

**SUBJECT:** Crossroads West Off-Site fka Tanner Warehouse West **PI#6446**  
**DEPARTMENT:** Development Review Division of Development Services Department  
**SECTION:** Project Review & Processing  
**BOARD DATE:** February 10, 2026  
**CONTACT:** Lee Ann Kennedy

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**RECOMMENDATION:**

Grant permission to the Development Services Department to administratively accept the Required Off-Site Improvement Facilities (Tanner Rd improvements, water and wastewater) for Maintenance to serve Crossroads West 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 \$89,917.22 and authorize the Chairman to execute the Developer's Agreement for Warranty of Required Off-Site Improvements.

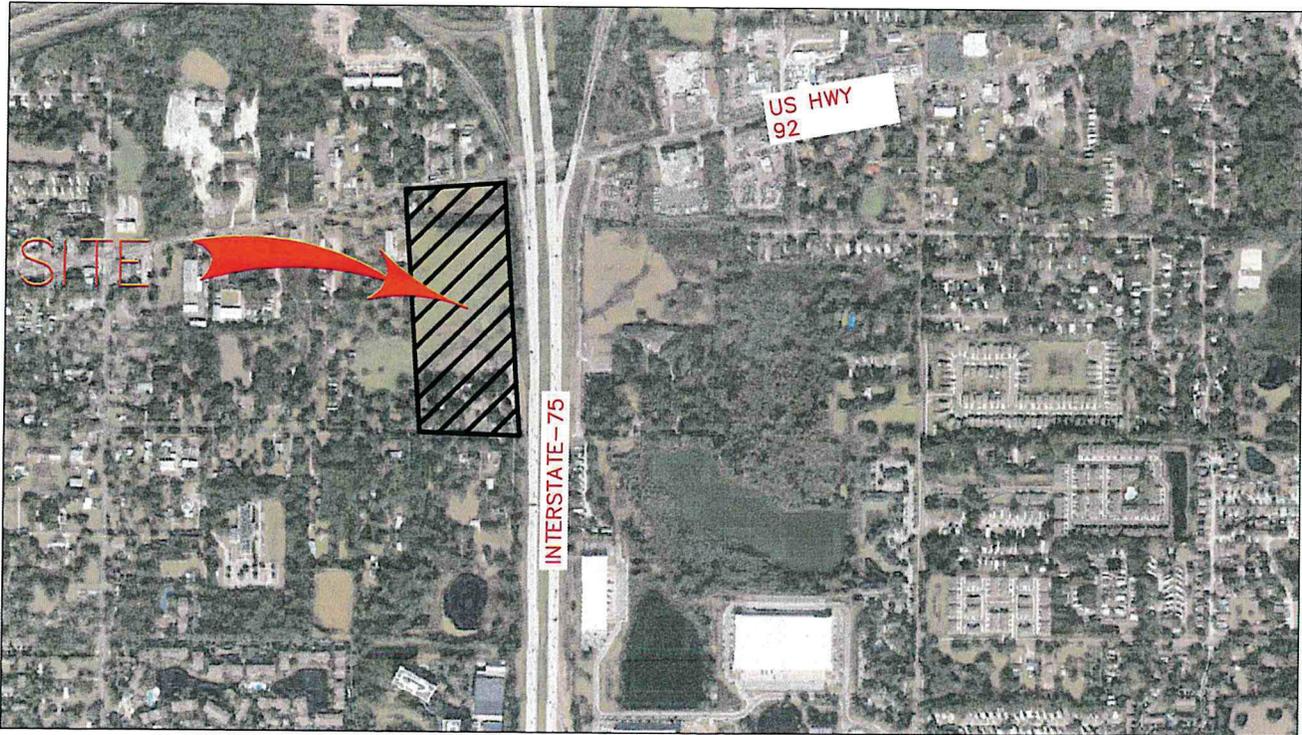
**BACKGROUND:**

On June 03, 2024, Permission to Construct was issued for Crossroads West Off-Site, after construction plan review was completed on April 15, 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

TANNER ROAD  
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 West (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

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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 12/10/2025 with EastGroup Properties, LP as Principal, and Travelers Casualty 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:

Jonathan Pierce

Witness Signature

By Kristen Hagen - [Signature]

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

Jonathan Pierce

Printed Name of Witness

Kristen Hagen - [Signature]  
Printed Name of Signer

Maureen Cline

Witness Signature

Sr. Ass't Mgr. Senior Vice President  
Title of Signer

Maureen Cline

Printed Name of Witness

9210 Florida Palm Dr.  
Jampsc FL 33211  
Address of Signer

(813) 249-10105 407-947-1524  
Phone Number of Signer

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  
[Signature]  
BY \_\_\_\_\_  
Approved As To Form And Legal Sufficiency.  
3 of 4

**Representative Acknowledgement**

STATE OF FLORIDA  
COUNTY OF HILLSBOROUGH

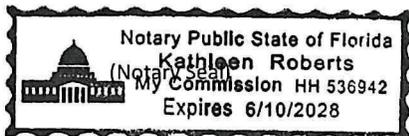
The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this  
14<sup>th</sup> day of January, 2020, by Todd Johnson as  
(day) (month) (year) (name of person acknowledging)  
OFFICER for EastGroup Properties, L.P  
(type of authority,...e.g. officer, trustee, attorney in fact) (name of party on behalf of whom instrument was executed)

Personally Known OR  Produced Identification

Kathleen Roberts  
(Signature of Notary Public - State of Florida)

\_\_\_\_\_  
Type of Identification Produced

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



HH 536942 6/10/2028  
(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)

**Representative Acknowledgement**

STATE OF FLORIDA  
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this  
14<sup>th</sup> day of January, 2026, by Kristen Hagen as  
(day) (month) (year) (name of person acknowledging)  
Officer for EastGroup properties, L.P.  
(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

Kathleen Roberts  
(Signature of Notary Public - State of Florida)

\_\_\_\_\_  
Type of Identification Produced

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



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COUNTY OF HILLSBOROUGH

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\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, by \_\_\_\_\_  
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\_\_\_\_\_  
(Signature of Notary Public - State of Florida)

\_\_\_\_\_  
Type of Identification Produced

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(Notary Seal)

\_\_\_\_\_  
(Commission Number) (Expiration Date)

**CERTIFIED RESOLUTION OF BOARD OF DIRECTORS  
OF EASTGROUP PROPERTIES GENERAL PROPERTIES, INC.**

I, Ceejaye Peters, do hereby certify that I am the Vice President, Corporate Counsel and Secretary of EastGroup Properties General Partners, Inc., a Corporation organized under the laws of the State of Delaware (the "Company") and that the following is a true and correct copy of certain resolutions duly adopted at a meeting of the Board of Directors of the Company convened and held in accordance with the Charter and Bylaws of the Company on the 11<sup>th</sup> day of June, 2025, and that such resolutions are now in full force and effect.

**RESOLVED**, that any two officers of the Company, one of which shall be a vice president, senior vice president or executive officer, acting together, are hereby authorized and empowered, for and on behalf of the Company to execute any and all agreements, contracts, deeds, notes, deeds of trust, mortgages, leases, or other instruments executed in connection with any and all purchases, sales, transfers, leases, or other uses of real property or personal property (which includes interest rate hedges) now or hereafter owned or used by the Company without further authorization by the Board of Directors; provided, however, in the case of any agreement, contract, deed, note, deed of trust, mortgage, or other instrument executed in connection with a transaction in excess of \$1,000,000.00 or, in the case of a lease providing for total cash rents in excess of \$1,000,000.00, one of such officers shall be an executive officer; and

**RESOLVED**, that any two officers of the Company, one of which shall be a vice president, senior vice president or executive officer, acting together, are hereby authorized and empowered, for and on behalf of the Company to authorize certain corporate employees to deposit and withdraw funds and obtain credit from any commercial bank on such terms as may be deemed advisable by said officers; to make, execute and deliver checks, notes, renewal notes and extensions, assignments, endorsements, mortgages, deeds of trust, guaranties, and other instruments as instructed by said officers, to contract for services (such as safe deposit box rental); and to buy or sell securities all as may be deemed advisable by said officers without further authorization by the Board of Directors; provided, however, in the case of any transaction in excess of \$1,000,000.00, one of such officers shall be an executive officer; and

**RESOLVED**, that, without limiting the authority granted by these resolutions to any officer of the Company, Jonathan Pierce, together with any officer of the Company, is hereby authorized and empowered, for and on behalf of the Company to execute any and all contracts and agreements in connection with the construction, maintenance or repair of improvements on or to real property owned or leased by the Company or its subsidiaries; provided, however, in the case of any such contract or agreement exceeding \$1,000,000.00, such officer shall be an executive officer; and

**RESOLVED**, that, without limiting the authority granted by these resolutions to any officer of the Company, J.B. Woodman, together with any officer of the Company, is hereby authorized and empowered, for and on behalf of the Company to execute any and all contracts and agreements in connection with the construction, maintenance or repair of improvements on or to real property owned or leased by the Company or its subsidiaries; provided, however, in the case of any such contract or agreement exceeding \$1,000,000.00, such officer shall be an executive officer; and

**RESOLVED**, that J.B. Woodman, together with a vice president, senior vice president or executive officer of the Company, is hereby authorized and empowered, for and on behalf of the Company to execute any and all agreements, contracts, deeds, notes, deeds of trust, mortgages, leases, or other instruments executed in connection with any and all purchases, sales, transfers, leases, or other uses of real property or personal property (which includes interest rate hedges) now or hereafter owned or used by the Company without further authorization by the Board of Directors; provided, however, in the case of any agreement, contract, deed, note, deed of trust, mortgage, or other instrument executed in connection with a transaction in excess of \$1,000,000.00, or in the case of a lease providing for total cash rents in excess of \$1,000,000.00, such officer shall be an executive officer; and

**RESOLVED**, that any resolutions required to be adopted by any bank or other entity transacting business with the Company shall be deemed to have been adopted by the Board of Directors of the Company as fully as if set forth verbatim herein, and the Secretary of the Company is hereby authorized to certify to the adoption of any such required resolutions.

**RESOLVED**, that the following Executive Officers and Officers be appointed until his or her respective successor is appointed or until his or her earlier death, resignation, or removal:

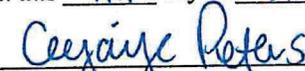
**Executive Officers:**

President and Chief Executive Officer	Marshall A. Loeb
Executive Vice President, Chief Financial Officer, and Treasurer	Brent W. Wood
Executive Vice President	John F. Coleman
Executive Vice President, Chief Accounting Officer and Chief Administrative Officer	Staci H. Tyler
Executive Vice President	Ryan M. Collins
Executive Vice President	R. Reid Dunbar

**Officers:**

Senior Vice President	David Y. Hicks
Senior Vice President	Todd Johnson
Senior Vice President	Michael P. Sacco
Senior Vice President	Kevin M. Sager
Senior Vice President	John E. Travis
Vice President of Property Accounting	Barry T. Anderson
Vice President of Financial Reporting	Whitney Denham
Vice President and Director of Internal Audit	Farrah Kennedy
Vice President and Chief Information Officer	Brian Laird
Vice President, Corporate Counsel and Secretary	Ceejaye Peters
Vice President, Asset Manager	John I. Ratliff
Vice President, Controller and Assistant Secretary	Michelle R. Rayner
Vice President of Development Accounting	Stephanie Shaw
Vice President, Asset Manager	Matt Troutt
Vice President of Human Resources	Shelby Trusty
Assistant Controller	Carrie Stewart
Director of Construction Accounting	Shirley Norrington
Director of Property Accounting	Cristen Fortier
Director of Leasing Statistics	Keena H. Frazier
Director of Corporate Sustainability	Elizabeth Randall
Development Accounting Manager	Lesley Gilliam
Director of Construction Management	Ron Coffey
Construction Manager	Steig Erickson
Construction Manager	Jason Nail
Construction Manager	Ben Rogers
Construction Manager	Tara Warren
Senior Asset Manager	Kristen Hagen
Senior Development and Asset Manager	Warren Resnick
Asset Manager	Alyssa Altosino
Asset Manager	Byrne Marston
Property Accounting Manager	Roshunda Brown
Property Accounting Manager	Jessica Woods

IN WITNESS WHEREOF, I hereunto affix my signature on this 9th day of October, 2025.



Ceejaye Peters  
Vice President, Corporate Counsel and Secretary

**CERTIFIED RESOLUTION OF BOARD OF DIRECTORS  
OF EASTGROUP PROPERTIES GENERAL PROPERTIES, INC.**

I, Ceejaye Peters, do hereby certify that I am the Vice President, Corporate Counsel and Secretary of EastGroup Properties General Partners, Inc., a Corporation organized under the laws of the State of Delaware (the "Company") and that the following is a true and correct copy of certain resolutions duly adopted at a meeting of the Board of Directors of the Company convened and held in accordance with the Charter and Bylaws of the Company on the 11<sup>th</sup> day of June, 2025, and that such resolutions are now in full force and effect.

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**RESOLVED**, that, without limiting the authority granted by these resolutions to any officer of the Company, Jonathan Pierce, together with any officer of the Company, is hereby authorized and empowered, for and on behalf of the Company to execute any and all contracts and agreements in connection with the construction, maintenance or repair of improvements on or to real property owned or leased by the Company or its subsidiaries; provided, however, in the case of any such contract or agreement exceeding \$1,000,000.00, such officer shall be an executive officer; and

**RESOLVED**, that, without limiting the authority granted by these resolutions to any officer of the Company, J.B. Woodman, together with any officer of the Company, is hereby authorized and empowered, for and on behalf of the Company to execute any and all contracts and agreements in connection with the construction, maintenance or repair of improvements on or to real property owned or leased by the Company or its subsidiaries; provided, however, in the case of any such contract or agreement exceeding \$1,000,000.00, such officer shall be an executive officer; and

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**RESOLVED**, that any resolutions required to be adopted by any bank or other entity transacting business with the Company shall be deemed to have been adopted by the Board of Directors of the Company as fully as if set forth verbatim herein, and the Secretary of the Company is hereby authorized to certify to the adoption of any such required resolutions.

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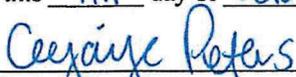
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Construction Manager	Jason Nail
Construction Manager	Ben Rogers
Construction Manager	Tara Warren
Senior Asset Manager	Kristen Hagen
Senior Development and Asset Manager	Warren Resnick
Asset Manager	Alyssa Altosino
Asset Manager	Byrne Marston
Property Accounting Manager	Roshunda Brown
Property Accounting Manager	Jessica Woods

IN WITNESS WHEREOF, I hereunto affix my signature on this 9th day of October, 2025.

  
\_\_\_\_\_  
Ceejaye Peters  
Vice President, Corporate Counsel and Secretary

## 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  
Eighty nine thousand, nine hundred seventeen dollars and twenty two cents (\$89,917.22) 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 West, 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 December 10, 2027.

SIGNED, SEALED AND DATED this 10th day of December, 2025.

ATTEST:

Wendi M Joyner

By B. H. VP Property Acctg  
Principal Seal

Travelers Casualty and Surety Company of America

Surety Seal

ATTEST:

lyhe

By Teresa H. Pietrzak  
Attorney-In-Fact Seal  
Teresa H. Pietrzak

APPROVED BY THE COUNTY ATTORNEY

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

as amended



**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 **Teresa H. Pietrzak** of **Ridgeland Mississippi**, their true and lawful Attorney-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 **3rd** day of **February**, 2017.



State of Connecticut

City of Hartford ss.

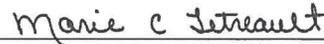
By:   
Robert L. Raney, Senior Vice President

On this the **3rd** day of **February**, 2017, before me personally appeared **Robert L. Raney**, who acknowledged himself to be the Senior Vice President of Travelers Casualty and Surety Company of America, Travelers Casualty and Surety Company, and St. Paul Fire and Marine Insurance Company, and that he, as such, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing on behalf of the corporations 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**, 2021



  
Marie C. Tetreault, Notary Public

This Power of Attorney is granted under and by the authority of the following resolutions adopted by the Boards of Directors of Travelers Casualty and Surety Company of America, Travelers Casualty and Surety Company, and St. Paul Fire and Marine Insurance Company, 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

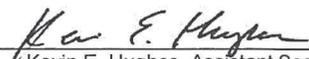
**FURTHER RESOLVED**, that any bond, recognizance, contract of indemnity, or writing obligatory in the nature of a bond, recognizance, or conditional undertaking shall be valid and binding upon the Company when (a) signed by the President, any Vice Chairman, any Executive Vice President, any Senior Vice 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 Travelers Casualty and Surety Company of America, Travelers Casualty and Surety Company, and St. Paul Fire and Marine Insurance Company, 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 **10th** day of **December**, 20**15**



  
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-in-Fact and the details of the bond to which the power is attached.**



License No. \_\_\_\_\_

**RIDER**

To be attached to and form part of Bond No. 108221691.

Issued on behalf of Eastgroup Properties, LP as Principal, and in favor of \_\_\_\_\_ 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 expiration date :  
from: 12/10/27  
to: 3/10/28

4. This rider shall become effective as of December 22, 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 December 22, 2025.

Travelers Casualty & Surety Company of America

By: Teresa H. Pietrzak  
Teresa H. Pietrzak Attorney-in-Fact

Accepted: \_\_\_\_\_  
Obligee

or Eastgroup Properties, LP  
Principal

By: \_\_\_\_\_

By: Marshall L. ...

APPROVED BY THE COUNTY ATTORNEY

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



**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 **Teresa H. Pietrzak** of **Ridgeland Mississippi**, their true and lawful Attorney-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 **3rd** day of **February**, 2017.



State of Connecticut  
City of Hartford ss.

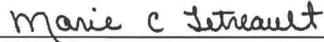
By:   
Robert L. Raney, Senior Vice President

On this the **3rd** day of **February**, 2017, before me personally appeared **Robert L. Raney**, who acknowledged himself to be the Senior Vice President of Travelers Casualty and Surety Company of America, Travelers Casualty and Surety Company, and St. Paul Fire and Marine Insurance Company, and that he, as such, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing on behalf of the corporations 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**, 2021



  
Marie C. Tetreault, Notary Public

This Power of Attorney is granted under and by the authority of the following resolutions adopted by the Boards of Directors of Travelers Casualty and Surety Company of America, Travelers Casualty and Surety Company, and St. Paul Fire and Marine Insurance Company, 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

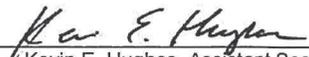
**FURTHER RESOLVED**, that any bond, recognizance, contract of indemnity, or writing obligatory in the nature of a bond, recognizance, or conditional undertaking shall be valid and binding upon the Company when (a) signed by the President, any Vice Chairman, any Executive Vice President, any Senior Vice 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 Travelers Casualty and Surety Company of America, Travelers Casualty and Surety Company, and St. Paul Fire and Marine Insurance Company, 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 **22nd** day of **December**, 20**15**



  
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-in-Fact and the details of the bond to which the power is attached.**

**Engineers Estimate of Cost  
CROSSROADS WEST  
OEI Project No. 21-165**

**SCHEDULE Summary**

	<b>TOTAL COST</b>		<b>AMOUNT COMPLETED AS OF 12/02/2025</b>	
<b>SCHEDULE A - GENERAL CONDITIONS</b>	\$	124,245.00	\$	124,245.00
<b>SCHEDULE B - WASTEWATER</b>	\$	396,877.41	\$	396,877.41
<b>SCHEDULE C - WATER</b>	\$	350,049.80	\$	350,049.80
<b>SCHEDULE D - TANNER ROAD IMPROVEMENTS</b>	\$	28,000.00	\$	14,000.00
<b>TOTAL AMOUNT</b>	\$	899,172.21	\$	885,172.21
 <b>WARRANTY BOND AMOUNT (10% Total Cost)</b>			\$	89,917.22

**Charles A  
Otero** Digitally signed by  
Charles A Otero  
Date: 2026.01.09  
15:07:18 -05'00'

Charles A. Otero, State of Florida, Professional Engineer, License No. 18259 This item has been digitally signed and sealed by Charles A. Otero, P.E. on the date indicated here. Signature must be verified on any electronic copies

**Engineers Estimate of Cost**  
**CROSSROADS WEST**  
**OEI Project No. 21-165**  
**SCHEDULE A - GENERAL CONDITIONS**

Item #	Description	Estimated Quantity	Unit	Unit Price	Item Amount	% Complete	Amount Completed
A- 1	PROJECT MANAGEMENT	1	LS	\$15,885.00	\$15,885.00	100%	\$15,885.00
A- 2	SUPERINTENDENT	1	LS	\$18,950.00	\$18,950.00	100%	\$18,950.00
A- 3	SAFETY MANAGER	1	LS	\$6,030.00	\$6,030.00	100%	\$ 6,030.00
A- 4	MOT - ASSUMES DAY TIME WORK	1	LS	\$68,880.00	\$68,880.00	100%	\$68,880.00
A- 5	BROOM TRACTOR	1	LS	\$14,500.00	\$14,500.00	100%	\$14,500.00

<b>Total =</b>	<b>\$124,245</b>	<b>\$124,245</b>
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**Engineers Estimate of Cost  
CROSSROADS WEST  
OEI Project No. 21-165**

**SCHEDULE B - Wastewater**

Item #	Description	Estimated Quantity	Unit	Unit Price	Item Amount	% Complete	Amt. to Complete
B- 1	REMOVE 6" TEMPORARY PLUG & CONNECT TO 6" VALVE AT PROPERTY LINE AT N FALKENBURG & EAST ELLICOTT	1	EA	\$9,985.32	\$ 9,985.32	100%	\$ 9,985.32
B- 2	DIRECTIONAL DRILL FOR FORCE MAIN -N FALKENBURG AND TANNER	2780	FT	\$ 51.45	\$ 143,031.00	100%	\$ 143,031.00
B- 3	JACK & BORE W/ 12" .250 CASING FOR FORCE MAIN - ELLICOTT AND TANNER	66	FT	\$ 738.50	\$ 48,741.00	100%	\$ 48,741.00
B- 4	6" DR-18 CERTALOK PVC FORCE MAIN PIPE - N FALKENBURG AND TANNER	2780	FT	\$44.64	\$ 124,099.20	100%	\$ 124,099.20
B- 5	6" C900 DR-18 PVC FORCE	80	FT	\$71.54	\$ 5,723.20	100%	\$ 5,723.20
B- 6	4" MJ P-401 45 BEND	1	EA	\$962.66	\$ 962.66	100%	\$ 962.66
B- 7	6" MJ P-401 45 BEND	5	EA	\$980.79	\$ 4,903.95	100%	\$ 4,903.95
B- 8	6" MJ P-401 90 BEND	6	EA	\$ 1,029.48	\$ 6,176.88	100%	\$ 6,176.88
B- 9	6" x 4" MJ 9-401 REDUCER	1	EA	\$973.91	\$ 973.91	100%	\$ 973.91
B- 10	6" MJ PLUG VALVE	4	EA	\$2,347.15	\$ 9,388.60	100%	\$ 9,388.60
B- 11	6" MJ GATE VALVE, BOX MARKED	1	EA	\$ 2,099.87	\$ 2,099.87	100%	\$ 2,099.87
B- 12	AIR RELEASE VALVE ASSEMBLY	2	EA	\$ 15,476.72	\$ 30,953.44	100%	\$ 30,953.44
B- 13	TEMPORARY BLOWOFF - FORCE MAIN	2	EA	\$ 1,569.19	\$ 3,138.38	100%	\$ 3,138.38
B- 14	PRESSURE TESTING - FORCE	1	LS	\$ 6,700.00	\$ 6,700.00	100%	\$ 6,700.00

<b>Total =</b>	<b>\$396,877.41</b>	<b>\$396,877.41</b>
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**Engineers Estimate of Cost  
CROSSROADS WEST  
OEI Project No. 21-165**

**SCHEDULE C - WATER**

Item #	Description	Estimated Quantity	Unit	Unit Price	Item Amount	% Complete	Amt. to Complete
C- 1	REMOVE PLUG & CONNECT TO EXISTING 12" LINE	1	EA	\$9,977.18	\$ 9,977.18	100%	\$ 9,977.18
C- 2	6" DUCTILE IRON PIPE - US 92	40	FT	\$60.89	\$ 2,435.60	100%	\$ 2,435.60
C- 3	12" DUCTILE IRON PIPE - US 92	1040	FT	\$253.29	\$ 263,421.60	100%	\$ 263,421.60
C- 4	6" MJ 90 BEND - US 92	2	EA	\$471.34	\$ 942.68	100%	\$ 942.68
C- 5	12" x 6" MJ TEE - US 92	2	EA	\$1,488.89	\$ 2,977.78	100%	\$ 2,977.78
C- 6	12" MJ 11 1/4 BEND - US 92	1	EA	\$1,024.54	\$ 1,024.54	100%	\$ 1,024.54
C- 7	12" MJ TEMPORARY PLUG - US 92	1	EA	\$505.27	\$ 505.27	100%	\$ 505.27
C- 8	12" MJ 45 BEND - US 92	2	FT	\$1,101.07	\$ 2,202.14	100%	\$ 2,202.14
C- 9	12" MJ TEE - US 92	1	FT	\$1,829.83	\$ 1,829.83	100%	\$ 1,829.83
C- 10	12" MJ GATE VALVE, BOX, MARKER - US 92	4	EA	\$6,506.17	\$ 26,024.68	100%	\$ 26,024.68
C- 11	FIRE HYDRANT ASSEMBLY - US 92	2	EA	\$8,571.82	\$ 17,143.64	100%	\$ 17,143.64
C- 12	INJECTION POINT	1	EA	\$1,181.97	\$ 1,181.97	100%	\$ 1,181.97
C- 13	SAMPLE POINT	1	EA	\$1,427.30	\$ 1,427.30	100%	\$ 1,427.30
C- 14	TEMPORARY BLOWOFF	1	EA	\$1,569.19	\$ 1,569.19	100%	\$ 1,569.19
C- 15	PRESSURE TESTING	1	LS	\$5,829.00	\$ 5,829.00	100%	\$ 5,829.00
C- 16	CHLORINATION & BAC-T TESTING	1	LS	\$6,566.00	\$ 6,566.00	100%	\$ 6,566.00
C- 17	RESTORATION, GRADING & SOD - N FALKENBURG	2655	SF	\$1.88	\$ 4,991.40	100%	\$ 4,991.40

<b>Total =</b>	<b>\$350,049.80</b>	<b>\$350,049.80</b>
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**Engineers Estimate of Cost  
CROSSROADS WEST  
OEI Project No. 21-165**

**SCHEDULE D - TANNER ROAD IMPROVEMENT**

Item #	Description	Estimated Quantity	Unit	Unit Price	Item Amount	% Complete	Amt. to Complete
D- 1	6" THICK 3000 PSI NON REINFORCED SIDEWALK - TANNER ROAD	4000	SF	\$7.00	\$ 28,000.00	50%	\$ 14,000.00

<b>TOTAL =</b>	<b>\$28,000.00</b>	<b>\$14,000.00</b>
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