

MEMORANDUM

ACCEPTED in Open Session
06/08/2021
Manatee County Board of County
Commissioners



To: Scott Hopes
Acting County Administrator

From: Chad Butzow, Director
Public Works Department

Carmen Mosley, Sr. Fiscal Services Mgr./
Brandy Wilkins, Bond Coordinator
Public Works Department

Date: June 8, 2021

Subject: **DEL WEBB AT BAYVIEW, PHASE 1 SUBPHASES B1 & B2
PLN1912-0007
RELEASE SURETY BONDS SECURING PUBLIC & PRIVATE
IMPROVEMENTS
ACCEPT SURETY BONDS SECURING PUBLIC & PRIVATE
IMPROVEMENTS**

On February 09, 2021, the Board of County Commissioners accepted Agreements for Private Subdivision with Public & Private Improvements for the above referenced project. The developer, at this time, is requesting to split Phase B into two Subphases, B1 & B2. The Public Works Department has reviewed the request and is in agreement with the Developer. We therefore, per Resolution R-14-86, respectively request approval of the following:

- **Authorization to release and return** the Surety Bonds, and any amendments associated with this letter, in conjunction with the *Agreement for Private Subdivision Improvements*. Documents will be returned to Ryan McChesney with LevelUp Consulting, LLC located at 505 E Jackson St – Suite #200, Tampa FL 33602;
 - **Surety Bond** No. ES00007763 issued through Everest Reinsurance Company;
 - **Amount** of Performance Bond \$3,041,944.74;
 - **Surety Bond** No. ES00007759 issued through Everest Reinsurance Company;
 - **Amount** of Performance Bond \$4,778,822.86;
 - **Surety Bond** No. ES00007021 issued through Everest Reinsurance Company;
 - **Amount** of Performance Bond \$258,579.92;
- **Acceptance and Execute**, Surety in conjunction with the *Agreement for Private Subdivision*

Public Works Department
Fiscal Division
1022 26th Avenue East, Bradenton, FL 34208
Phone number: (941) 708-7450

JAMES
SATCHEL
District 1

REGGIE
BELLAMY
District 2

KEVIN
VAN OSTENBRIDGE
District 3

MISTY
SERVIA
District 4

VANESSA
BAUGH
District 5

CAROL
WHITMORE
At Large

GEORGE W.
KRUSE
At Large

Improvements;

- **Surety Bond No. SUR0067867** issued through Argonaut Insurance Company;
- **Amount of Performance** \$1,912,284.80.
- **Surety Bond No. SUR0067871** issued through Argonaut Insurance Company;
- **Amount of Performance** \$1,129,659.94
- **Surety Bond No. SUR0067869** issued through Argonaut Insurance Company;
- **Amount of Performance** \$1,685,627.68.
- **Surety Bond No. SUR0067870** issued through Argonaut Insurance Company;
- **Amount of Performance** \$3,093,195.18.
- **Surety Bond No. SUR0067868** issued through Argonaut Insurance Company;
- **Amount of Performance** \$115,704.03.
- **Surety Bond No. SUR0067872** issued through Argonaut Insurance Company;
- **Amount of Performance** \$142,875.89.

cc: Records Management
Ken LaBarr, Infrastructure Inspections Division Manager

Del Webb at Bayview Phase I Subphases A, B & C - Public Project w/Public Improvements

Subphase A - Offsite, Wastewater, Water, Reclaim

Subphases B1 & B2 - Offsite, Wastewater, Water, Reclaim

Subphase C - Wastewater, Water, Reclaim

**EXHIBIT "B-1"
IMPROVEMENTS**

	Improvement	Estimated Cost
1	Subphase A - Offsite, Wastewater, Water, Reclaim	\$2,481,659.51
✓ 2	Subphase B1 - Offsite, Wastewater, Water, Reclaim	\$1,912,284.80
✓ 3	Subphase B2 - Offsite, Wastewater, Water, Reclaim	\$1,129,659.94
4	Subphase C - Wastewater, Water, Reclaim	\$658,370.95
5		



Public Works Department
Engineering Services
1022 26th Ave East
Bradenton, FL 34208
Phone: (941) 708-7462
www.mymanatee.org

April 21, 2021

Level Up Consulting, LLC (brendon@levelupflorida.com)
Attention: Brandon Wilson, P.E.
505 E Jackson Street, Suite 200
Tampa, FL 33602

**RE: Del Webb at Bayview Phase I, Subphase B-1 (Private Residential)
(PLN1912-0007)
Subphase B-1 –Performance Cost Estimate
Required Public Improvements
Reason – (Water, Wastewater, Reclaim, Offsite)**

Dear Mr. Wilson:

Your cost estimate for the above referenced bond, dated **March 11, 2021**, for the completion of site improvements to serve the above referenced development, is approved for the appropriate surety.

A Private Improvement Performance Bond in the amount of **\$1,912,284.80**, which is 130% of your estimated cost, would be sufficient to assure the County completion of the required private improvements.

If we can be of further assistance, please contact me at (941) 708-7450.

Sincerely,



Scott May, P.E., County Engineer
Deputy Director – Engineering Services

SM/ns/jmg

cc: Record Management
Brandy Wilkins, Fiscal Analyst, Public Works Department
Carmen Mosley, Fiscal Operations Division Manager, Public Works Dept.
Kenneth LaBarr, Infrastructure Inspection Division Manager, Public Works Dept.
Karla Ripley, Senior Review Specialist, Public Works Dept.
Robert Wenzel, Planning Section Manager, Building and Development Services
Susan Angersoll, Senior Planning & Zoning Tech., Building & Development Services
Kevin Oatman, Planner I, Building & Development Services

JAMES SATCHER <i>District 1</i>	REGGIE BELLAMY <i>District 2</i>	KEVIN VAN OSTENBRIDGE <i>District 3</i>	MISTY SERVIA <i>District 4</i>	VANESSA BAUGH <i>District 5</i>	CAROL WHITMORE <i>At Large</i>	GEORGE W. KRUSE <i>At Large</i>
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**Del Webb at Bayview Phase I
Subphase B-1 (PLN1912-0007)**

Performance Cost Estimate for Public Infrastructure
Construction costs for the offsite, potable water, sanitary sewer, and reclaim water system

SUMMARY

Water	\$303,187.06
Wastewater	\$229,290.51
Reclaim	\$111,170.60
Offsite	\$827,340.14
Total	\$1,470,988.31

Performance Cost Estimate Amount (130% of total)

\$1,912,284.80



Digitally signed by
Brandon Wilson
Date: 2021.03.11 11:39:25
-05'00'

Brandon Wilson, P.E.
Florida License # 79423

WATER

Description	Quantity	Unit	Unit Price	Amount
10" PVC Water Main	3,520	LF	\$27.35	\$96,287.21
10" DIP Water Main	38	LF	\$85.00	\$3,230.00
8" PVC Water Main	49	LF	\$19.25	\$943.28
8" DIP Water Main	42	LF	\$44.00	\$1,848.00
6" PVC Water Main	95	LF	\$16.03	\$1,522.46
30" Steel Casing On Existing Line	107	LF	\$265.00	\$28,355.00
20" Steel Casing	160	LF	\$630.00	\$100,800.00
10" Gate Valve	12	EA	\$1,700.00	\$20,400.00
8" Gate Valve	1	EA	\$1,350.00	\$1,350.00
6" Gate Valve	2	EA	\$1,022.95	\$2,045.91
10" Tee	1	EA	\$560.00	\$560.00
10"x8" Tee	1	EA	\$560.00	\$560.00
10"x6" Tee	2	EA	\$560.00	\$1,120.00
Fire Hydrant Assembly	3	EA	\$5,100.00	\$15,300.00
Temporary Blowoff Assembly	4	EA	\$615.00	\$2,460.00
Temporary Jumper	1	EA	\$6,900.00	\$6,900.00
Connect to Existing Water Main	1	EA	\$7,150.00	\$7,150.00
Chlorination & Testing	3,744	LF	\$3.30	\$12,355.20
			Total =	\$303,187.06

WASTEWATER

Description	Quantity	Unit	Unit Price	Amount
8" PVC (12'-14')	75	LF	\$22.10	\$1,657.50
8" PVC (14'-16')	467	LF	\$28.75	\$13,426.25
8" PVC (16'-18')	293	LF	\$41.20	\$12,071.60
8" PVC (18'-20')	351	LF	\$51.30	\$18,006.30
10" PVC (14'-16')	218	LF	\$38.75	\$8,447.50
10" PVC (16'-18')	441	LF	\$44.15	\$19,470.15
10" PVC (18'-20')	218	LF	\$54.25	\$11,826.50
Sanitary Manhole (10'-12')	1	EA	\$3,850.00	\$3,850.00
Sanitary Manhole (14'-16')	2	EA	\$5,200.00	\$10,400.00
Sanitary Manhole (16'-18')	3	EA	\$5,275.00	\$15,825.00
Sanitary Manhole - Polymer (14'-16')	2	EA	\$14,750.00	\$29,500.00
Sanitary Manhole - Polymer (18'-20')	1	EA	\$19,200.00	\$19,200.00

Sanitary Manhole - Polymer Drop (12'-14')	1	EA	<u>\$17,500.00</u>	<u>\$17,500.00</u>
Sanitary Main Air Testing	2063	LF	<u>\$1.65</u>	<u>\$3,403.95</u>
Television Inspection	2063	LF	<u>\$7.96</u>	<u>\$16,421.48</u>
Connect To Manhole	1	EA	<u>\$2,600.00</u>	<u>\$2,600.00</u>
6" PVC Forcemain (DR 18)	676	LF	<u>\$24.75</u>	<u>\$16,731.00</u>
14" Steel Casing	38	LF	<u>\$97.00</u>	<u>\$3,686.00</u>
6" Plug Valve Assembly	1	EA	<u>\$3,050.00</u>	<u>\$3,050.00</u>
Pressure Testing	676	LF	<u>\$3.28</u>	<u>\$2,217.28</u>

Total = \$229,290.51

RECLAIM

Description	Quantity	Unit	Unit Price	Amount
12" PVC Reclaimed Main	394	LF	\$36.75	\$14,479.50
12" DIP Reclaimed Main	33	LF	\$92.00	\$3,036.00
10" PVC Reclaimed Main	1087	LF	\$26.70	\$29,022.90
8" PVC Reclaimed Main	678	LF	\$27.40	\$18,577.20
4" PVC Reclaimed Main	221	LF	\$13.80	\$3,049.80
4" DIP Reclaimed Main	42	LF	\$38.40	\$1,612.80
20" Steel Casing	87	LF	\$125.00	\$10,875.00
12" Gate Valve Assembly	1	EA	\$2,000.00	\$2,000.00
10" Gate Valve Assembly	3	EA	\$1,700.00	\$5,100.00
8" Gate Valve Assembly	5	EA	\$1,350.00	\$6,750.00
4" Gate Valve Assembly	4	EA	\$860.00	\$3,440.00
12"X10" Cross	1	EA	\$1,225.00	\$1,225.00
8"X4" Tee	1	EA	\$385.00	\$385.00
4"X2" Reducer	1	EA	\$135.00	\$135.00
10"X8" Reducer	1	EA	\$355.00	\$355.00
Temporary Blowoff Assembly	5	EA	\$615.00	\$3,075.00
Pressure Testing	2455	LF	\$3.28	\$8,052.40

Total = \$111,170.60

OFFSITE

Description	Quantity	Unit	Unit Price	Amount
<u>Carter Road Offsite Improvments</u>				
Mobilization	1	LS	\$3,700.00	\$3,700.00
Maintenance Of Traffic	1	LS	\$19,500.00	\$19,500.00
Signing And Pavement Markings	1	LS	\$23,500.00	\$23,500.00
Silt Fence Staked (Type III)	8200	LF	\$1.17	\$9,594.00
Soil Tracking Prevention Devices	1	EA	\$3,350.00	\$3,350.00
Clearing And Grubbing - Roadway	10.41	LS/AC	\$2,900.00	\$30,189.00
Earthwork	1	LS	\$96,000.00	\$96,000.00
Stabilization Type B	9541	SY	\$14.05	\$134,051.05
Base Optional (Base Group 1)	4431	SY	\$9.75	\$43,202.25
Base Optional (Base Group 9)	2464	SY	\$35.45	\$87,348.80
3" Superpave Asphaltic Concrete (Traffic C) Widening	2464	SY	\$29.95	\$73,796.80
Mill Existing Pavement (1")	9830	SY	\$3.00	\$29,490.00
1" Friction Course (FC-9.5)	12294	SY	\$8.93	\$109,785.42
6" Sidewalk	1669	SY	\$45.55	\$76,022.95
Sod	19603	SY	\$2.42	\$47,439.26
1" Superpave Asphaltic Concrete (Traffic C) Shoulder	4431	SY	\$7.31	\$32,390.61
Connect Existing Storm	1	EA	\$3,150.00	\$3,150.00
Pipe Culvert, Optional Material, Round, 18" SD	24	LF	\$120.00	\$2,880.00
Mitered End Section, Optional Round, 18" SD	1	EA	\$1,950.00	\$1,950.00
			Total =	\$827,340.14



Public Works Department
Engineering Services
1022 26th Ave East
Bradenton, FL 34208
Phone: (941) 708-7462
www.mymanatee.org

April 21, 2021

Level Up Consulting, LLC (brendon@levelupflorida.com)
Attention: Brandon Wilson, P.E.
505 E Jackson Street, Suite 200
Tampa, FL 33602

**RE: Del Webb at Bayview Phase I, Subphase B-2 (Private Residential)
(PLN1912-0007)
Subphase B-2 –Performance Cost Estimate
Required Public Improvements
Reason – (Water, Wastewater, Reclaim)**

Dear Mr. Wilson:

Your cost estimate for the above referenced bond, dated **March 11, 2021**, for the completion of site improvements to serve the above referenced development, is approved for the appropriate surety.

A Private Improvement Performance Bond in the amount of **\$1,129,659.94**, which is 130% of your estimated cost, would be sufficient to assure the County completion of the required private improvements.

If we can be of further assistance, please contact me at (941) 708-7450.

Sincerely,

Scott May, P.E., County Engineer
Deputy Director – Engineering Services

SM/ns/jmg

cc: Record Management
Brandy Wilkins, Fiscal Analyst, Public Works Department
Carmen Mosley, Fiscal Operations Division Manager, Public Works Dept.
Kenneth LaBarr, Infrastructure Inspection Division Manager, Public Works Dept.
Susan Angersoll, Senior Planning & Zoning Tech., Building & Development Services
Kevin Oatman, Planner I, Building & Development Services

JAMES
SATCER
District 1

REGGIE
BELLAMY
District 2

KEVIN
VAN OSTENBRIDGE
District 3

MISTY
SERVIA
District 4

VANESSA
BAUGH
District 5

CAROL
WHITMORE
At Large

GEORGE W.
KRUSE
At Large

**Del Webb at Bayview Phase I
Subphase B-2 (PLN1912-0007)**

Performance Cost Estimate for Public Infrastructure
Construction costs for the offsite, potable water, sanitary sewer, and reclaim water system

SUMMARY

Water	\$332,195.11
Wastewater	\$294,186.36
Reclaim	\$242,587.72
Offsite	\$0.00
Total	\$868,969.19

Performance Cost Estimate Amount (130% of total)

\$1,129,659.94



Digitally signed by
Brandon Wilson
Date: 2021.03.11
11:37:44 -05'00'

Brandon Wilson, P.E.
Florida License # 79423

WATER

Description	Quantity	Unit	Unit Price	Amount
8" PVC Water Main	787	LF	\$19.25	\$15,150.22
6" PVC Water Main	3,816	LF	\$16.03	\$61,154.75
6" DIP Water Main	123	LF	\$32.00	\$3,936.00
4" HDPE Water Main	423	LF	\$16.95	\$7,169.85
2" HDPE Water Main	145	LF	\$16.00	\$2,320.00
10" Gate Valve	13	EA	\$1,700.00	\$22,100.00
8" Gate Valve	9	EA	\$1,350.00	\$12,150.00
6" Gate Valve	20	EA	\$1,022.95	\$20,459.09
4" Gate Valve	1	EA	\$860.00	\$860.00
8"x6" Reducer	2	EA	\$245.00	\$490.00
6"x4" Reducer	3	EA	\$185.00	\$555.00
4"x2" Reducer	3	EA	\$135.00	\$405.00
10" Cross	1	EA	\$850.00	\$850.00
10"x8" Tee	4	EA	\$560.00	\$2,240.00
10"x6" Tee	3	EA	\$560.00	\$1,680.00
8"x6" Tee	1	EA	\$385.00	\$385.00
6" Tee	3	EA	\$330.00	\$990.00
Fire Hydrant Assembly	7	EA	\$5,100.00	\$35,700.00
1" Single Service (Short)	22	EA	\$815.00	\$17,930.00
1" Single Service (Long)	18	EA	\$930.00	\$16,740.00
1" Double Service (Short)	39	EA	\$1,100.00	\$42,900.00
1" Double Service (Long)	24	EA	\$1,225.00	\$29,400.00

WASTEWATER

Description	Quantity	Unit	Unit Price	Amount
8" PVC (0'-6')	652	LF	\$15.40	\$10,040.80
8" PVC (6'-8')	1502	LF	\$16.30	\$24,482.60
8" PVC (8'-10')	1181	LF	\$17.45	\$20,608.45
8" PVC (10'-12')	405	LF	\$18.45	\$7,473.75
8" PVC (12'-14')	716	LF	\$22.10	\$15,823.60
5' Dia Sanitary Manhole (0'-5')	7	EA	\$3,225.00	\$22,575.00
Sanitary Manhole (0'-6')	2	EA	\$2,725.00	\$5,450.00
Sanitary Manhole (6'-8')	6	EA	\$3,025.00	\$18,150.00
Sanitary Manhole (8'-10')	4	EA	\$3,350.00	\$13,400.00
Sanitary Manhole (10'-12')	1	EA	\$3,850.00	\$3,850.00
Sanitary Manhole (12'-14')	2	EA	\$4,300.00	\$8,600.00
Sanitary Manhole - Polymer Drop (10'-12')	1	EA	\$15,500.00	\$15,500.00
Single Sewer Service	27	EA	\$655.00	\$17,685.00
Double Sewer Service	63	EA	\$1,075.00	\$67,725.00
Sanitary Main Air Testing	4456	LF	\$1.65	\$7,352.40
Television Inspection	4456	LF	\$7.96	\$35,469.76
			Total =	\$294,186.36

RECLAIM

Description	Quantity	Unit	Unit Price	Amount
8" PVC Reclaimed Main	238	LF	\$27.40	\$6,521.20
4" PVC Reclaimed Main	4258	LF	\$13.80	\$58,760.40
4" DIP Reclaimed Main	125	LF	\$38.40	\$4,800.00
4" HDPE Reclaimed Main	684	LF	\$15.95	\$10,909.80
2" HDPE Reclaimed Main	84	LF	\$15.60	\$1,310.40
12" Gate Valve Assembly	3	EA	\$2,000.00	\$6,000.00
10" Gate Valve Assembly	1	EA	\$1,700.00	\$1,700.00
4" Gate Valve Assembly	14	EA	\$860.00	\$12,040.00
4"X4" Tee	3	EA	\$365.00	\$1,095.00
10"X4" Tee	1	EA	\$560.00	\$560.00
12"X4" Reducer	1	EA	\$360.00	\$360.00
1" Single Service (Short)	17	EA	\$775.00	\$13,175.00
1" Single Service (Long)	19	EA	\$800.00	\$15,200.00
1" Double Service (Short)	31	EA	\$1,150.00	\$35,650.00
1" Double Service (Long)	36	EA	\$1,200.00	\$43,200.00
Permanent Blowoff Assembly	1	EA	\$2,250.00	\$2,250.00
Temporary Blowoff Assembly	2	EA	\$615.00	\$1,230.00
Connect To Existing Reclaimed Main	2	EA	\$5,075.00	\$10,150.00
Pressure Testing	5389	LF	\$3.28	\$17,675.92

Total = \$242,587.72

Del Webb at Bayview Phase I Subphases A, B & C - Public Project w/Public Improvements

Subphase A - Offsite, Wastewater, Water, Reclaim

Subphases B1 & B2 - Offsite, Wastewater, Water, Reclaim

Subphase C - Wastewater, Water, Reclaim

**EXHIBIT "B-2"
IMPROVEMENTS**

PROVIDE A MAP SHOWING LAYOUT OF THE PUBLIC POTABLE WATER RECLAIMED
WATER AND SANITARY SEWER INFRASTRUCTURE FACILITIES (Master Utility Plan)
FOR THE ENTIRE DEVELOPMENT

REQUIRED AT TIME OF DEFECT

Del Webb at Bayview Phase I Subphases A, B & C - Public Project w/Public Improvements

Subphase A - Offsite, Wastewater, Water, Reclaim

Subphases B1 & B2 - Offsite, Wastewater, Water, Reclaim

Subphase C - Wastewater, Water, Reclaim

EXHIBIT "C"
PERFORMANCE SECURITIES

	Bond / LoC	Amount
1	Subphase A - Surety Bond No. ES00007761 issued through Everest Reinsurance Company	\$2,481,659.51
2	Subphase B1 - Surety Bond No. SUR0067867 issued through Argonaut Insurance Company	\$1,912,284.80
3	Subphase B2 - Surety Bond No. SUR0067871 issued through Argonaut Insurance Company	\$1,129,659.94
4	Subphase C - Surety Bond No. ES00007762 issued through Everest Reinsurance Company	\$658,370.95
5		

SURETY BOND
FOR PERFORMANCE OF REQUIRED IMPROVEMENTS
(Attachment "A") **BOND NO. SUR0067867**

KNOW ALL MEN BY THESE PRESENT:

That the Developer, Pulte Home Company, LLC, as Principal, and Argonaut Insurance Company, a Surety Company, duly authorized to transact business in the State of Florida, are held and firmly bound unto the County of Manatee, State of Florida, as Obligee, in the sum of \$1,912,284.80 (Numbers) One Million Nine Hundred Twelve Thousand Two Hundred Eighty Four and 80/100 (Words) for the payment of which we jointly and severally bind ourselves, our heirs, executors, administrators, successors and assigns, for the specific benefit of the County in accordance with the conditions set forth herein and in the "Agreement for Public Subdivision Improvements" which is hereby incorporated herein by reference.

THE CONDITION of the above obligation is such that, whereas the Principal has entered into a contract, dated _____ (LEAVE BLANK Manatee County approval date) with the obligation to do and perform certain work relating to Del Webb at Bayview Phase I, Subphase B-1 (Subdivision).

NOW THEREFORE, if the principal shall fully perform all the covenants and terms of said contract, then this obligation shall be null and void; otherwise this obligation shall remain in full force and effect, and Surety shall cause the contract to be fully performed or pay to obligee the cost of performing said contract in an amount not exceeding the said sum specified above. In the event such performance is not completed within the time specified in the attached "Agreement", the obligee shall be entitled to collection of this surety bond. Means of notification of intent to collect shall be by certified mail to the Surety at the address on page 2 { *insert page number of surety's address*}. Payment will be made to the County within 30 days by certified check drawn on behalf of the Board of County Commissioners at P. O. Box 1000, Bradenton, FL 34206.

The Surety does hereby consent to any and all alterations, extensions of time, or other modifications to the contract secured by this bond.

This Surety Bond shall be construed in accordance to the Laws of Florida, and any action of whatever nature, in connection with this Bond and "Agreement for Public Subdivision Improvements" shall be filed in the Twelfth Judicial Circuit in and for Manatee County, Florida.

INSURANCE COMPANY SIGNATURE FORM

FOR: Del Webb at Bayview Phase I, Subphase B-1

(Name of Project)

BOND NO. SUR0067867

SIGNED AND SEALED this 28th day of April, 2021

Argonaut Insurance Company

Surety Company Name

By: [Signature]

Signature - As its Agent

Jeremy Polk, Attorney-in-Fact

Print Name & Title

13100 Wortham Center Dr, Suite 290

Address

Houston, TX 77065

City State Zip

WITNESSES OR CORPORATE SEAL

N/A

Signature

Print Name

N/A

Signature

Print Name

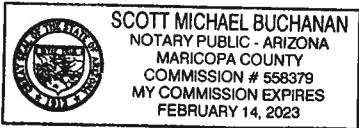
NOTARY ACKNOWLEDGMENT

STATE OF: ARIZONA

COUNTY OF MARICOPA

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 28th day of April, 2021, by Jeremy Polk as Attorney-in-Fact (Title), on behalf of the Surety identified herein, and who is personally known to me or who has produced N/A (Type of Identification) as identification.

NOTARY SEAL:



[Signature]
Notary Public

Scott Michael Buchanan
Print Name of Notary

Commission No. 558379

My Commission Expires: 2/14/2023

DEVELOPER SIGNATURE FORM

FOR: Del Webb at Bayview Phase I, Subphase B-1
BOND NO. SUR0067867

WITNESSES OR CORPORATE SEAL:

Katarina Diggs
Witness

Katarina Diggs
Type or Print Name

B. R.
Witness

Brianna Riscossa
Type or Print Name

Pulte Home Company, LLC
Developer

BY: SEE ATTACHED

D. Bryce Langen
Signature

VP & Treasurer
Type or Print Name

2662 S. Falkenburg Rd
Title (If attorney-in-fact Attach Power of Attorney)
Postal Address

Riverview, FL 33578
City State Zip

NOTARY ACKNOWLEDGMENT

STATE OF: GEORGIA

COUNTY OF: FULTON

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 28th day of April, 2021, by D. Bryce Langen, as VP & Treasurer, (Title), on behalf of the limited liability company identified herein as Developer and who is personally known to me or who has produced N/A (Type of Identification) as identification.

NOTARY SEAL:



Shirley E. Hutchins
Notary Public

Shirley E. Hutchins
Print Name of Notary

Approved and accepted for and on behalf of Manatee County, Florida, this 18 day of May, 2021.

MANATEE COUNTY

A political subdivision of the State of Florida

By: Board of County Commissioners

By: [Signature]
Acting County Administrator

NOTARY ACKNOWLEDGMENT

STATE OF: Florida

COUNTY OF: Manatee

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 18 day of May, 2021, by Scott Hopes (Acting County Administrator) for and on behalf of Manatee County Board Of County Commissioners, who is personally known to me or has produced _____ as identification

NOTARY SEAL:

[Signature]
Notary Public

Vida Gordon
Print Name of Notary

executed this 28th day of April, 2021.

Pulte Home Company, LLC

PRINCIPAL



BY: D. Bryce Langen, VP & Treasurer

Notary Attached

Argonaut Insurance Company
Deliveries Only: 225 W. Washington, 24th Floor
Chicago, IL 60606

United States Postal Service: P.O. Box 469011, San Antonio, TX 78246

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS: That the Argonaut Insurance Company, a Corporation duly organized and existing under the laws of the State of Illinois and having its principal office in the County of Cook, Illinois does hereby nominate, constitute and appoint:

Jeremy Polk, Matthew Erra

Their true and lawful agent(s) and attorney(s)-in-fact, each in their separate capacity if more than one is named above, to make, execute, seal and deliver for and on its behalf as surety, and as its act and deed any and all bonds, contracts, agreements of indemnity and other undertakings in suretyship provided, however, that the penal sum of any one such instrument executed hereunder shall not exceed the sum of:

\$75,000,000.00

This Power of Attorney is granted and is signed and sealed under and by the authority of the following Resolution adopted by the Board of Directors of Argonaut Insurance Company:

"RESOLVED, That the President, Senior Vice President, Vice President, Assistant Vice President, Secretary, Treasurer and each of them hereby is authorized to execute powers of attorney, and such authority can be executed by use of facsimile signature, which may be attested or acknowledged by any officer or attorney, of the Company, qualifying the attorney or attorneys named in the given power of attorney, to execute in behalf of, and acknowledge as the act and deed of the Argonaut Insurance Company, all bond undertakings and contracts of suretyship, and to affix the corporate seal thereto."

IN WITNESS WHEREOF, Argonaut Insurance Company has caused its official seal to be hereunto affixed and these presents to be signed by its duly authorized officer on the 8th day of May, 2017.



Argonaut Insurance Company

by: _____

Joshua C. Betz, Senior Vice President

STATE OF TEXAS
COUNTY OF HARRIS SS:

On this 8th day of May, 2017 A.D., before me, a Notary Public of the State of Texas, in and for the County of Harris, duly commissioned and qualified, came THE ABOVE OFFICER OF THE COMPANY, to me personally known to be the individual and officer described in, and who executed the preceding instrument, and he acknowledged the execution of same, and being by me duly sworn, deposed and said that he is the officer of the said Company aforesaid, and that the seal affixed to the preceding instrument is the Corporate Seal of said Company, and the said Corporate Seal and his signature as officer were duly affixed and subscribed to the said instrument by the authority and direction of the said corporation, and that Resolution adopted by the Board of Directors of said Company, referred to in the preceding instrument is now in force.

IN TESTIMONY WHEREOF, I have hereunto set my hand, and affixed my Official Seal at the County of Harris, the day and year first above written.



Kathleen M. Meeks
(Notary Public)

I, the undersigned Officer of the Argonaut Insurance Company, Illinois Corporation, do hereby certify that the original POWER OF ATTORNEY of which the foregoing is a full, true and correct copy is still in full force and effect and has not been revoked.

IN WITNESS WHEREOF, I have hereunto set my hand, and affixed the Seal of said Company, on the 28th day of April, 2021.



James Bluzard

James Bluzard, Vice President-Surety

SURETY BOND
FOR PERFORMANCE OF REQUIRED IMPROVEMENTS
(Attachment "A") **BOND NO. SUR0067871**

KNOW ALL MEN BY THESE PRESENT:

That the Developer, Pulte Home Company, LLC, as Principal, and Argonaut Insurance Company, a Surety Company, duly authorized to transact business in the State of Florida, are held and firmly bound unto the County of Manatee, State of Florida, as Obligee, in the sum of \$1,129,659.94 (Numbers) One Million One Hundred Twenty Nine Thousand Six Hundred Fifty Nine and 94/100 (Words) for the payment of which we jointly and severally bind ourselves, our heirs, executors, administrators, successors and assigns, for the specific benefit of the County in accordance with the conditions set forth herein and in the "Agreement for Public Subdivision Improvements" which is hereby incorporated herein by reference.

THE CONDITION of the above obligation is such that, whereas the Principal has entered into a contract, dated _____ (LEAVE BLANK Manatee County approval date) with the obligation to do and perform certain work relating to Del Webb at Bayview Phase I, Subphase B-2 (Subdivision).

NOW THEREFORE, if the principal shall fully perform all the covenants and terms of said contract, then this obligation shall be null and void; otherwise this obligation shall remain in full force and effect, and Surety shall cause the contract to be fully performed or pay to obligee the cost of performing said contract in an amount not exceeding the said sum specified above. In the event such performance is not completed within the time specified in the attached "Agreement", the obligee shall be entitled to collection of this surety bond. Means of notification of intent to collect shall be by certified mail to the Surety at the address on page 2 {insert page number of surety's address}. Payment will be made to the County within 30 days by certified check drawn on behalf of the Board of County Commissioners at P. O. Box 1000, Bradenton, FL 34206.

The Surety does hereby consent to any and all alterations, extensions of time, or other modifications to the contract secured by this bond.

This Surety Bond shall be construed in accordance to the Laws of Florida, and any action of whatever nature, in connection with this Bond and "Agreement for Public Subdivision Improvements" shall be filed in the Twelfth Judicial Circuit in and for Manatee County, Florida.

INSURANCE COMPANY SIGNATURE FORM

FOR: Del Webb at Bayview Phase I, Subphase B-2

(Name of Project)

BOND NO. SUR0067871

SIGNED AND SEALED this 28th day of April, 2021

Argonaut Insurance Company

Surety Company Name

By:

[Signature]
Signature - As its Agent

Jeremy Polk, Attorney-in-Fact

Print Name & Title

13100 Wortham Center Dr, Suite 290

Address

Houston, TX 77065

City

State

Zip

WITNESSES OR CORPORATE SEAL

N/A

Signature

Print Name

N/A

Signature

Print Name

NOTARY ACKNOWLEDGMENT

STATE OF: ARIZONA

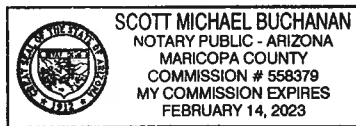
COUNTY OF MARICOPA

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 28th day of April, 2021, by Jeremy Polk as Attorney-in-Fact (Title), on behalf of the Surety identified herein, and who is personally known to me or who has produced

N/A

(Type of Identification) as identification.

NOTARY SEAL:



[Signature]

Notary Public

Scott Michael Buchanan

Print Name of Notary

Commission No. 558379

My Commission Expires: 2/14/2023

DEVELOPER SIGNATURE FORM

**FOR: Del Webb at Bayview Phase I, Subphase B-2
BOND NO. SUR0067871**

WITNESSES OR CORPORATE SEAL:

Katarina Diggs
Witness

Katarina Diggs
Type or Print Name

Brianna Riscossa
Witness

Brianna Riscossa
Type or Print Name

Pulte Home Company, LLC
Developer

BY: SEE ATTACHED

D. Bryce Langen
Signature

D. Bryce Langen
Type or Print Name

VP & Treasurer
Title (If attorney-in-fact Attach Power of Attorney)

2662 S. Falkenburg Rd
Postal Address

Riverview, FL 33578
City State Zip

NOTARY ACKNOWLEDGMENT

STATE OF: GEORGIA
COUNTY OF: FULTON

The foregoing instrument was acknowledged before me by means of [X] physical presence or [] online notarization this 28th day of April, 2021, by D. Bryce Langen, as VP & Treasurer, (Title), on behalf of the limited liability company identified herein as Developer and who is personally known to me or who has produced N/A (Type of Identification) as identification.

NOTARY SEAL:



Shirley E. Hutchins
Notary Public

Shirley E. Hutchins
Print Name of Notary

Approved and accepted for and on behalf of Manatee County, Florida, this 18 day of May, 2021

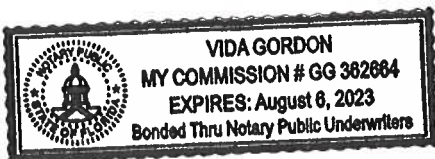
MANATEE COUNTY
A political subdivision of the State of Florida
By: Board of County Commissioners
By: [Signature]
Acting County Administrator

NOTARY ACKNOWLEDGMENT

STATE OF: Florida
COUNTY OF: Manatee

The foregoing instrument was acknowledged before me by means of [X] physical presence or [] online notarization this 18 day of May, 2021, by Scott Hopes (Acting County Administrator) for and on behalf of Manatee County Board Of County Commissioners, who is personally known to me or has produced _____ as identification

NOTARY SEAL:



[Signature]
Notary Public
Vida Gordon
Print Name of Notary

executed this 28th day of April, 2021.

Pulte Home Company, LLC

PRINCIPAL



BY: D. Bryce Langen, VP & Treasurer

Notary Attached

Argonaut Insurance Company
Deliveries Only: 225 W. Washington, 24th Floor
Chicago, IL 60606

United States Postal Service: P.O. Box 469011, San Antonio, TX 78246

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS: That the Argonaut Insurance Company, a Corporation duly organized and existing under the laws of the State of Illinois and having its principal office in the County of Cook, Illinois does hereby nominate, constitute and appoint:

Jeremy Polk, Matthew Erra

Their true and lawful agent(s) and attorney(s)-in-fact, each in their separate capacity if more than one is named above, to make, execute, seal and deliver for and on its behalf as surety, and as its act and deed any and all bonds, contracts, agreements of indemnity and other undertakings in suretyship provided, however, that the penal sum of any one such instrument executed hereunder shall not exceed the sum of:

\$75,000,000.00

This Power of Attorney is granted and is signed and sealed under and by the authority of the following Resolution adopted by the Board of Directors of Argonaut Insurance Company:

"RESOLVED, That the President, Senior Vice President, Vice President, Assistant Vice President, Secretary, Treasurer and each of them hereby is authorized to execute powers of attorney, and such authority can be executed by use of facsimile signature, which may be attested or acknowledged by any officer or attorney, of the Company, qualifying the attorney or attorneys named in the given power of attorney, to execute in behalf of, and acknowledge as the act and deed of the Argonaut Insurance Company, all bond undertakings and contracts of suretyship, and to affix the corporate seal thereto."

IN WITNESS WHEREOF, Argonaut Insurance Company has caused its official seal to be hereunto affixed and these presents to be signed by its duly authorized officer on the 8th day of May, 2017.



Argonaut Insurance Company

by: _____

Joshua C. Betz , Senior Vice President

STATE OF TEXAS
COUNTY OF HARRIS SS:

On this 8th day of May, 2017 A.D., before me, a Notary Public of the State of Texas, in and for the County of Harris, duly commissioned and qualified, came THE ABOVE OFFICER OF THE COMPANY, to me personally known to be the individual and officer described in, and who executed the preceding instrument, and he acknowledged the execution of same, and being by me duly sworn, deposed and said that he is the officer of the said Company aforesaid, and that the seal affixed to the preceding instrument is the Corporate Seal of said Company, and the said Corporate Seal and his signature as officer were duly affixed and subscribed to the said instrument by the authority and direction of the said corporation, and that Resolution adopted by the Board of Directors of said Company, referred to in the preceding instrument is now in force.

IN TESTIMONY WHEREOF, I have hereunto set my hand, and affixed my Official Seal at the County of Harris, the day and year first above written.



Kathleen M. Meeks
(Notary Public)

I, the undersigned Officer of the Argonaut Insurance Company, Illinois Corporation, do hereby certify that the original POWER OF ATTORNEY of which the foregoing is a full, true and correct copy is still in full force and effect and has not been revoked.

IN WITNESS WHEREOF, I have hereunto set my hand, and affixed the Seal of said Company, on the 28th day of April, 2021.



James Bluzard

James Bluzard , Vice President-Surety

THIS DOCUMENT IS NOT VALID UNLESS THE WORDS ARGO POWER OF ATTORNEY ARE IN BLUE. IF YOU HAVE QUESTIONS ON AUTHENTICITY OF THIS DOCUMENT CALL (210) 321 - 8400.

Del Webb at Bayview Phase I Subphases A, B & C – Public Project w/Private Improvements

Subphase A – Earthwork, Paving, Drainage

Subphase A – Landscape & Irrigation

Subphase A – Final Lift of Asphalt

Subphases B1 & B2 – Earthwork, Paving, Drainage

Subphase B – Landscape & Irrigation

Subphases B1 & B2 – Final Lift of Asphalt

Subphase C – Earthwork, Paving, Drainage

Subphase C – Landscape & Irrigation

Subphase C – Final Lift of Asphalt

Subphases A, B & C – Nuisance Species Removal, Wetland Buffer Restoration & Conservation Area Signage

**EXHIBIT “B-1”
PRIVATE IMPROVEMENTS**

	Improvement	Estimated Cost
1	Subphase A – Earthwork, Paving, Drainage	\$1,971,884.55
2	Subphase A – Landscape & Irrigation	\$310,798.80
3	Subphase A – Final Lift of Asphalt	\$94,216.46
✓4	Subphase B1 – Earthwork, Paving, Drainage	\$1,685,627.68
✓5	Subphase B2 – Earthwork, Paving, Drainage	\$3,093,195.18
6	Subphase B – Landscape & Irrigation	\$655,369.26
✓7	Subphase B1 – Final Lift of Asphalt	\$115,704.03
✓8	Subphase B2 – Final Lift of Asphalt	\$142,875.89
9	Subphase C – Earthwork, Paving, Drainage	\$1,600,607.59
10	Subphase C – Landscape & Irrigation	\$286,881.92
11	Subphase C – Final Lift of Asphalt	\$112,610.33
12	Subphases A, B & C – Nuisance Species Removal, Wetland Buffer Restoration & Conservation Area Signage	\$167,787.44



Public Works Department
Engineering Services
1022 26th Ave East
Bradenton, FL 34208
Phone: (941) 708-7462
www.mymanatee.org

April 21, 2021

Level Up Consulting, LLC (brendon@levelupflorida.com)
Attention: Brandon Wilson, P.E.
505 E Jackson Street, Suite 200
Tampa, FL 33602

**RE: Del Webb at Bayview Phase I, Subphase B-1 (Private Residential)
(PLN1912-0007)
Subphase B-1 –Performance Cost Estimate
Required Private Improvements
Reason – (Earthwork, Paving, Drainage)**

Dear Mr. Wilson:

Your cost estimate for the above referenced bond, dated **March 11, 2021**, for the completion of site improvements to serve the above referenced development, is approved for the appropriate surety.

A Private Improvement Performance Bond in the amount of **\$1,685,627.68**, which is 130% of your estimated cost, would be sufficient to assure the County completion of the required private improvements.

If we can be of further assistance, please contact me at (941) 708-7450.

Sincerely,

Scott May, P.E., County Engineer
Deputy Director – Engineering Services

SM/ns/jmg

cc: Record Management
Brandy Wilkins, Fiscal Analyst, Public Works Department
Carmen Mosley, Fiscal Operations Division Manager, Public Works Dept.
Kenneth LaBarr, Infrastructure Inspection Division Manager, Public Works Dept.
Karla Ripley, Senior Review Specialist, Public Works Dept.
Robert Wenzel, Planning Section Manager, Building and Development Services
Susan Angersoll, Senior Planning & Zoning Tech., Building & Development Services
Kevin Oatman, Planner I, Building & Development Services

JAMES
SATCER
District 1

REGGIE
BELLAMY
District 2

KEVIN
VAN OSTENBRIDGE
District 3

MISTY
SERVIA
District 4

VANESSA
BAUGH
District 5

CAROL
WHITMORE
At Large

GEORGE W.
KRUSE
At Large

**Del Webb at Bayview Phase I
Subphase B-1 (PLN1912-0007)**

Performance Cost Estimate for Private Infrastructure
Construction costs for the streets and drainage

SUMMARY

Earthwork	\$491,888.70
Paving	\$541,213.92
Drainage	\$263,534.06
Total	\$1,296,636.68

Performance Cost Estimate Amount (130% of total)

\$1,685,627.68



Digitally signed by
Brandon Wilson
Date: 2021.03.11
11:35:30 -05'00'

Brandon Wilson, P.E.
Florida License # 79423

EARTHWORK

Description	Quantity	Unit	Unit Price	Amount
Mobilization	1	LS	\$7,960.50	\$7,960.50
2' Silt Fence	6,066	LF	\$1.20	\$7,279.20
Demo of existing fence, utilities, etc.	1	LS	\$5,398.50	\$5,398.50
Construction Entrance	1	EA	\$2,400.00	\$2,400.00
Disking, Clearing, & Grubbing (4" avg. depth)	31	AC	\$2,100.00	\$65,100.00
Pond/Site Excavation & Placement	111,630	CY	\$2.51	\$280,191.30
Rough Grading (Pads, Roads, etc)	20.8	AC	\$335.00	\$6,976.51
Sod - Bahia (Pond Banks - NWL to 2' Pass Top of Bank) To Lot Line / Toe of Slope	21,118	SY	\$2.30	\$48,571.40
Sod - Bahia (4:1 slopes, berms, buffers)	8,180	SY	\$2.30	\$18,814.00
NPDES Compliance	1	LS	\$3,568.50	\$3,568.50
Seed & Mulch (Disturbed areas)	9.9	AC	\$1,150.00	\$11,385.00
Fine Grading (Pads, Roads, etc) Phase 1B	1.0	LS	\$19,215.00	\$19,215.00
Retaining Wall	67	LF	\$140.00	\$9,380.00
Record Drawings	1.0	LS	\$5,648.79	\$5,648.79
			Total =	\$491,888.70

PAVING

Description	Quantity	Unit	Unit Price	Amount
1" Type SP 9.5 Asphalt (1st Lift)	12,130	SY	\$6.67	\$80,907.10
6" Shell Base	12,130	SY	\$10.50	\$127,365.00
6" Stabilized Subbase (LBR 40)	14,556	SY	\$4.02	\$58,515.12
Miami Curb (Type A)	4,097	LF	\$10.30	\$42,199.10
Type F Curb	3,032	LF	\$11.85	\$35,929.20
Type AB Curb	4,417	LF	\$10.80	\$47,703.60
4" Concrete Sidewalk (8' Wide)	3,420	LF	\$33.90	\$115,938.00
Sod Behind Curbs (2 ft)	2,566	SY	\$2.30	\$5,901.80
Signage & Striping	1	LS	\$17,800.00	\$17,800.00
Handicap Ramps (Complete w/ detectable warnings)	9	EA	\$995.00	\$8,955.00
			Total=	\$541,213.92

DRAINAGE

Description	Quantity	Unit	Unit Price	Amount
15" RCP	908	LF	\$28.90	\$26,241.20
18" RCP	330	LF	\$36.15	\$11,929.50
36" RCP	28	LF	\$88.40	\$2,475.20
42" RCP	127	LF	\$110.00	\$13,970.00
Type I Curb Inlet	20	EA	\$3,800.00	\$76,000.00
Storm Manhole	2	EA	\$3,350.00	\$6,700.00
Type C/D Grate Inlet	2	EA	\$10,500.00	\$21,000.00
Type H GTI (2 Grate)	1	EA	\$10,500.00	\$10,500.00
Type C Control Structure	2	EA	\$3,150.00	\$6,300.00
Weir Wall Control Structure	2	EA	\$19,000.00	\$38,000.00
Junction Box	1	EA	\$12,000.00	\$12,000.00
15" RCP MES	7	EA	\$1,850.00	\$12,950.00
18" RCP MES	2	EA	\$1,950.00	\$3,900.00
42" RCP MES	1	EA	\$4,250.00	\$4,250.00
Geoweb Spillway	1	EA	\$4,300.00	\$4,300.00
Endwall	1	EA	\$3,100.00	\$3,100.00
Storm TV Inspection	1,393	LF	\$7.12	\$9,918.16
			Total =	\$263,534.06



Public Works Department
 Engineering Services
 1022 26th Ave East
 Bradenton, FL 34208
 Phone: (941) 708-7462
www.mymanatee.org

April 21, 2021

Level Up Consulting, LLC (brendon@levelupflorida.com)
 Attention: Brandon Wilson, P.E.
 505 E Jackson Street, Suite 200
 Tampa, FL 33602

**RE: Del Webb at Bayview Phase I, Subphase B-2 (Private Residential)
 (PLN1912-0007)
 Subphase B-2 –Performance Cost Estimate
 Required Private Improvements
 Reason – (Earthwork, Paving, Drainage)**

Dear Mr. Wilson:

Your cost estimate for the above referenced bond, dated **March 11, 2021**, for the completion of site improvements to serve the above referenced development, is approved for the appropriate surety.

A Private Improvement Performance Bond in the amount of **\$3,093,195.18**, which is 130% of your estimated cost, would be sufficient to assure the County completion of the required private improvements.

If we can be of further assistance, please contact me at (941) 708-7450.

Sincerely,



Scott May, P.E., County Engineer
 Deputy Director – Engineering Services

SM/ns/jmg

cc: **Record Management**
 Brandy Wilkins, Fiscal Analyst, Public Works Department
 Carmen Mosley, Fiscal Operations Division Manager, Public Works Dept.
 Kenneth LaBarr, Infrastructure Inspection Division Manager, Public Works Dept.
 Susan Angersoll, Senior Planning & Zoning Tech., Building & Development Services
 Kevin Oatman, Planner I, Building & Development Services

JAMES SATCER <i>District 1</i>	REGGIE BELLAMY <i>District 2</i>	KEVIN VAN OSTENBRIDGE <i>District 3</i>	MISTY SERVIA <i>District 4</i>	VANESSA BAUGH <i>District 5</i>	CAROL WHITMORE <i>At Large</i>	GEORGE W. KRUSE <i>At Large</i>
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**Del Webb at Bayview Phase I
Subphase B-2 (PLN1912-0007)**

Performance Cost Estimate for Private Infrastructure
Construction costs for the streets and drainage

SUMMARY

Earthwork	\$1,116,129.32
Paving	\$451,792.69
Drainage	\$811,458.90
Total	\$2,379,380.91

Performance Cost Estimate Amount (130% of total)

\$3,093,195.18



Digitally signed by
Brandon Wilson
Date: 2021.03.11
11:36:02 -05'00'

Brandon Wilson, P.E.
Florida License # 79423

EARTHWORK

Description	Quantity	Unit	Unit Price	Amount
Mobilization	1	LS	\$18,139.50	\$18,139.50
2' Silt Fence	13,822	LF	\$1.20	\$16,586.40
Demo of existing fence, utilities, etc	1	LS	\$12,301.50	\$12,301.50
Disking, Clearing & Grubbing (4" avg depth)	71	AC	\$2,100.00	\$149,100.00
Pond/Site Excavation & Placement	254,370	CY	\$2.51	\$638,468.70
Rough Grading (Pads, Roads, etc)	47.5	AC	\$335.00	\$15,897.29
Sod - Bahia (Pond Banks - NWL to 2' Pass Top of Bank) To Lot Line / Toe of Slope	48,122	SY	\$2.30	\$110,680.60
Sod - Bahia (4 1 slopes, berms, buffers)	18,640	SY	\$2.30	\$42,872.00
NPDES Compliance	1	LS	\$8,131.50	\$8,131.50
Seed & Mulch (Disturbed areas)	22.5	AC	\$1,150.00	\$25,875.00
Fine Grading (Pads, Roads, etc) Phase 1B	1.0	LS	\$43,785.00	\$43,785.00
Retaining Wall	153	LF	\$140.00	\$21,420.00
Record Drawings	1.0	LS	\$12,871.83	\$12,871.83
			Total =	\$1,116,129.32

PAVING

Description	Quantity	Unit	Unit Price	Amount
1" Type SP 9.5 Asphalt (1st Lift)	13,919	SY	\$6.67	\$92,839.73
6" Shell Base	13,919	SY	\$10.50	\$146,149.50
6" Stabilized Subbase (LBR 40)	16,703	SY	\$4.02	\$67,145.26
Miami Curb (Type A)	7,594	LF	\$10.30	\$78,218.20
4" Concrete Sidewalk (5' Wide)	1,276	LF	\$21.20	\$27,051.20
Sod Behind Curbs (2 ft)	3,356	SY	\$2.30	\$7,718.80
Signage & Striping	1	LS	\$26,700.00	\$26,700.00
Handicap Ramps (Complete w/ detectable warnings)	6	EA	\$995.00	\$5,970.00
			Total=	\$451,792.69

DRAINAGE

Description	Quantity	Unit	Unit Price	Amount
15" RCP	229	LF	\$28.90	\$6,618.10
24" RCP	1,377	LF	\$48.80	\$67,197.60
30" RCP	1,828	LF	\$65.30	\$119,368.40
42" RCP	670	LF	\$110.00	\$73,700.00
48" RCP	544	LF	\$140.00	\$76,160.00
48" RCP	642	LF	\$150.00	\$96,300.00
Gutter Inlet (2 Grate)	26	EA	\$3,800.00	\$98,800.00
Gutter Inlet (3 Grate)	3	EA	\$3,800.00	\$11,400.00
Storm Manhole	10	EA	\$3,350.00	\$33,500.00
Type H GTI (2 Grate)	7	EA	\$4,750.00	\$33,250.00
Type C Control Structure	1	EA	\$3,150.00	\$3,150.00
Type D Control Structure	1	EA	\$3,700.00	\$3,700.00
Type E Control Structure	1	EA	\$4,800.00	\$4,800.00
Type H (4 Grate) Control Structure	1	EA	\$10,500.00	\$10,500.00
Weir Wall Control Structure	5	EA	\$19,000.00	\$95,000.00
18" RCP MES	3	EA	\$1,950.00	\$5,850.00
24" RCP MES	6	EA	\$2,075.00	\$12,450.00
30" RCP MES	3	EA	\$3,050.00	\$9,150.00
Geoweb Spillway	3	EA	\$4,300.00	\$12,900.00
Storm TV Inspection	5,290	LF	\$7.12	\$37,664.80
			Total =	\$811,458.90



Public Works Department
 Engineering Services
 1022 26th Ave East
 Bradenton, FL 34208
 Phone: (941) 708-7462
www.mymanatee.org

April 21, 2021

Level Up Consulting, LLC (brandon@levelupflorida.com)
 Attention: Brandon Wilson, P.E.
 505 E Jackson Street, Suite 200
 Tampa, FL 33602

**RE: Del Webb at Bayview Phase I, Subphase B-1 (Private Residential)
(PLN1912-0007)
Subphase B1 –Performance Cost Estimate
Required Private Improvements
Reason – (2nd lift of asphalt)**

Dear Mr. Wilson:

Your cost estimate for the above referenced bond, dated **March 11, 2021**, for the completion of site improvements to serve the above referenced development, is approved for the appropriate surety.

A Private Improvement Performance Bond in the amount of **\$115,704.03**, which is 130% of your estimated cost, would be sufficient to assure the County completion of the required private improvements.

If we can be of further assistance, please contact me at (941) 708-7450.

Sincerely,



Scott May, P.E., County Engineer
 Deputy Director – Engineering Services

SM/ns/jmg

cc: Record Management
 Brandy Wilkins, Fiscal Analyst, Public Works Department
 Carmen Mosley, Fiscal Operations Division Manager, Public Works Dept.
 Kenneth LaBarr, Infrastructure Inspection Division Manager, Public Works Dept.
 Susan Angersoll, Senior Planning & Zoning Tech., Building & Development Services
 Kevin Oatman, Planner I, Building & Development Services

**Del Webb at Bayview Phase I
Subphase B-1 (PLN1912-0007)**

Performance Cost Estimate for Private Infrastructure
Construction costs for the 2nd lift of asphalt only

SUMMARY

Paving	\$89,003.10
Total	\$89,003.10

Performance Cost Estimate Amount (130% of total)

\$115,704.03



Digitally signed by
Brandon Wilson
Date: 2021.03.11 14:48:40
-05'00'

Brandon Wilson, P.E
Florida License # 79423

PAVING

Description	Quantity	Unit	Unit Price	Amount
1" Type SP 9.5 Asphalt (2nd Lift)	12,130	SY	\$5.87	\$71,203.10
Signage & Striping	1	LS	\$17,800.00	\$17,800.00
			Total =	\$89,003.10



Public Works Department
 Engineering Services
 1022 26th Ave East
 Bradenton, FL 34208
 Phone: (941) 708-7462
www.myanatee.org

April 21, 2021

Level Up Consulting, LLC (brendon@levelupflorida.com)
 Attention: Brandon Wilson, P.E.
 505 E Jackson Street, Suite 200
 Tampa, FL 33602

RE: Del Webb at Bayview Phase I, Subphase B-2 (Private Residential)
(PLN1912-0007)
Subphase B-2 –Performance Cost Estimate
Required Private Improvements
Reason – (2nd lift of asphalt)

Dear Mr. Wilson:

Your cost estimate for the above referenced bond, dated **March 11, 2021**, for the completion of site improvements to serve the above referenced development, is approved for the appropriate surety.

A Private Improvement Performance Bond in the amount of **\$142,875.89**, which is 130% of your estimated cost, would be sufficient to assure the County completion of the required private improvements.

If we can be of further assistance, please contact me at (941) 708-7450.

Sincerely,



Scott May, P.E., County Engineer
 Deputy Director – Engineering Services

SM/ns/jmg

cc: Record Management
 Brandy Wilkins, Fiscal Analyst, Public Works Department
 Carmen Mosley, Fiscal Operations Division Manager, Public Works Dept.
 Kenneth LaBarr, Infrastructure Inspection Division Manager, Public Works Dept.
 Susan Angersoll, Senior Planning & Zoning Tech., Building & Development Services
 Kevin Oatman, Planner I, Building & Development Services

JAMES SATCHER <i>District 1</i>	REGGIE BELLAMY <i>District 2</i>	KEVIN VAN OSTENBRIDGE <i>District 3</i>	MISTY SERVIA <i>District 4</i>	VANESSA BAUGH <i>District 5</i>	CAROL WHITMORE <i>At Large</i>	GEORGE W. KRUSE <i>At Large</i>
---------------------------------------	--	---	--------------------------------------	---------------------------------------	--------------------------------------	---------------------------------------

**Del Webb at Bayview Phase I
Subphase B-2 (PLN1912-0007)**

Performance Cost Estimate for Private Infrastructure
Construction costs for the 2nd lift of asphalt only

SUMMARY

Paving	\$109,904.53
Total	\$109,904.53

Performance Cost Estimate Amount (130% of total)

\$142,875.89



Digitally signed by
Brandon Wilson
Date: 2021.03.11
14:50:33 -05'00'

Brandon Wilson, P.E
Florida License # 79423

PAVING

Description	Quantity	Unit	Unit Price	Amount
1" Type SP 9.5 Asphalt (2nd Lift)	13,919	SY	\$5.87	\$81,704.53
Signage & Striping	1	LS	\$26,700.00	\$26,700.00
Permanent Control Points.	1	LS	\$1,500.00	\$1,500.00
			Total =	\$109,904.53

Del Webb at Bayview Phase I Subphases A, B & C – Public Project w/Private Improvements

Subphase A – Earthwork, Paving, Drainage

Subphase A – Landscape & Irrigation

Subphase A – Final Lift of Asphalt

Subphases B1 & B2 – Earthwork, Paving, Drainage

Subphase B – Landscape & Irrigation

Subphases B1 & B2 – Final Lift of Asphalt

Subphase C – Earthwork, Paving, Drainage

Subphase C – Landscape & Irrigation

Subphase C – Final Lift of Asphalt

Subphases A, B & C – Nuisance Species Removal, Wetland Buffer Restoration & Conservation

Area Signage

**EXHIBIT “B-2”
UTILITY IMPROVEMENTS**

	Improvement	Estimated Cost
1		
2		
3		
4		
5		

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Del Webb at Bayview Phase I Subphases A, B & C – Public Project w/Private Improvements

Subphase A – Earthwork, Paving, Drainage

Subphase A – Landscape & Irrigation

Subphase A – Final Lift of Asphalt

Subphases B1 & B2 – Earthwork, Paving, Drainage

Subphase B – Landscape & Irrigation

Subphases B1 & B2 – Final Lift of Asphalt

Subphase C – Earthwork, Paving, Drainage

Subphase C – Landscape & Irrigation

Subphase C – Final Lift of Asphalt

Subphases A, B & C – Nuisance Species Removal, Wetland Buffer Restoration & Conservation
Area Signage

**EXHIBIT “B-3”
UTILITY IMPROVEMENTS**

PROVIDE A MAP SHOWING LAYOUT OF THE PUBLIC POTABLE WATER RECLAIMED
WATER AND SANITARY SEWER INFRASTRUCTURE FACILITIES FOR THE ENTIRE
PROJECT

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Del Webb at Bayview Phase I Subphases A, B & C – Public Project w/Private Improvements

Subphase A – Earthwork, Paving, Drainage

Subphase A – Landscape & Irrigation

Subphase A – Final Lift of Asphalt

Subphases B1 & B2 – Earthwork, Paving, Drainage

Subphase B – Landscape & Irrigation

Subphases B1 & B2 – Final Lift of Asphalt

Subphase C – Earthwork, Paving, Drainage

Subphase C – Landscape & Irrigation

Subphase C – Final Lift of Asphalt

Subphases A, B & C – Nuisance Species Removal, Wetland Buffer Restoration & Conservation

Area Signage

**EXHIBIT “C”
PERFORMANCE SECURITIES**

	Bond / LoC	Amount
1	Subphase A - Surety Bond No. ES00007758 issued through Everest Reinsurance Company	\$1,971,884.55
2	Subphase A - Surety Bond No. 0796674 issued through Harco National Insurance Company	\$310,798.80
3	Subphase A - Surety Bond No. ES00007020 issued through Everest Reinsurance Company	\$94,216.46
4	Subphase B1 - Surety Bond No. SUR0067869 issued through Argonaut Insurance Company	\$1,685,627.68
5	Subphase B2 - Surety Bond No. SUR0067870 issued through Argonaut Insurance Company	\$3,093,195.18
6	Subphase B- Surety Bond No. 0796671 issued through Harco National Insurance Company	\$655,369.26
7	Subphase B1 - Surety Bond No. SUR0067868 issued through Argonaut Insurance Company	\$115,704.03
8	Subphase B2 - Surety Bond No. SUR0067872 issued through Argonaut Insurance Company	\$142,875.89
9	Subphase C - Surety Bond No. ES00007760 issued through Everest Reinsurance Company	\$1,600,607.59
10	Subphase C - Surety Bond No. 0796673 issued through Harco National Insurance Company	\$286,881.92
11	Subphase C - Surety Bond No. ES00007757 issued through Everest Reinsurance Company	\$112,610.33
12	Subphases A, B & C - Surety Bond No. 0796672 issued through Harco National Insurance Company	\$167,787.44

SURETY BOND
FOR PERFORMANCE OF REQUIRED PRIVATE IMPROVEMENTS
(Attachment "B") **BOND NO. SUR0067869**

KNOW ALL MEN BY THESE PRESENT:

That the Developer, Pulte Home Company, LLC, as Principal, and Argonaut Insurance Company, a Surety Company, duly authorized to transact business in the State of Florida, are held and firmly bound unto the County of Manatee, State of Florida, as Obligee, in the sum of **\$1,685,627.68** (Numbers) One Million Six Hundred Eighty Five Thousand Six Hundred Twenty Seven and 68/100 (Words) for the payment of which we jointly and severally bind ourselves, our heirs, executors, administrators, successors and assigns, for the specific benefit of the County in accordance with the conditions set forth herein and in the "Agreement for Private Subdivision Improvements" which is hereby incorporated herein by reference.

THE CONDITION of the above obligation is such that, Whereas the Principal has entered into a contract, dated _____ (LEAVE BLANK Manatee County approval date) with the obligation to do and perform certain work relating to **Del Webb at Bayview Phase I, Subphase B-1** (Subdivision).

NOW THEREFORE, if the principal shall fully perform all the covenants and terms of said contract, then this obligation shall be null and void; otherwise this obligation shall remain in full force and effect, and Surety shall cause the contract to be fully performed or pay to obligee the cost of performing said contract in an amount not exceeding the said sum specified above. In the event such performance is not completed within the time specified in the attached "Agreement for Private Subdivision Improvements", the obligee shall be entitled to collection of this surety bond. Means of notification of intent to collect shall be by certified mail to the Surety at the address on page 2 {insert page number of surety's address}. Payment will be made to the County within 30 days by certified check drawn on behalf of the Board of County Commissioners at P. O. Box 1000, Bradenton, FL 34206.

The Surety does hereby consent to any and all alternations, extensions of time, or other modifications to the contract secured by this bond.

This Surety Bond shall be construed in accordance to the Laws of Florida, and any action of whatever nature, in connection with this Bond and the Agreement for Private Subdivision Improvements shall be filed in the Twelfth Judicial Circuit in and for Manatee County, Florida.

FORM INSURANCE COMPANY SIGNATURE FORM

FOR: Del Webb at Bayview Phase I, Subphase B-1
(Name of Project)

BOND NO. SUR0067869

SIGNED AND SEALED this 28th day of April, 2021

Argonaut Insurance Company

Surety Company Name

By: [Signature]

Signature - As its Agent

Jeremy Polk, Attorney-in-Fact

Print Name & Title

13100 Wortham Center Dr, Suite 290

Address

Houston, TX 77065

City State Zip

WITNESSES OR CORPORATE SEAL

N/A

Signature

Print Name

N/A

Signature

Print Name

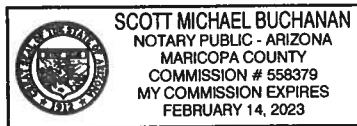
NOTARY ACKNOWLEDGMENT

STATE OF: ARIZONA

COUNTY OF MARICOPA

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 28th day of April, 2021, by Jeremy Polk as Attorney-in-Fact (Title), on behalf of the Surety identified herein, and who is personally known to me or who has produced N/A (Type of Identification) as identification.

NOTARY SEAL:



[Signature]

Notary Public

Scott Michael Buchanan

Print Name of Notary

Commission No. 558379

My Commission Expires: 2/14/2023

DEVELOPER SIGNATURE FORM

FOR: Del Webb at Bayview Phase I, Subphase B-1
BOND NO. SUR0067869

WITNESSES OR CORPORATE SEAL:

Katarina Diags
Witness

Katarina Diags
Type or Print Name

Brianna Riscossa
Witness

Brianna Riscossa
Type or Print Name

Pulte Home Company, LLC
Developer

SEE ATTACHED

BY: _____
Signature

D. Bryce Langen
Type or Print Name

VP & Treasurer

Title (If attorney-in-fact Attach Power of Attorney)

2662 S. Falkenburg Rd

Postal Address

Riverview, FL 33578

City State Zip

NOTARY ACKNOWLEDGMENT

STATE OF: GEORGIA

COUNTY OF: FULTON

The foregoing instrument was acknowledged before me by means of [X] physical presence or [] online notarization this 28th day of April, 2021, by D. Bryce Langen, as VP & Treasurer, (Title), on behalf of the limited liability company identified herein as Developer and who is personally known to me or who has produced _____ N/A (Type of Identification) as identification.

NOTARY SEAL:



Shirley E. Hutchins
Notary Public

Shirley E. Hutchins
Print Name of Notary

Approved and accepted for and on behalf of Manatee County, Florida, this 18 day of May, 2021.

MANATEE COUNTY

A political subdivision of the State of Florida

By: Board of County Commissioners

By: _____
Acting County Administrator

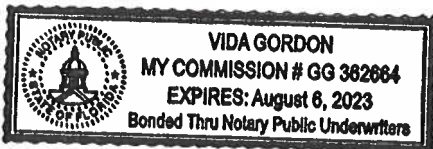
NOTARY ACKNOWLEDGMENT

STATE OF: Florida

COUNTY OF: Manatee

The foregoing instrument was acknowledged before me by means of [X] physical presence or [] online notarization this 18 day of May, 2021, by Scott Hopes (Acting County Administrator) for and on behalf of Manatee County Board Of County Commissioners, who is personally known to me or has produced _____ as identification

NOTARY SEAL:



Vida Gordon
Notary Public
Vida Gordon
Print Name of Notary

executed this 28th day of April, 2021.

Pulte Home Company, LLC

PRINCIPAL



BY: D. Bryce Langen, VP & Treasurer

Notary Attached

**Argonaut Insurance Company
Deliveries Only: 225 W. Washington, 24th Floor
Chicago, IL 60606**

United States Postal Service: P.O. Box 469011, San Antonio, TX 78246

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS: That the Argonaut Insurance Company, a Corporation duly organized and existing under the laws of the State of Illinois and having its principal office in the County of Cook, Illinois does hereby nominate, constitute and appoint:

Jeremy Polk, Matthew Erra

Their true and lawful agent(s) and attorney(s)-in-fact, each in their separate capacity if more than one is named above, to make, execute, seal and deliver for and on its behalf as surety, and as its act and deed any and all bonds, contracts, agreements of indemnity and other undertakings in suretyship provided, however, that the penal sum of any one such instrument executed hereunder shall not exceed the sum of:

\$75,000,000.00

This Power of Attorney is granted and is signed and sealed under and by the authority of the following Resolution adopted by the Board of Directors of Argonaut Insurance Company:

"RESOLVED, That the President, Senior Vice President, Vice President, Assistant Vice President, Secretary, Treasurer and each of them hereby is authorized to execute powers of attorney, and such authority can be executed by use of facsimile signature, which may be attested or acknowledged by any officer or attorney, of the Company, qualifying the attorney or attorneys named in the given power of attorney, to execute in behalf of, and acknowledge as the act and deed of the Argonaut Insurance Company, all bond undertakings and contracts of suretyship, and to affix the corporate seal thereto."

IN WITNESS WHEREOF, Argonaut Insurance Company has caused its official seal to be hereunto affixed and these presents to be signed by its duly authorized officer on the 8th day of May, 2017.



Argonaut Insurance Company

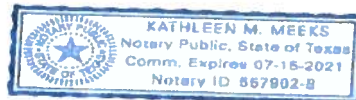
by: _____

Joshua C. Betz , Senior Vice President

STATE OF TEXAS
COUNTY OF HARRIS SS:

On this 8th day of May, 2017 A.D., before me, a Notary Public of the State of Texas, in and for the County of Harris, duly commissioned and qualified, came THE ABOVE OFFICER OF THE COMPANY, to me personally known to be the individual and officer described in, and who executed the preceding instrument, and he acknowledged the execution of same, and being by me duly sworn, deposed and said that he is the officer of the said Company aforesaid, and that the seal affixed to the preceding instrument is the Corporate Seal of said Company, and the said Corporate Seal and his signature as officer were duly affixed and subscribed to the said instrument by the authority and direction of the said corporation, and that Resolution adopted by the Board of Directors of said Company, referred to in the preceding instrument is now in force.

IN TESTIMONY WHEREOF, I have hereunto set my hand, and affixed my Official Seal at the County of Harris, the day and year first above written.



Kathleen M. Meeks
(Notary Public)

I, the undersigned Officer of the Argonaut Insurance Company, Illinois Corporation, do hereby certify that the original POWER OF ATTORNEY of which the foregoing is a full, true and correct copy is still in full force and effect and has not been revoked.

IN WITNESS WHEREOF, I have hereunto set my hand, and affixed the Seal of said Company, on the 28th day of April, 2021.



James Bluzard

James Bluzard , Vice President-Surety

SURETY BOND
FOR PERFORMANCE OF REQUIRED PRIVATE IMPROVEMENTS
(Attachment "B") **BOND NO. SUR0067870**

KNOW ALL MEN BY THESE PRESENT:

That the Developer, Pulte Home Company, LLC, as Principal, and Argonaut Insurance Company, a Surety Company, duly authorized to transact business in the State of Florida, are held and firmly bound unto the County of Manatee, State of Florida, as Obligee, in the sum of **\$3,093,195.18** (Numbers) Three Million Ninety Three Thousand One Hundred Ninety Five and 18/100 (Words) for the payment of which we jointly and severally bind ourselves, our heirs, executors, administrators, successors and assigns, for the specific benefit of the County in accordance with the conditions set forth herein and in the "Agreement for Private Subdivision Improvements" which is hereby incorporated herein by reference.

THE CONDITION of the above obligation is such that, Whereas the Principal has entered into a contract, dated _____ (LEAVE BLANK Manatee County approval date) with the obligation to do and perform certain work relating to **Del Webb at Bayview Phase I, Subphase B-2** (Subdivision).

NOW THEREFORE, if the principal shall fully perform all the covenants and terms of said contract, then this obligation shall be null and void; otherwise this obligation shall remain in full force and effect, and Surety shall cause the contract to be fully performed or pay to obligee the cost of performing said contract in an amount not exceeding the said sum specified above. In the event such performance is not completed within the time specified in the attached "Agreement for Private Subdivision Improvements", the obligee shall be entitled to collection of this surety bond. Means of notification of intent to collect shall be by certified mail to the Surety at the address on page 2 {insert page number of surety's address}. Payment will be made to the County within 30 days by certified check drawn on behalf of the Board of County Commissioners at P. O. Box 1000, Bradenton, FL 34206.

The Surety does hereby consent to any and all alternations, extensions of time, or other modifications to the contract secured by this bond.

This Surety Bond shall be construed in accordance to the Laws of Florida, and any action of whatever nature, in connection with this Bond and the Agreement for Private Subdivision Improvements shall be filed in the Twelfth Judicial Circuit in and for Manatee County, Florida.

FORM INSURANCE COMPANY SIGNATURE FORM

FOR: Del Webb at Bayview Phase I, Subphase B-2

(Name of Project)

BOND NO. SUR0067870

SIGNED AND SEALED this 28th day of April, 2021

Argonaut Insurance Company

Surety Company Name

By: 

Signature - As its Agent

Jeremy Polk, Attorney-in-Fact

Print Name & Title

13100 Wortham Center Dr, Suite 290

Address

Houston, TX 77065

City

State

Zip

WITNESSES OR CORPORATE SEAL

N/A

Signature

Print Name

N/A

Signature

Print Name

NOTARY ACKNOWLEDGMENT

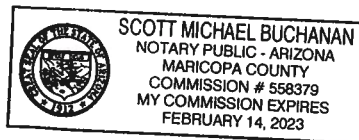
STATE OF: ARIZONA

COUNTY OF MARICOPA

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 28th day of April, 2021, by Jeremy Polk as Attorney-in-Fact (Title), on behalf of the Surety identified herein, and who is personally known to me or who has produced

N/A (Type of Identification) as identification.

NOTARY SEAL:





Notary Public

Scott Michael Buchanan

Print Name of Notary

Commission No. 558379

My Commission Expires: 2/14/2023

DEVELOPER SIGNATURE FORM

FOR: Del Webb at Bayview Phase I, Subphase B-2
BOND NO. SUR0067870

WITNESSES OR CORPORATE SEAL:

Katarina Diggs
Witness

Katarina Diggs
Type or Print Name

Brianna Ricossa
Witness

Brianna Ricossa
Type or Print Name

Pulte Home Company, LLC
Developer

BY: SEE ATTACHED

D. Bryce Langen
Signature

VP & Treasurer
Type or Print Name

Title (If attorney-in-fact Attach Power of Attorney)
2662 S. Falkenburg Rd

Riverview, FL 33578
Postal Address

City State Zip

NOTARY ACKNOWLEDGMENT

STATE OF: GEORGIA

COUNTY OF: FULTON

The foregoing instrument was acknowledged before me by means of [X] physical presence or [] online notarization this 28th day of April, 2021, by D. Bryce Langen, as VP & Treasurer, (Title), on behalf of the limited liability company identified herein as Developer and who is personally known to me or who has produced N/A (Type of Identification) as identification.

NOTARY SEAL:



Shirley E. Hutchins
Notary Public

Shirley E. Hutchins
Print Name of Notary

Approved and accepted for and on behalf of Manatee County, Florida, this 18 day of May, 2021.

MANATEE COUNTY
A political subdivision of the State of Florida
By: Board of County Commissioners
By: Acting County Administrator

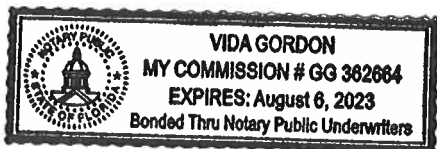
NOTARY ACKNOWLEDGMENT

STATE OF: Florida

COUNTY OF: Manatee

The foregoing instrument was acknowledged before me by means of [X] physical presence or [] online notarization this 18 day of May, 2021, by Scott Hopes (Acting County Administrator) for and on behalf of Manatee County Board Of County Commissioners, who is personally known to me or has produced _____ as identification

NOTARY SEAL:



Vida Gordon
Notary Public
Vida Gordon
Print Name of Notary

executed this 28th day of April, 2021.

Pulte Home Company, LLC

PRINCIPAL



BY: D. Bryce Langen, VP & Treasurer

Notary Attached

**Argonaut Insurance Company
Deliveries Only: 225 W. Washington, 24th Floor
Chicago, IL 60606**

United States Postal Service: P.O. Box 469011, San Antonio, TX 78246

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS: That the Argonaut Insurance Company, a Corporation duly organized and existing under the laws of the State of Illinois and having its principal office in the County of Cook, Illinois does hereby nominate, constitute and appoint:

Jeremy Polk, Matthew Erra

Their true and lawful agent(s) and attorney(s)-in-fact, each in their separate capacity if more than one is named above, to make, execute, seal and deliver for and on its behalf as surety, and as its act and deed any and all bonds, contracts, agreements of indemnity and other undertakings in suretyship provided, however, that the penal sum of any one such instrument executed hereunder shall not exceed the sum of:

\$75,000,000.00

This Power of Attorney is granted and is signed and sealed under and by the authority of the following Resolution adopted by the Board of Directors of Argonaut Insurance Company:

"RESOLVED, That the President, Senior Vice President, Vice President, Assistant Vice President, Secretary, Treasurer and each of them hereby is authorized to execute powers of attorney, and such authority can be executed by use of facsimile signature, which may be attested or acknowledged by any officer or attorney, of the Company, qualifying the attorney or attorneys named in the given power of attorney, to execute in behalf of, and acknowledge as the act and deed of the Argonaut Insurance Company, all bond undertakings and contracts of suretyship, and to affix the corporate seal thereto."

IN WITNESS WHEREOF, Argonaut Insurance Company has caused its official seal to be hereunto affixed and these presents to be signed by its duly authorized officer on the 8th day of May, 2017.



Argonaut Insurance Company

by: _____

Joshua C. Betz, Senior Vice President

STATE OF TEXAS
COUNTY OF HARRIS SS:

On this 8th day of May, 2017 A.D., before me, a Notary Public of the State of Texas, in and for the County of Harris, duly commissioned and qualified, came THE ABOVE OFFICER OF THE COMPANY, to me personally known to be the individual and officer described in, and who executed the preceding instrument, and he acknowledged the execution of same, and being by me duly sworn, deposed and said that he is the officer of the said Company aforesaid, and that the seal affixed to the preceding instrument is the Corporate Seal of said Company, and the said Corporate Seal and his signature as officer were duly affixed and subscribed to the said instrument by the authority and direction of the said corporation, and that Resolution adopted by the Board of Directors of said Company, referred to in the preceding instrument is now in force.

IN TESTIMONY WHEREOF, I have hereunto set my hand, and affixed my Official Seal at the County of Harris, the day and year first above written.



Kathleen M. Meeks

(Notary Public)

I, the undersigned Officer of the Argonaut Insurance Company, Illinois Corporation, do hereby certify that the original POWER OF ATTORNEY of which the foregoing is a full, true and correct copy is still in full force and effect and has not been revoked.

IN WITNESS WHEREOF, I have hereunto set my hand, and affixed the Seal of said Company, on the 28th day of April, 2021.



James Bluzard

James Bluzard, Vice President-Surety

THIS DOCUMENT IS NOT VALID UNLESS THE WORDS ARGO POWER OF ATTORNEY ARE IN BLUE. IF YOU HAVE QUESTIONS ON AUTHENTICITY OF THIS DOCUMENT CALL (210) 321 - 8400.

SURETY BOND
FOR PERFORMANCE OF REQUIRED PRIVATE IMPROVEMENTS
(Attachment "B") **BOND NO. SUR0067868**

KNOW ALL MEN BY THESE PRESENT:

That the Developer, Pulte Home Company, LLC, as Principal, and Argonaut Insurance Company, a Surety Company, duly authorized to transact business in the State of Florida, are held and firmly bound unto the County of Manatee, State of Florida, as Obligee, in the sum of **\$115,704.03** (Numbers) One Hundred Fifteen Thousand Seven Hundred Four and 03/100 (Words) for the payment of which we jointly and severally bind ourselves, our heirs, executors, administrators, successors and assigns, for the specific benefit of the County in accordance with the conditions set forth herein and in the "Agreement for Private Subdivision Improvements" which is hereby incorporated herein by reference.

THE CONDITION of the above obligation is such that, Whereas the Principal has entered into a contract, dated _____ (LEAVE BLANK Manatee County approval date) with the obligation to do and perform certain work relating to Del Webb at Bayview Phase I, Subphase B-1 (Subdivision).

NOW THEREFORE, if the principal shall fully perform all the covenants and terms of said contract, then this obligation shall be null and void; otherwise this obligation shall remain in full force and effect, and Surety shall cause the contract to be fully performed or pay to obligee the cost of performing said contract in an amount not exceeding the said sum specified above. In the event such performance is not completed within the time specified in the attached "Agreement for Private Subdivision Improvements", the obligee shall be entitled to collection of this surety bond. Means of notification of intent to collect shall be by certified mail to the Surety at the address on page 2 {insert page number of surety's address}. Payment will be made to the County within 30 days by certified check drawn on behalf of the Board of County Commissioners at P. O. Box 1000, Bradenton, FL 34206.

The Surety does hereby consent to any and all alternations, extensions of time, or other modifications to the contract secured by this bond.

This Surety Bond shall be construed in accordance to the Laws of Florida, and any action of whatever nature, in connection with this Bond and the Agreement for Private Subdivision Improvements shall be filed in the Twelfth Judicial Circuit in and for Manatee County, Florida.

FORM INSURANCE COMPANY SIGNATURE FORM

FOR: Del Webb at Bayview Phase I, Subphase B-1
(Name of Project)

BOND NO. SUR0067868

SIGNED AND SEALED this 28th day of April, 2021

Argonaut Insurance Company

Surety Company Name

By: [Signature]

Signature - As its Agent

Jeremy Polk, Attorney-in-Fact

Print Name & Title

13100 Wortham Center Dr, Suite 290

Address

Houston, TX 77065

City State Zip

WITNESSES OR CORPORATE SEAL

N/A
Signature

Print Name

N/A
Signature

Print Name

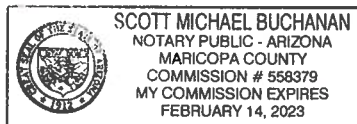
NOTARY ACKNOWLEDGMENT

STATE OF: ARIZONA

COUNTY OF MARICOPA

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 28th day of April, 2021, by Jeremy Polk as Attorney-in-Fact (Title), on behalf of the Surety identified herein, and who is personally known to me or who has produced N/A (Type of Identification) as identification.

NOTARY SEAL:



[Signature]
Notary Public

Scott Michael Buchanan
Print Name of Notary

Commission No. 558379

My Commission Expires: 2/14/2023

DEVELOPER SIGNATURE FORM

FOR: Del Webb at Bayview Phase I, Subphase B-1
BOND NO. SUR0067868

WITNESSES OR CORPORATE SEAL:

Katarina Diggs

Witness

Katarina Diggs
Type or Print Name

Brianna Riscossa

Witness

Brianna Riscossa
Type or Print Name

Pulte Home Company, LLC
Developer

BY: _____

Signature
D. Bryce Langen **SEE ATTACHED**

Type or Print Name
VP & Treasurer

Title (If attorney-in-fact Attach Power of Attorney)
2662 S. Falkenburg Rd

Postal Address
Riverview, FL 33578

City State Zip

NOTARY ACKNOWLEDGMENT

STATE OF: GEORGIA

COUNTY OF: FULTON

The foregoing instrument was acknowledged before me by means of [X] physical presence or [] online notarization this 28th day of April, 2021, by D. Bryce Langen, as VP & Treasurer, (Title), on behalf of the limited liability company identified herein as Developer and who is personally known to me or who has produced _____ N/A (Type of Identification) as identification.

NOTARY SEAL:



Shirley E Hutchins
Notary Public

Shirley E. Hutchins
Print Name of Notary

Approved and accepted for and on behalf of Manatee County, Florida, this 18 day of May, 2021

MANATEE COUNTY
A political subdivision of the State of Florida
By: Board of County Commissioners
By: [Signature]
Acting County Administrator

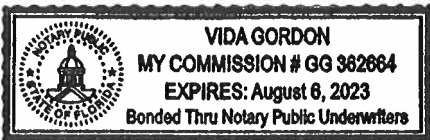
NOTARY ACKNOWLEDGMENT

STATE OF: Florida

COUNTY OF: Manatee

The foregoing instrument was acknowledged before me by means of [X] physical presence or [] online notarization this 18 day of May, 2021, by Scott Hopes (Acting County Administrator) for and on behalf of Manatee County Board Of County Commissioners, who is personally known to me or has produced _____ as identification

NOTARY SEAL:



[Signature]
Notary Public
Vida Gordon
Print Name of Notary

executed this 28th day of April, 2021.

Pulte Home Company, LLC

PRINCIPAL



BY: D. Bryce Langen, VP & Treasurer

Notary Attached

Argonaut Insurance Company
Deliveries Only: 225 W. Washington, 24th Floor
Chicago, IL 60606

United States Postal Service: P.O. Box 469011, San Antonio, TX 78246

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS: That the Argonaut Insurance Company, a Corporation duly organized and existing under the laws of the State of Illinois and having its principal office in the County of Cook, Illinois does hereby nominate, constitute and appoint:

Jeremy Polk, Matthew Erra

Their true and lawful agent(s) and attorney(s)-in-fact, each in their separate capacity if more than one is named above, to make, execute, seal and deliver for and on its behalf as surety, and as its act and deed any and all bonds, contracts, agreements of indemnity and other undertakings in suretyship provided, however, that the penal sum of any one such instrument executed hereunder shall not exceed the sum of:

\$75,000,000.00

This Power of Attorney is granted and is signed and sealed under and by the authority of the following Resolution adopted by the Board of Directors of Argonaut Insurance Company:

"RESOLVED, That the President, Senior Vice President, Vice President, Assistant Vice President, Secretary, Treasurer and each of them hereby is authorized to execute powers of attorney, and such authority can be executed by use of facsimile signature, which may be attested or acknowledged by any officer or attorney, of the Company, qualifying the attorney or attorneys named in the given power of attorney, to execute in behalf of, and acknowledge as the act and deed of the Argonaut Insurance Company, all bond undertakings and contracts of suretyship, and to affix the corporate seal thereto."

IN WITNESS WHEREOF, Argonaut Insurance Company has caused its official seal to be hereunto affixed and these presents to be signed by its duly authorized officer on the 8th day of May, 2017.



Argonaut Insurance Company

by: _____

Joshua C. Betz , Senior Vice President

STATE OF TEXAS
COUNTY OF HARRIS SS:

On this 8th day of May, 2017 A.D., before me, a Notary Public of the State of Texas, in and for the County of Harris, duly commissioned and qualified, came THE ABOVE OFFICER OF THE COMPANY, to me personally known to be the individual and officer described in, and who executed the preceding instrument, and he acknowledged the execution of same, and being by me duly sworn, deposed and said that he is the officer of the said Company aforesaid, and that the seal affixed to the preceding instrument is the Corporate Seal of said Company, and the said Corporate Seal and his signature as officer were duly affixed and subscribed to the said instrument by the authority and direction of the said corporation, and that Resolution adopted by the Board of Directors of said Company, referred to in the preceding instrument is now in force.

IN TESTIMONY WHEREOF, I have hereunto set my hand, and affixed my Official Seal at the County of Harris, the day and year first above written.



Kathleen M. Meeks
(Notary Public)

I, the undersigned Officer of the Argonaut Insurance Company, Illinois Corporation, do hereby certify that the original POWER OF ATTORNEY of which the foregoing is a full, true and correct copy is still in full force and effect and has not been revoked.

IN WITNESS WHEREOF, I have hereunto set my hand, and affixed the Seal of said Company, on the 28th day of April, 2021.



James Bluzard

James Bluzard , Vice President-Surety

SURETY BOND
FOR PERFORMANCE OF REQUIRED PRIVATE IMPROVEMENTS
(Attachment "B") **BOND NO. SUR0067872**

KNOW ALL MEN BY THESE PRESENT:

That the Developer, Pulte Home Company, LLC, as Principal, and Argonaut Insurance Company, a Surety Company, duly authorized to transact business in the State of Florida, are held and firmly bound unto the County of Manatee, State of Florida, as Obligee, in the sum of **\$142,875.89** (Numbers) One Hundred Forty Two Thousand Eight Hundred Seventy Five and 89/100 (Words) for the payment of which we jointly and severally bind ourselves, our heirs, executors, administrators, successors and assigns, for the specific benefit of the County in accordance with the conditions set forth herein and in the "Agreement for Private Subdivision Improvements" which is hereby incorporated herein by reference.

THE CONDITION of the above obligation is such that, Whereas the Principal has entered into a contract, dated _____ (LEAVE BLANK Manatee County approval date) with the obligation to do and perform certain work relating to **Del Webb at Bayview Phase I, Subphase B-2** (Subdivision).

NOW THEREFORE, if the principal shall fully perform all the covenants and terms of said contract, then this obligation shall be null and void; otherwise this obligation shall remain in full force and effect, and Surety shall cause the contract to be fully performed or pay to obligee the cost of performing said contract in an amount not exceeding the said sum specified above. In the event such performance is not completed within the time specified in the attached "Agreement for Private Subdivision Improvements", the obligee shall be entitled to collection of this surety bond. Means of notification of intent to collect shall be by certified mail to the Surety at the address on page 2 {insert page number of surety's address}. Payment will be made to the County within 30 days by certified check drawn on behalf of the Board of County Commissioners at P. O. Box 1000, Bradenton, FL 34206.

The Surety does hereby consent to any and all alternations, extensions of time, or other modifications to the contract secured by this bond.

This Surety Bond shall be construed in accordance to the Laws of Florida, and any action of whatever nature, in connection with this Bond and the Agreement for Private Subdivision Improvements shall be filed in the Twelfth Judicial Circuit in and for Manatee County, Florida.

FORM INSURANCE COMPANY SIGNATURE FORM

FOR: Del Webb at Bayview Phase I, Subphase B-2

(Name of Project)

BOND NO. SUR0067872

SIGNED AND SEALED this 28th day of April, 2021

Argonaut Insurance Company

Surety Company Name

By:

[Signature]

Signature - As its Agent

Jeremy Polk, Attorney-in-Fact

Print Name & Title

13100 Wortham Center Dr, Suite 290

Address

Houston, TX 77065

City

State

Zip

WITNESSES OR CORPORATE SEAL

N/A

Signature

Print Name

N/A

Signature

Print Name

NOTARY ACKNOWLEDGMENT

STATE OF: ARIZONA

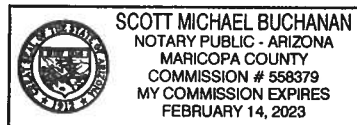
COUNTY OF MARICOPA

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 28th day of April, 2021, by Jeremy Polk as Attorney-in-Fact (Title), on behalf of the Surety identified herein, and who is personally known to me or who has produced

N/A

(Type of Identification) as identification.

NOTARY SEAL:



[Signature]

Notary Public

Scott Michael Buchanan

Print Name of Notary

Commission No. 558379

My Commission Expires: 2/14/2023

DEVELOPER SIGNATURE FORM

FOR: Del Webb at Bayview Phase I, Subphase B-2
BOND NO. SUR0067872

WITNESSES OR CORPORATE SEAL:

Katarina Diggs
Witness

Katarina Diggs
Type or Print Name

Brianna Riscossa
Witness

Brianna Riscossa
Type or Print Name

Pulte Home Company, LLC
Developer

BY: SEE ATTACHED

D. Bryce Langen
Signature

VP & Treasurer
Type or Print Name

Title (If attorney-in-fact Attach Power of Attorney)

2662 S. Falkenburg Rd
Postal Address

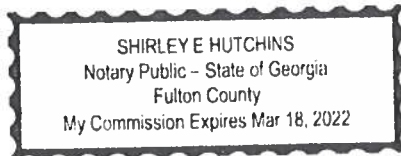
Riverview, FL 33578
City State Zip

NOTARY ACKNOWLEDGMENT

STATE OF: GEORGIA
COUNTY OF: FULTON

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NOTARY SEAL:



Shirley E. Hutchins
Notary Public

Shirley E. Hutchins
Print Name of Notary

Approved and accepted for and on behalf of Manatee County, Florida, this 18 day of May, 2021

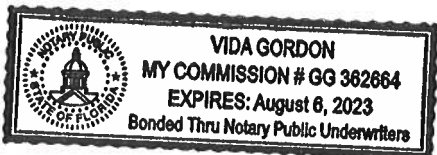
MANATEE COUNTY
A political subdivision of the State of Florida
By: Board of County Commissioners
By: [Signature]
Acting County Administrator

NOTARY ACKNOWLEDGMENT

STATE OF: Florida
COUNTY OF: Manatee

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NOTARY SEAL:

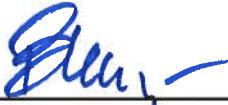


[Signature]
Notary Public
Vida Gordon
Print Name of Notary

executed this 28th day of April, 2021.

Pulte Home Company, LLC

PRINCIPAL



BY: D. Bryce Langen, VP & Treasurer

Notary Attached

Argonaut Insurance Company
Deliveries Only: 225 W. Washington, 24th Floor
Chicago, IL 60606

United States Postal Service: P.O. Box 469011, San Antonio, TX 78246

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS: That the Argonaut Insurance Company, a Corporation duly organized and existing under the laws of the State of Illinois and having its principal office in the County of Cook, Illinois does hereby nominate, constitute and appoint:

Jeremy Polk, Matthew Erra

Their true and lawful agent(s) and attorney(s)-in-fact, each in their separate capacity if more than one is named above, to make, execute, seal and deliver for and on its behalf as surety, and as its act and deed any and all bonds, contracts, agreements of indemnity and other undertakings in suretyship provided, however, that the penal sum of any one such instrument executed hereunder shall not exceed the sum of:

\$75,000,000.00

This Power of Attorney is granted and is signed and sealed under and by the authority of the following Resolution adopted by the Board of Directors of Argonaut Insurance Company:

"RESOLVED, That the President, Senior Vice President, Vice President, Assistant Vice President, Secretary, Treasurer and each of them hereby is authorized to execute powers of attorney, and such authority can be executed by use of facsimile signature, which may be attested or acknowledged by any officer or attorney, of the Company, qualifying the attorney or attorneys named in the given power of attorney, to execute in behalf of, and acknowledge as the act and deed of the Argonaut Insurance Company, all bond undertakings and contracts of suretyship, and to affix the corporate seal thereto."

IN WITNESS WHEREOF, Argonaut Insurance Company has caused its official seal to be hereunto affixed and these presents to be signed by its duly authorized officer on the 8th day of May, 2017.



Argonaut Insurance Company

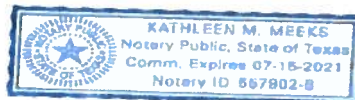
by: _____

Joshua C. Betz , Senior Vice President

STATE OF TEXAS
COUNTY OF HARRIS SS:

On this 8th day of May, 2017 A.D., before me, a Notary Public of the State of Texas, in and for the County of Harris, duly commissioned and qualified, came THE ABOVE OFFICER OF THE COMPANY, to me personally known to be the individual and officer described in, and who executed the preceding instrument, and he acknowledged the execution of same, and being by me duly sworn, deposed and said that he is the officer of the said Company aforesaid, and that the seal affixed to the preceding instrument is the Corporate Seal of said Company, and the said Corporate Seal and his signature as officer were duly affixed and subscribed to the said instrument by the authority and direction of the said corporation, and that Resolution adopted by the Board of Directors of said Company, referred to in the preceding instrument is now in force.

IN TESTIMONY WHEREOF, I have hereunto set my hand, and affixed my Official Seal at the County of Harris, the day and year first above written.



Kathleen M. Meeks
(Notary Public)

I, the undersigned Officer of the Argonaut Insurance Company, Illinois Corporation, do hereby certify that the original POWER OF ATTORNEY of which the foregoing is a full, true and correct copy is still in full force and effect and has not been revoked.

IN WITNESS WHEREOF, I have hereunto set my hand, and affixed the Seal of said Company, on the 28th day of April, 2021.



James Bluzard

James Bluzard , Vice President-Surety

THIS DOCUMENT IS NOT VALID UNLESS THE WORDS ARGONAUT POWER OF ATTORNEY ARE IN BLUE. IF YOU HAVE QUESTIONS ON AUTHENTICITY OF THIS DOCUMENT CALL (210) 321 - 8400.