Power of Attorney or certificate bearing such facsimile signature or facsimile seal shall be valid and binding upon the Company and any such power so executed and certified by such facsimile signature and facsimile seal shall be valid and binding on the Company in the future with respect to any bond or understanding to which it is attached.

I, **Kevin E. Hughes**, the undersigned, Assistant Secretary of each of the Companies, do hereby certify that the above and foregoing is a true and correct copy of the Power of Attorney executed by said Companies, which remains in full force and effect.

Dated this 12th day of September, 2025.



Kevin E. Hughes, Assistant Secretary

To verify the authenticity of this Power of Attorney, please call us at 1-800-421-3880.
Please refer to the above-named Attorney(s)-in-Fact and the details of the bond to which this Power of Attorney is attached.



**Travelers Casualty and Surety Company of America
Travelers Casualty and Surety Company
St. Paul Fire and Marine Insurance Company**

POWER OF ATTORNEY

Travelers Casualty and Surety Company of America, Travelers Casualty and Surety Company, and St. Paul Fire and Marine Insurance Company are corporations duly organized under the laws of the State of Connecticut (herein collectively called the "Companies"), and the Companies do hereby make, constitute and appoint **THOMAS Y ELFERT** of **RIDGELAND**, **Mississippi**, their true and lawful Attorney(s)-in-Fact to sign, execute, seal and acknowledge any and all bonds, recognizances, conditional undertakings and other writings obligatory in the nature thereof on behalf of the Companies in their business of guaranteeing the fidelity of persons, guaranteeing the performance of contracts and executing or guaranteeing bonds and undertakings required or permitted in any actions or proceedings allowed by law.

IN WITNESS WHEREOF, the Companies have caused this instrument to be signed, and their corporate seals to be hereto affixed, this **16th** day of **February, 2024**.



State of Connecticut

City of Hartford ss.

By: 

Bryce Grissom, Senior Vice President

On this the **16th** day of **February, 2024**, before me personally appeared **Bryce Grissom**, who acknowledged himself to be the Senior Vice President of each of the Companies, and that he, as such, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing on behalf of said Companies by himself as a duly authorized officer.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

My Commission expires the **30th** day of **June, 2026**





Anna P. Nowik, Notary Public

This Power of Attorney is granted under and by the authority of the following resolutions adopted by the Boards of Directors of each of the Companies, which resolutions are now in full force and effect, reading as follows:

RESOLVED, that the Chairman, the President, any Vice Chairman, any Executive Vice President, any Senior Vice President, any Vice President, any Second Vice President, the Treasurer, any Assistant Treasurer, the Corporate Secretary or any Assistant Secretary may appoint Attorneys-in-Fact and Agents to act for and on behalf of the Company and may give such appointee such authority as his or her certificate of authority may prescribe to sign with the Company's name and seal with the Company's seal bonds, recognizances, contracts of indemnity, and other writings obligatory in the nature of a bond, recognizance, or conditional undertaking, and any of said officers or the Board of Directors at any time may remove any such appointee and revoke the power given him or her; and it is

FURTHER RESOLVED, that the Chairman, the President, any Vice Chairman, any Executive Vice President, any Senior Vice President or any Vice President may delegate all or any part of the foregoing authority to one or more officers or employees of this Company, provided that each such delegation is in writing and a copy thereof is filed in the office of the Secretary; and it is

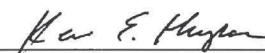
FURTHER RESOLVED, that any bond, recognizance, contract of indemnity, or writing obligatory in the nature of a bond, recognizance, or conditional undertaking shall be valid and binding upon the Company when (a) signed by the President, any Vice Chairman, any Executive Vice President, any Senior Vice President or any Vice President, any Second Vice President, the Treasurer, any Assistant Treasurer, the Corporate Secretary or any Assistant Secretary and duly attested and sealed with the Company's seal by a Secretary or Assistant Secretary; or (b) duly executed (under seal, if required) by one or more Attorneys-in-Fact and Agents pursuant to the power prescribed in his or her certificate or their certificates of authority or by one or more Company officers pursuant to a written delegation of authority; and it is

FURTHER RESOLVED, that the signature of each of the following officers: President, any Executive Vice President, any Senior Vice President, any Vice President, any Assistant Vice President, any Secretary, any Assistant Secretary, and the seal of the Company may be affixed by facsimile to any Power of Attorney or to any certificate relating thereto appointing Resident Vice Presidents, Resident Assistant Secretaries or Attorneys-in-Fact for purposes only of executing and attesting bonds and undertakings and other writings obligatory in the nature thereof, and any such Power of Attorney or certificate bearing such facsimile signature or facsimile seal shall be valid and binding upon the Company and any such power so executed and certified by such facsimile signature and facsimile seal shall be valid and binding on the Company in the future with respect to any bond or understanding to which it is attached.

I, **Kevin E. Hughes**, the undersigned, Assistant Secretary of each of the Companies, do hereby certify that the above and foregoing is a true and correct copy of the Power of Attorney executed by said Companies, which remains in full force and effect.

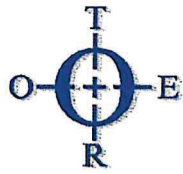
Dated this **14th** day of **August**, **2025**





Kevin E. Hughes, Assistant Secretary

To verify the authenticity of this Power of Attorney, please call us at 1-800-421-3880.
Please refer to the above-named Attorney(s)-in-Fact and the details of the bond to which this Power of Attorney is attached.



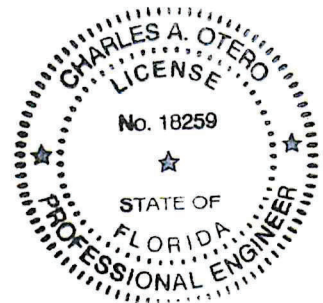
OTERO ENGINEERING

CIVIL ENGINEERS

ENGINEERS ESTIMATE (PUBLIC)
Crossroads East (F.K.A Tanner Warehouse East)
SCHEDULE - Summary

Complete as of 05-06-2025

SCHEDULE A -GENERAL CONDITIONS		\$124,245.00		\$124,245.00
SCHEDULE B - WASTEWATER		\$704,554.52		\$704,554.52
SCHEDULE C -WATER		\$1,511,696.21		\$1,511,696.21
SCHEDULE D - TANNER ROAD IMPROVEMENTS		\$161,801.52		\$161,801.52
<hr/>				
TOTAL COST OF IMPROVEMENTS			=	\$2,502,297.25
WARRANTY BOND AMOUNT	10% x	\$2,502,297.25	=	\$250,229.73



8.20.25

Engineers Estimate
SCHEDULE A - General Conditions

	Item #	Description	Estimated Quantity	Unit	Unit Price	Item Amount	Percent Completed as of 5/06/2025	Qty Comp	Amount Completed as of 05/06/2025
A	1	PROJECT MANAGEMENT	1	LS	\$15,885.00	\$15,885.00	100%	1	\$15,885.00
A	2	SUPERINTENDENT	1	LS	\$18,950.00	\$18,950.00	100%	1	\$18,950.00
A	3	SAFETY MANAGER	1	LS	\$6,030.00	\$6,030.00	100%	1	\$6,030.00
A	4	MOT - ASSUMES DAY TIME WORK	1	LS	\$68,880.00	\$68,880.00	100%	1	\$68,880.00
A	5	BROOM TRACTOR	1	LS	\$14,500.00	\$14,500.00	100%	1	\$14,500.00
TOTAL A - General						\$124,245.00			\$124,245.00

Engineers Estimate
SCHEDULE B - Wastewater

	Item #	Description	Estimated Quantity	Unit	Unit Price	Item Amount	Percent Completed as of 05/06/2025	Qty Comp	Amount Completed as of 05/06/2025
B	1	REMOVE 6" TEMPORARY PLUG & CONNECT TO 6" VALVE AT PROPERTY LINE - EAST OLD HILLSBOROUGH AVENUE	1	EA	\$9,922.00	\$9,922.00	100%	1	\$9,922.00
B	2	DIRECTIONAL DRILL FOR FORCE MAIN - EAST OLD HILLSBOROUGH AVENUE	2240	FT	\$ 51.45	\$115,248.00	100%	2,240	\$115,248.00
B	3	JACK & BORE W/ 12" .250 CASING FOR FORCE MAIN - EAST OLD HILLSBOROUGH AVENUE	110	FT	\$ 738.50	\$81,235.00	100%	110	\$81,235.00
B	4	6" DR-18 CERTALOK PVC FORCE MAIN PIPE - EAST OLD HILLSBOROUGH AVENUE	2240	FT	\$ 42.38	\$94,931.20	100%	2,240	\$94,931.20
B	5	6" C900 DR-18 PVC FORCE MAIN PIPE - EAST OLD HILLSBOROUGH AVENUE	40	FT	\$ 71.54	\$2,861.60	100%	40	\$2,861.60
B	6	6" MJ P-401 45 BEND - EAST OLD HILLSBOROUGH AVENUE	2	EA	\$ 980.79	\$1,961.58	100%	2	\$1,961.58
B	7	6" MJ P-401 90 BEND - EAST OLD HILLSBOROUGH AVENUE	1	EA	\$ 1,029.48	\$1,029.48	100%	1	\$1,029.48
B	8	6" MJ PLUG VALVE - EAST OLD HILLSBOROUGH AVENUE	7	EA	\$ 2,347.15	\$16,430.05	100%	7	\$16,430.05
B	9	REMOVE EXISTING 4" PLUG & CONNECT TO EXISTING 4" FORCE MAIN - WILLIAMS ROAD	1	EA	\$ 11,807.53	\$11,807.53	100%	1	\$11,807.53
B	10	DIRECTIONAL DRILL FOR FORCE MAIN - WILLIAMS ROAD	1220	FT	\$ 51.45	\$62,769.00	100%	1,220	\$62,769.00
B	11	JACK & BORE W/ 12" .250 CASING FOR FORCE MAIN - WILLIAMS ROAD	308	FT	\$ 595.32	\$183,358.56	100%	308	\$183,358.56
B	12	6" DR-18 CERTALOK PVC FORCE MAIN PIPE - WILLIAMS ROAD	1220	FT	\$ 42.38	\$51,703.60	100%	1,220	\$51,703.60
B	13	6" MJ P-401 45 BEND - WILLIAMS ROAD	4	EA	\$ 980.79	\$3,923.16	100%	4	\$3,923.16
B	14	6"X4" MJ P-401 REDUCER - WILLIAMS ROAD	1	EA	\$ 906.91	\$906.91	100%	1	\$906.91
B	15	6" MJ P-401 CAP - WILLIAMS ROAD	1	EA	\$ 725.72	\$725.72	100%	1	\$725.72
B	16	6" MJ P-401 TEE - WILLIAMS ROAD	1	EA	\$ 1,477.81	\$1,477.81	100%	1	\$1,477.81
B	17	6" MJ PLUG VALVE - WILLIAMS ROAD	10	EA	\$ 2,347.15	\$23,471.50	100%	10	\$23,471.50
B	18	AIR RELEASE VALVE ASSEMBLY - WILLIAMS ROAD	2	EA	\$ 15,476.72	\$30,953.44	100%	2	\$30,953.44
B	19	TEMPORARY BLOWOFF - FORCE MAIN	2	EA	\$ 1,569.19	\$3,138.38	100%	2	\$3,138.38
B	20	PRESSURE TESTING - FORCE MAIN	1	LS	\$ 6,700.00	\$6,700.00	100%	1	\$6,700.00

TOTAL B - Wastewater

\$704,554.52

\$704,554.52

**Engineers Estimate
SCHEDULE C - Water**

	Item #	Description	Estimated Quantity	Unit	Unit Price	Item Amount	Percent Completed as of 5/06/2025	Qty Comp	Amount Completed as of 5/06/2025
C	1	CONNECT TO EXISTING 8" GATE VALVE - EAST OLD HILLSBOROUGH AVENUE	1	EA	\$ 9,273.68	\$9,273.68	100%	1	\$9,273.68
C	2	REMOVE PLUG & CONNECT TO EXISTING 8" MJ PLUG VALVE ASSEMBLY - EAST OLD HILLSBOROUGH AVENUE	1	EA	\$ 7,340.06	\$7,340.06	100%	1	\$7,340.06
C	3	DIRECTIONAL DRILL FOR 8" DIP - EAST OLD HILLSBOROUGH AVENUE	1015	FT	\$ 80.20	\$81,403.00	100%	1,015	\$81,403.00
C	4	8" CL 50 TR FLEX DUCTILE IRON PIPE - EAST OLD HILLSBOROUGH	1060	FT	\$ 89.04	\$94,382.40	100%	1,060	\$94,382.40
C	5	8" DUCTILE IRON PIPE - EAST OLD HILLSBOROUGH	40	FT	\$ 152.37	\$6,094.80	100%	40	\$6,094.80
C	6	8" MJ 45 BEND - EAST OLD HILLSBOROUGH	6	EA	\$ 663.73	\$3,982.38	100%	6	\$3,982.38
C	7	8" MJ GATE VALVE, BOX, MARKER - EAST OLD HILLSBOROUGH	2	EA	\$ 3,188.57	\$6,377.14	100%	2	\$6,377.14
C	8	6" DUCTILE IRON PIPE - ANNA DRIVE	40	FT	\$ 139.38	\$5,575.20	100%	40	\$5,575.20
C	9	12" DUCTILE IRON PIPE (OPEN CUT) - ANNA DRIVE	1660	FT	\$ 189.94	\$315,300.40	100%	1,660	\$315,300.40
C	10	8" MJ TEMPORARY PLUG - ANNA DRIVE	1	EA	\$ 385.95	\$385.95	100%	1	\$385.95
C	11	8" MJ GATE VALVE, BOX, MARKER - ANNA DRIVE	1	EA	\$ 3,188.57	\$3,188.57	100%	1	\$3,188.57
C	12	12"X6" MJ TEE - ANNA DRIVE	4	EA	\$ 1,488.89	\$5,955.56	100%	4	\$5,955.56
C	13	12"X8" MJ TEE - ANNA DRIVE	2	EA	\$ 1,576.73	\$3,153.46	100%	2	\$3,153.46
C	14	12" MJ 11 1/4 BEND - ANNA DRIVE	12	EA	\$ 1,007.59	\$12,091.08	100%	12	\$12,091.08
C	15	12" MJ 45 BEND - ANNA DRIVE	11	EA	\$ 1,084.12	\$11,925.32	100%	11	\$11,925.32
C	16	12" MJ GATE VALVE, BOX, MARKER - ANNA DRIVE	7	EA	\$ 6,506.17	\$45,543.19	100%	7	\$45,543.19
C	17	FIRE HYDRANT ASSEMBLY - ANNA DRIVE	4	EA	\$ 8,571.82	\$34,287.28	100%	4	\$34,287.28
C	18	JACK & BORE FOR 12" DIP W/ 24" .250 CASING - ANNA DRIVE	32	FT	\$ 707.06	\$22,625.92	100%	32	\$22,625.92
C	19	12" MJ 90 BEND - ANNA DR	4	EA	\$ 1,173.00	\$4,692.00	100%	4	\$4,692.00
C	20	12" MJ TEMPORARY PLUG - ANNA DR	1	EA	\$ 505.27	\$505.27	100%	1	\$505.27
C	21	REMOVE PLUG & CONNECT TO EXISTING LINE W/ 8" MJ GATE VALVE ASSEMBLY - US 92	1	EA	\$ 9,977.18	\$9,977.18	100%	1	\$9,977.18
C	22	REMOVE PLUG & CONNECT TO EXISTING LINE W/12" MJ GATE VALVE ASSEMBLY - US 92	1	EA	\$ 13,714.03	\$13,714.03	100%	1	\$13,714.03
C	23	JACK & BORE FOR 12" DIP W/ 24" .250 CASING - US 92 (CROSSING ANNA DR. AND CROSSING DRIVEWAY AT ANNA DRIVE INTERSECTION)	256	FT	\$ 837.92	\$214,507.52	100%	256	\$214,507.52
C	24	6" DUCTILE IRON PIPE - US 92	40	FT	\$ 139.38	\$5,575.20	100%	40	\$5,575.20
C	25	12" CL 50 TR FLEX DUCTILE IRON PIPE - US 92 (DIRECTIONAL DRILL)	1600	FT	\$ 240.47	\$384,752.00	100%	1,600	\$384,752.00
C	26	12" DUCTILE IRON PIPE - US 92 (OPEN CUT)	380	FT	\$ 189.94	\$72,177.20	100%	380	\$72,177.20
C	27	6" MJ 90 BEND - US 92	2	EA	\$ 460.84	\$921.68	100%	2	\$921.68
C	28	8" MJ TEMPORARY PLUG - US 92	1	EA	\$ 385.95	\$385.95	100%	1	\$385.95
C	29	8" MJ GATE VALVE, BOX, MARKER - US 92	1	EA	\$ 3,279.08	\$3,279.08	100%	1	\$3,279.08
C	30	12"X6" MJ TEE - US 92	4	EA	\$ 1,488.89	\$5,955.56	100%	4	\$5,955.56
C	31	12"X8" MJ REDUCER - US 92	1	EA	\$ 806.29	\$806.29	100%	1	\$806.29
C	32	12" MJ TEMPORARY PLUG - US 92	1	EA	\$ 505.27	\$505.27	100%	1	\$505.27
C	33	12" MJ 11 1/4 BEND - US 92	3	EA	\$ 1,007.59	\$3,022.77	100%	3	\$3,022.77
C	34	12" MJ 45 BEND - US 92	5	EA	\$ 1,084.12	\$5,420.60	100%	5	\$5,420.60
C	35	12" MJ 90 BEND - US 92	5	EA	\$ 1,173.00	\$5,865.00	100%	5	\$5,865.00
C	36	12" MJ TEE - US 92	2	EA	\$ 1,829.83	\$3,659.66	100%	2	\$3,659.66
C	37	12" MJ GATE VALVE, BOX, MARKER - US 92	8	EA	\$ 6,506.17	\$52,049.36	100%	8	\$52,049.36
C	38	FIRE HYDRANT ASSEMBLY - US 92	4	EA	\$ 8,571.82	\$34,287.28	100%	4	\$34,287.28
C	39	INJECTION POINT	2	EA	\$ 1,181.97	\$2,363.94	100%	2	\$2,363.94
C	40	SAMPLE POINT	2	EA	\$ 1,427.30	\$2,854.60	100%	2	\$2,854.60
C	41	TEMPORARY BLOWOFF	2	EA	\$ 1,569.19	\$3,138.38	100%	2	\$3,138.38
C	42	PRESSURE TESTING	1	LS	\$ 5,829.00	\$5,829.00	100%	1	\$5,829.00
C	43	CHLORINATION & BAC-T TESTING	1	LS	\$ 6,566.00	\$6,566.00	100%	1	\$6,566.00
TOTAL C - Water							\$1,511,696.21		\$1,511,696.21

Engineers Estimate
SCHEDULE D - Tanner Road Improvement

	Item #	Description	Estimated Quantity	Unit	Unit Price	Item Amount	Percent Completed as of 05/06/2025	Qty Comp	Amount Completed as of 05/06/2025
C	1	Sawcut Asphalt - Tanner Road	1254	FT	\$14.74	\$18,483.96	100%	1,254	\$18,483.96
C	2	RESTORATION, GRADING & SOD - TANNER ROAD	7921	SF	\$2.30	\$18,218.30	100%	7,921	\$18,218.30
C	3	6" THICK 3000 PSI NON REINFORCED SIDEWALK - TANNER ROAD	3400	SF	\$10.25	\$34,850.00	100%	3,400	\$34,850.00
C	4	2' MIAMI CURB - TANNER ROAD	1075	FT	\$34.40	\$36,980.00	100%	1,075	\$36,980.00
C	5	3' VALLEY CURB - TANNER ROAD	79	FT	\$45.40	\$3,586.60	100%	79	\$3,586.60
C	6	1 1/2" MILL - TANNER ROAD	1138	SY	\$11.78	\$13,405.64	100%	1,138	\$13,405.64
C	7	1 1/2" FC12.5R OVERLAY - TANNER ROAD	1138	SY	\$21.15	\$24,068.70	100%	1,138	\$24,068.70
C	8	12" TEMPORARY STRIPING - PAINT TANNER ROAD	82	FT	\$10.02	\$821.64	100%	82	\$821.64
C	9	24" TEMPORARY STRIPING - PAINT TANNER ROAD	36	FT	\$22.26	\$801.36	100%	36	\$801.36
C	10	12" WHITE CROSSWALK STRIPING - THERMOPLASTIC TANNER ROAD	82	FT	\$18.79	\$1,540.78	100%	82	\$1,540.78
C	11	24" WHITE CROSSWALK STRIPING - THERMOPLASTIC TANNER ROAD	36	FT	\$40.82	\$1,469.52	100%	36	\$1,469.52
C	12	PEDESTRIAN CROSSING SIGN - TANNER ROAD	2	EA	\$479.05	\$958.10	100%	2	\$958.10
C	13	YELLOW REFLECTOR SIGN - TANNER ROAD	3	EA	\$475.70	\$1,427.10	100%	3	\$1,427.10
C	14	ADA RAMP - TANNER ROAD	2	EA	\$2,115.86	\$4,231.72	100%	2	\$4,231.72
C	15	ADA MAT - TANNER ROAD	2	EA	\$479.05	\$958.10	100%	2	\$958.10

TOTAL D - TANNER ROAD IMPROVEMENTS

\$161,801.52

\$161,801.52



**Hillsborough
County Florida**
Development Services

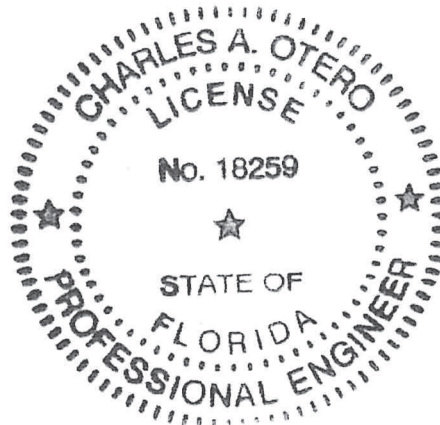
Engineer of Record Certification of Construction Completion

I, Charles Otero, hereby certify that I am associated with the firm of
Otero Engineering, Inc.. I certify that construction of the Improvement
Facilities, at Crossroads East have been completed in substantial compliance
with the current Hillsborough County Regulations and in substantial compliance with the
approved plans and specifications. I certify that these Record plans have recorded any design
deviations due to field conflicts.

Signed and sealed this 20th day of August, 2025

(signature)

Florida Professional Engineer No. 18259



No County agreement, approval or acceptance is implied by this Certification.