

DEVELOPERS MAINTENANCE BOND

KNOW ALL MEN BY THESE PRESENTS, that Neal Communities of Southwest Florida, LLC , herein called "Developer", is held and firmly bound unto the City of Venice, a municipal corporation, herein called "City", in the full and just sum of Eleven Thousand Nine Hundred Ninety Five Dollars and Five Cents (\$11,995.05), lawful money of the United States of America, to the payment of which sum, well and truly to be made, the Developer binds itself, its heirs, executors, administrators, successors and assigns, jointly and severally, firmly by these presents.

WHEREAS, the Developer to secure this obligation, has provided the City with an Irrevocable Standby Surety Bond No. CS9826545 in the amount of \$11,995.05 issued by Great American Insurance Company , which expires on 12/15/17 , the original of which is attached hereto.

WHEREAS, the Developer has developed a Subdivision in Venice, Florida, known and identified as Villages of Milano, and in connection therewith has installed, with the approval of the City Engineer, certain improvements identified as Sub-phase 1. (Exhibit A attached)

NOW, THEREFORE, THE CONDITION OF THIS OBLIGATION IS, that if the Developer shall promptly maintain, repair or replace said improvements as required by the City should said improvements, for whatever causes, require repair or replacement for a period of one year from the date of formal acceptance of said improvements by the City, and further that if the Developer shall pay any and all costs or expenses incidental to the performance of all work required to be performed hereunder, then this obligation shall be void and the letter of credit returned to the Developer, otherwise it shall remain in full force and effect.

In the event the Developer fails to satisfactorily perform any repair or maintenance work required herein within fifteen (15) days of a written request from the City, then the Developer shall be in default and the City shall have, in addition to all other rights, the immediate right to make or cause to be made, any such repairs and pay all costs, both direct and incidental, from the proceeds of this bond.

The City shall be entitled to its reasonable attorney's fees and costs in any action at law or equity, including appellate court actions, to enforce the City's rights under this bond.

IN WITNESS WHEREOF, the Developer has caused these presents to be duly executed on the 10th day of November , 2016.

ATTEST:

Dusilda D. Heim
Secretary

DEVELOPER: Neal Communities of Southwest Florida, LLC

James R. Schier
James R. Schier, Vice President

ATTEST:

Nancy Kelly Crispo
Secretary

SURETY: Great American Insurance Company

Mary Martha Langley
Mary Martha Langley, Attorney-in-Fact and
Florida Licensed Resident Agent



MAINTENANCE BOND

Bond No.: CS9826545

Principal Amount: \$11,995.05

KNOW ALL MEN BY THESE PRESENTS, that we Neal Communities of Southwest Florida, LLC, 5800 Lakewood Ranch Blvd., Sarasota, FL 34240, as Principal, and Great American Insurance Company, 301 E Fourth Street, Cincinnati, OH 45202 a Ohio Corporation, as Surety, are held and firmly bound unto City of Venice, 401 West Venice Ave., Venice, FL 34285, as Obligee, in the penal sum of Eleven Thousand Nine Hundred Ninety-five and 05/100 (Dollars) (\$11,995.05), lawful money of the United States of America, for the payment of which well and truly to be made, we bind ourselves, our heirs, executors, administrators, successors and assigns, jointly and severally, firmly by these presents.

WHEREAS, Neal Communities of Southwest Florida, LLC has agreed to construct in Villages of Milano, in Venice, FL the following improvements:

Site Improvements per the Engineer's Estimate for Maintenance Bond at 15% of the \$79,967.00 cost of such improvements, for Villages of Milano Phase 2 Sub-phase 1, consisting of water.

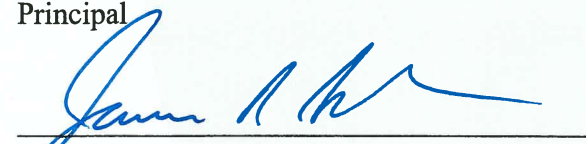
NOW, THEREFORE, THE CONDITION OF THIS OBLIGATION IS SUCH, that if the said Principal shall construct, or have constructed, the improvements herein described, and shall save the Obligee harmless from any loss, cost or damage by reason of its failure to complete said work, then this obligation shall be null and void, otherwise to remain in full force and effect, and the Surety, upon receipt of a resolution of the Obligee indicating that the improvements have not been installed or completed, will complete the improvements or pay to the Obligee such amount up to the Principal amount of this bond which will allow the Obligee to complete the improvements.

Upon approval by the Obligee, this instrument may be proportionately reduced as the public improvements are completed.

Signed, sealed and dated, this 10th day of November, 2016.

Neal Communities of Southwest Florida, LLC

Principal



By: James R. Schier, Vice President

Great American Insurance Company

Surety



By: Mary Martha Langley, Attorney-in-Fact and
Florida Licensed Resident Agent

GREAT AMERICAN INSURANCE COMPANY®

Administrative Office: 301 E 4TH STREET • CINCINNATI, OHIO 45202 • 513-369-5000 • FAX 513-723-2740

The number of persons authorized by this power of attorney is not more than **FOUR**

No. 0 20517

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS: That the GREAT AMERICAN INSURANCE COMPANY, a corporation organized and existing under and by virtue of the laws of the State of Ohio, does hereby nominate, constitute and appoint the person or persons named below, each individually if more than one is named, its true and lawful attorney-in-fact, for it and in its name, place and stead to execute on behalf of the said Company, as surety, any and all bonds, undertakings and contracts of suretyship, or other written obligations in the nature thereof; provided that the liability of the said Company on any such bond, undertaking or contract of suretyship executed under this authority shall not exceed the limit stated below.

Name	Address	Limit of Power
FREDERIC M. ARCHERD, JR.	ALL OF	ALL
TANYA L. RUSSO	TAMPA, FLORIDA	\$100,000,000
RICHARD P. RUSSO, JR.		
MARY MARTHA LANGLEY		

This Power of Attorney revokes all previous powers issued on behalf of the attorney(s)-in-fact named above.

IN WITNESS WHEREOF the GREAT AMERICAN INSURANCE COMPANY has caused these presents to be signed and attested by its appropriate officers and its corporate seal hereunto affixed this 14TH day of OCTOBER, 2015

Attest

GREAT AMERICAN INSURANCE COMPANY



My L C B

Assistant Secretary

David C. Kitchin

Divisional Senior Vice President

STATE OF OHIO, COUNTY OF HAMILTON - ss:

DAVID C. KITCHIN (877-377-2405)

On this 14TH day of OCTOBER, 2015, before me personally appeared DAVID C. KITCHIN, to me known, being duly sworn, deposes and says that he resides in Cincinnati, Ohio, that he is a Divisional Senior Vice President of the Bond Division of Great American Insurance Company, the Company described in and which executed the above instrument; that he knows the seal of the said Company; that the seal affixed to the said instrument is such corporate seal; that it was so affixed by authority of his office under the By-Laws of said Company, and that he signed his name thereto by like authority.



Susan A. Kohorst
Notary Public, State of Ohio
My Commission Expires 05-18-2020

Susan A Kohorst

This Power of Attorney is granted by authority of the following resolutions adopted by the Board of Directors of Great American Insurance Company by unanimous written consent dated June 9, 2008.

RESOLVED: That the Divisional President, the several Divisional Senior Vice Presidents, Divisional Vice Presidents and Divisional Assistant Vice Presidents, or any one of them, be and hereby is authorized, from time to time, to appoint one or more Attorneys-in-Fact to execute on behalf of the Company, as surety, any and all bonds, undertakings and contracts of suretyship, or other written obligations in the nature thereof; to prescribe their respective duties and the respective limits of their authority; and to revoke any such appointment at any time.

RESOLVED FURTHER: That the Company seal and the signature of any of the aforesaid officers and any Secretary or Assistant Secretary of the Company may be affixed by facsimile to any power of attorney or certificate of either given for the execution of any bond, undertaking, contract of suretyship, or other written obligation in the nature thereof, such signature and seal when so used being hereby adopted by the Company as the original signature of such officer and the original seal of the Company, to be valid and binding upon the Company with the same force and effect as though manually affixed.

CERTIFICATION

I, STEPHEN C. BERAHA, Assistant Secretary of Great American Insurance Company, do hereby certify that the foregoing Power of Attorney and the Resolutions of the Board of Directors of June 9, 2008 have not been revoked and are now in full force and effect.

Signed and sealed this

10th

day of

November

2016



My L C B

Assistant Secretary



Exhibit A (page 1 of 2)

**Engineer's Certified Cost of Construction
Villages of Milano Phase 2
Subphase 1
City of Venice Maintenance Bond**

Site Development Cost Breakdown Summary

Water	\$79,967.00
Total Cost Opinion	\$79,967.00
Total x 15%	\$11,995.05

Certificate of Cost Opinion

I, Melanie D. Smith, hereby submit that my opinion of cost for the improvements itemized herein is Seventy Nine Thousand Nine Hundred Sixty Seven Dollars and No Cents (\$79,967.00).

Furthermore, as required by City of Venice, 15% of this amount, specifically, Eleven Thousand Nine Hundred Ninety Five Dollars and Five Cents (\$11,995.05), is the required amount of the maintenance bond.

Signed and sealed on this 11th day of November, 2016

Signed: _____

Melanie D. Smith
Florida Registered Engineer No. 75447





Exhibit A (page 2 of 2)

**Engineer's Certified Cost of Construction
Villages of Milano Phase 2
City of Venice Maintenance Bond**

Water

Description	Estimated Quantity	Unit	Unit-Price	Total
Phase 2: Subphase 1				
8" PVC Water Main	LF	300	\$17.00	\$5,100.00
12" PVC Water Main	LF	891	\$27.00	\$24,057.00
12" Gate Valve (Per City of Venice Detail)	EA	3	\$2,965.00	\$8,895.00
8" Gate Valve (Per City of Venice Detail)	EA	4	\$1,900.00	\$7,600.00
Single Water Service	EA	7	\$720.00	\$5,040.00
Double Water Service	EA	16	\$1,500.00	\$24,000.00
Fire Hydrant Assembly	EA	1	\$4,400.00	\$4,400.00
Potable Water Main Fittings	LS	1	\$875.00	\$875.00
TOTAL WATER				\$79,967.00

BILL OF SALE

KNOW ALL MEN BY THESE PRESENTS, that NEAL COMMUNITIES OF SOUTHWEST FLORIDA, LLC, PARTY OF THE FIRST PART, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, to it paid by the CITY OF VENICE, PARTY OF THE SECOND PART, the receipt of which is hereby acknowledged, by these presents does grant, bargain, sell, transfer, and deliver unto the party of the second part, its successors and assigns, all those certain goods and chattels located in the County of Sarasota and the State of Florida, more particularly described as follows:

All pipelines, pipes, tees, ells, manholes, connections, cut-offs, fire hydrants, valves, and all other equipment used for, useful for, and/or in connection with, the water distribution and waste water collection systems constructed and installed by the party of the first part in the subdivision and lands described as follows:

Villages of Milano: Phase 2 Subphase 1 consisting of 650 LF of 12" PVC and 10 LF of 8" PVC running from the tie-in on sheet 17 (point 80014 of the record drawings) to the valves on sheet 16 (points 80092 and 80095).

It is the purpose and intent of the party of the first part to convey to the party of the second part, by this Bill of Sale, all property comprising said water distribution and waste water collection systems to and within the above described property, together with all of the rights of the party of the first part arising out of any and all guarantees, performance bonds, contracts and agreements of the party of the first part in connection with said water distribution and waste water collection systems.

TOGETHER with every right, privilege, permit and easement of every kind and nature of the party of the first part, in and to and in connection with, the aforesaid water distribution and wastewater collection systems, reserving however, similar non-exclusive easement rights in party of the first part for other utility purposes.

TO HAVE AND TO HOLD the same unto the party of the second part, its successors and assigns, forever.

AND THE PARTY OF THE FIRST PART does for itself and its successors covenant to and with the party of the second part, its successors and assigns, that it is the lawful owner of the above described goods and chattels and that the said property is free and clear of all liens, encumbrances, and charges whatsoever; that it has good right and lawful authority to sell the same as aforesaid, and that it does warrant to defend the title and the sale of the said properties hereby made, unto the said party of the second part, its successors and assigns, against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, the said party of the first part has caused these presents to be signed and its name by its proper officers and its corporate seal to be affixed, this 6 day of Dec, 2016.

WITNESSES:

Echo Sanders
Ashley Adams

James R. Schier, VP
James R. Schier, VP

CORPORATE SEAL

STATE OF FLORIDA)
COUNTY OF SARASOTA)

Subscribed before me this 6 day of December, 2016, by James R. Schier, who is personally known to me or has produced _____ as identification.



Notary stamp:

Echo Sanders
Notary Public

CERTIFICATION

STATE OF FLORIDA)
COUNTY OF SARASOTA)

BEFORE ME, the undersigned authority, authorized to administer oaths and take acknowledgments, personally appeared James R. Schier, who being duly sworn, upon oath certifies:

That no advance or contributions in aid of construction, refundable or non-refundable, have been made by customers or potential customers of the City of Venice Utility Department, or by the owner or owners, past or present, of any lots or tracts being served by the water distribution and waste water collection systems to and within that subdivision and lands known and described as:

Villages of Milano: Phase 2 Subphase 1 consisting of 650 LF of 12" PVC and 10 LF of 8" PVC running from the tie-in on sheet 17 (point 80014 of the record drawings) to the valves on sheet 16 (points 80092 and 80095).

or by others (except as listed herein and here list any contributors if applicable)

for the connection of such facilities; that there are no past or existing agreements or understandings, oral or written, known to Affiant, with the customers or owners of the properties being serviced or to be served by such facilities which might adversely affect the operation of the water distribution and waste water collection systems or which might result in claims that all or some part of the cost of the water distribution and waste water collection systems has been contributed by any such person and might be regarded as direct or indirect contributions in aid of construction.

Dated at Sarasota FL, this 6 day of Dec, 2016.

WITNESSES:

Echo Sanders
Ashley Adams

James R. Schier, VP
James R. Schier, VP

Subscribed before me this 6 day of Dec, 2016, by James R. Schier who is personally known to me or who produced _____ as identification.

Echo Sanders
Notary Public

Notary Stamp:



Commission No. _____

Commission Expiration Date: _____

NEAL COMMUNITIES.COM

Building. Home. Life.

December 2 2016

Via: Hand Delivery

File: 215611819 640

City of Venice
City Engineer's Office
210 West Venice Avenue
Venice, Florida 34285

Reference: **Villages of Milano Phase 2 Subphase 1**

To Whom It May Concern:

This letter is to certify that there are no liens in existence against any of the work involving the installation of the water distribution lines and sewage collection lines serving Villages of Milano Phase 2 Subphase 1.

Sincerely,

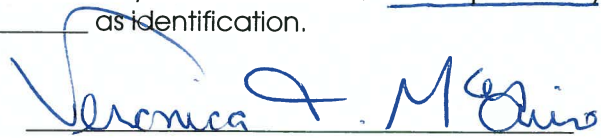
Neal Communities of Southwest Florida, LLC



James R. Schier
Senior Vice President of Finance
Tel: 941-328-1040
E-Mail: jschier@nealcommunities.com

STATE OF FLORIDA)
) SS
COUNTY OF SARASOTA)

Subscribed before me this 2 day of December, 2016, by James R. Schier, who is personally known to me or has produced _____ as identification.



Notary Public

Notary Stamp:

Commission No.: _____

Commission Expiration: _____

NEAL COMMUNITIES.COM

Building. Home. Life.

December 2, 2016

Via: Hand Delivery

File: 215611819 640

City of Venice
City Engineer's Office
210 West Venice Avenue
Venice, Florida 34285

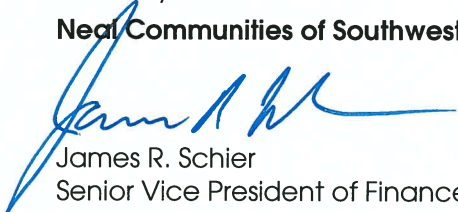
Reference: **Villages of Milano Phase 2 Subphase 1**

To Whom It May Concern:

All labor and materials furnished and installed for the underground utilities at the above referenced project are guaranteed for the period of one year from the date of final acceptance by the City of Venice City Council.

Sincerely,

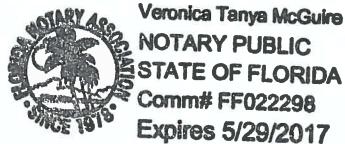
Neal Communities of Southwest Florida, LLC

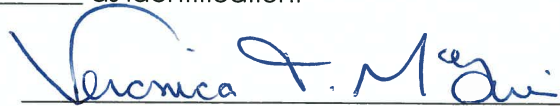


James R. Schier
Senior Vice President of Finance
Tel: 941-328-1040
E-Mail: jschier@nealcommunities.com

STATE OF FLORIDA)
) SS
COUNTY OF SARASOTA)

Subscribed before me this 2 day of December, 2016, by James R. Schier, who is personally known to me or has produced _____ as identification.





Notary Public

Notary Stamp:

Commission No.: _____

Commission Expiration: _____