

## DEVELOPERS COMPLETION AND PAYMENT BOND

KNOW ALL MEN BY THESE PRESENTS, that P3 LAF HAWTHORN HOLLOWS LP, herein called "Developer", and Atlantic Specialty Insurance Company, licensed to do business in the State of New York, as Surety, are held and firmly bound unto the City of Venice, a municipal corporation, herein called "City", and all persons supplying the Developer or his contractors or subcontractors any labor, services, material or supplies used directly or indirectly in the prosecution of the work herein, in the full and just sum of On Million Seven Hundred Seven Thousand One Hundred Seventy Three and 01/100 Dollars (\$ 1,707,173.01 ), 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 deposited with the City, Developers Completion and Payment Bond No. 800030249, which shall be held by the City until this obligation is satisfied.

WHEREAS, the Developer has applied to the City for approval of a plan for a project to be known as Curry Lane Townhomes and has agreed as conditions to the approval of the City, to install certain improvements as shown on Exhibit "A" and the plans by (Engineer) Kyle C. Kragel, P.E. - Kimley-Horn dated \_\_\_\_\_, and to execute the bond.

NOW, THEREFORE, THE CONDITION OF THIS OBLIGATION IS, that if the Developer completes those improvements as shown on Exhibit "A", in accordance with applicable City specifications on or before 6/11/2026, and shall promptly make payment of all persons supplying the Developer or his contractors or subcontractors any labor, services, material or supplies used directly or indirectly in the prosecution of the work herein, this obligation shall be void, otherwise remaining in full force and effect.

In the event the Developer fails to perform any of its obligations herein, the City, may declare the Developer in default and the City shall have, in addition to all other rights, the immediate right to complete or cause to be completed, the obligation secured hereby 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 11th day of June, 2025.

ATTEST:

Emilia  
Secretary

DEVELOPER: P3 LAF HAWTHORN HOLLOWS LP

Chris Mataya  
President/Vice President

Chris Mataya

SURETY: Atlantic Specialty Insurance Company

Kathleen L. Berni  
Attorney-in-Fact Kathleen L. Berni



## Power of Attorney

KNOW ALL MEN BY THESE PRESENTS, that ATLANTIC SPECIALTY INSURANCE COMPANY, a New York corporation with its principal office in Plymouth, Minnesota, does hereby constitute and appoint: **George V. Baus, Jr, Gregory R. Weston, Jared Viola, John W. Watson, Kathleen L. Berni, Norma Toups**, each individually if there be more than one named, its true and lawful Attorney-in-Fact, to make, execute, seal and deliver, for and on its behalf as surety, any and all bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof; provided that no bond or undertaking executed under this authority shall exceed in amount the sum of: **unlimited** and the execution of such bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof in pursuance of these presents, shall be as binding upon said Company as if they had been fully signed by an authorized officer of the Company and sealed with the Company seal. This Power of Attorney is made and executed by authority of the following resolutions adopted by the Board of Directors of ATLANTIC SPECIALTY INSURANCE COMPANY on the twenty-fifth day of September, 2012:

Resolved: That the President, any Senior Vice President or Vice-President (each an "Authorized Officer") may execute for and in behalf of the Company any and all bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof, and affix the seal of the Company thereto; and that the Authorized Officer may appoint and authorize an Attorney-in-Fact to execute on behalf of the Company any and all such instruments and to affix the Company seal thereto; and that the Authorized Officer may at any time remove any such Attorney-in-Fact and revoke all power and authority given to any such Attorney-in-Fact.

Resolved: That the Attorney-in-Fact may be given full power and authority to execute for and in the name and on behalf of the Company any and all bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof, and any such instrument executed by any such Attorney-in-Fact shall be as binding upon the Company as if signed and sealed by an Authorized Officer and, further, the Attorney-in-Fact is hereby authorized to verify any affidavit required to be attached to bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof.

This power of attorney is signed and sealed by facsimile under the authority of the following Resolution adopted by the Board of Directors of ATLANTIC SPECIALTY INSURANCE COMPANY on the twenty-fifth day of September, 2012:

Resolved: That the signature of an Authorized Officer, the signature of the Secretary or the Assistant Secretary, and the Company seal may be affixed by facsimile to any power of attorney or to any certificate relating thereto appointing an Attorney-in-Fact for purposes only of executing and sealing any bond, undertaking, recognizance or other written obligation in the nature thereof, and any such signature and seal where 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.

IN WITNESS WHEREOF, ATLANTIC SPECIALTY INSURANCE COMPANY has caused these presents to be signed by an Authorized Officer and the seal of the Company to be affixed this first day of January, 2023.

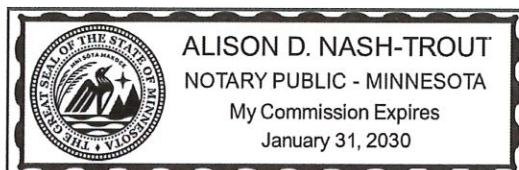
STATE OF MINNESOTA  
HENNEPIN COUNTY



By

  
Sarah A. Kolar, Vice President and General Counsel

On this first day of January, 2023, before me personally came Sarah A. Kolar, Vice President and General Counsel of ATLANTIC SPECIALTY INSURANCE COMPANY, to me personally known to be the individual and officer described in and who executed the preceding instrument, and she acknowledged the execution of the same, and being by me duly sworn, that she is the said officer of the Company aforesaid, and that the seal affixed to the preceding instrument is the seal of said Company and that the said seal and the signature as such officer was duly affixed and subscribed to the said instrument by the authority and at the direction of the Company.





Notary Public

I, the undersigned, Secretary of ATLANTIC SPECIALTY INSURANCE COMPANY, a New York Corporation, do hereby certify that the foregoing power of attorney is in full force and has not been revoked, and the resolutions set forth above are now in force.

Signed and sealed. Dated 11th day of June, 2025.

This Power of Attorney expires  
January 31, 2030





Kara L.B. Barrow, Secretary

# EXHIBIT A



March 17, 2025

Ms. Kathleen Weeden, P.E.  
City Engineer  
City of Venice  
401 West Venice Avenue  
Venice, Florida 34285

**RE: Curry Lane Townhomes Performance Bond**

Our Ref: 248136001

Dear Ms. Weeden:

I certify that the estimated cost of the required improvements for the Curry Lane Townhome project which consists of 50 multifamily units to be \$1,484,498.27. An itemized breakdown of this estimate is attached for your review. This breakdown represents the contracted prices for this project.

The developer of this project, P3 LAF HAWTHORN HOLLOWS LP, will furnish security in the form of a Bond in the amount of \$1,707,173.01 (115% of the estimated cost) to guarantee completion of the required improvements and to allow the final plat of Curry Lane Townhomes, to be recorded prior to completion of the improvements.

Sincerely,

A handwritten signature in blue ink that reads "Kyle Kragel".

Kyle Kragel, P.E.  
Florida Registration #88712

KCK: (K:\SAR\_Civil\248136001 - Curry Lane Townhomes\CONSTRUCTION\Bonds\2025-03-11\_LTO\_-\_Landscape Bond-KCK.docx)


ENGINEERS OPINION OF PROBABLE COST OF CONSTRUCTION FOR PERFORMANCE BOND FOR CURRY LANE TOWNHOMES (50 units)					
ITEM	DESCRIPTION	ESTIMATED QUANTITY		UNIT PRICE	AMOUNT
<b>I. CLEARING, GRUBBING AND EARTHWORK</b>					
1	Clearing and grubbing including clearing all lakes, roads, lots, swales, etc. for entire project	7.0	AC	\$ 9,500.00	\$ 66,500.00
2	Excavate ponds (Quantity needed to balance site @ MIN 8' LAKE DEPTH)	14,096	CY	7.50	\$ 105,720.00
3	Export	326	CY	3.50	\$ 1,141.00
4	Rough & Finish Grading (green Areas and Dog Park)	1	LS	14,350.00	\$ 14,350.00
5	Sod lake slopes, swales, drainage ways, and berms per plan and as directed by Owner/Engineer	9,397	SY	3.50	\$ 32,889.50
6	Temporary Construction Access	1	LS	5,890.00	\$ 5,890.00
7	Demolition	1		14,556.00	\$ 14,556.00
8	Testing (Densities & Soil Compaction)	1	LS	20,458.00	\$ 20,458.00
9	Inlet Protection	1	LS	2,750.00	\$ 2,750.00
10	Silt Fence & Tree Barricade Maintenance (BMP)	1	LS	5,560.00	\$ 5,560.00
CLEARING, GRUBBING, AND EARTHWORK TOTAL					<b>\$ 269,814.50</b>
<b>II. UNDERGROUND</b>					
<b>II.a DRAINAGE</b>					
1	18" RCP	432	LF	80.00	\$ 34,560.00
2	24" RCP	240	LF	124.00	\$ 29,760.00
3	30" RCP	568	LF	190.00	\$ 107,920.00
4	Type "M" Inlet 36" x 48" (inside size)	7	EA	9,200.00	\$ 64,400.00
5	24" Endwall with rip-rap	1	EA	2,285.00	\$ 2,285.00
6	30" Endwall with rip-rap	1	EA	2,482.00	\$ 2,482.00
7	Medium Control Structure	2	EA	8,842.00	\$ 17,684.00
8	Junction Box (5' Diameter) (Type J Manhole)	1	EA	10,335.00	\$ 10,335.00
9	Type C Inlet (Ditch Bottom Inlet)	1	EA	7,074.00	\$ 7,074.00
DRAINAGE TOTAL					<b>\$ 276,500.00</b>

ENGINEERS OPINION OF PROBABLE COST OF CONSTRUCTION FOR PERFORMANCE BOND FOR CURRY LANE TOWNHOMES (50 units)					
ITEM	DESCRIPTION	ESTIMATED QUANTITY		UNIT PRICE	AMOUNT
II.b SANITARY SEWER					
1	Manholes 0' - 6'	2	EA	7,060.00	\$ 14,120.00
2	Manholes 6' - 8'	1	EA	14,194.00	\$ 14,194.00
3	8" PVC (SDR 26) Gravity Sewer 0' - 6'	672	LF	45.00	\$ 30,240.00
4	Connect to Existing Manhole	1	LS	5,256.00	\$ 5,256.00
5	6" SDR26 PVC Fittings, Sewer Laterals, and CO's	1	LS	67,342.00	\$ 67,342.00
6	Testing of gravity sewer (CCTV, Mandrel, and Air)	1	LS	14,586.00	\$ 14,586.00
SANITARY SEWER TOTAL					\$ 145,738.00
II.c WATER DISTRIBUTION					
1	4" PVC DR-18, C900, CL-235 Water Main (with fittings)	180	LF	38.00	\$ 6,840.00
2	8" PVC DR-18, C900, CL-235 Water Main (with fittings)	1,040	LF	94.00	\$ 97,760.00
3	Connection to Existing 12" GV	1	EA	4,095.00	\$ 4,095.00
4	2" Jumper	1	EA	3,200.00	\$ 3,200.00
5	4" Gate Valve	5	EA	2,674.00	\$ 13,370.00
6	8" Gate Valve	1	EA	2,872.00	\$ 2,872.00
7	Fire Hydrant Assembly	3	EA	12,331.00	\$ 36,993.00
8	Single water service (Short)	9	EA	1,161.00	\$ 10,449.00
9	Single water service (Long)	9	EA	1,566.00	\$ 14,094.00
10	Double water service (Short)	8	EA	2,910.00	\$ 23,280.00
11	Double water service (Long)	8	EA	3,449.00	\$ 27,592.00
12	Pressure testing of main	1	LS	6,005.00	\$ 6,005.00
13	Chlorination and bacteriological clearance	1	LS	2,550.00	\$ 2,550.00
WATER DISTRIBUTION TOTAL					\$ 249,100.00
II.d RECLAIM WATER DISTRIBUTION					
1	Connection to Existing Reclaim Plug	1	LS	2,321.00	\$ 2,321.00
2	6" DR-18 C900 and Fittings	100	LF	75.00	\$ 7,500.00
3	2" Irrigation Service with 1" Meter	1	EA	2,350.00	\$ 2,350.00
RECLAIM CONSTRUCTION TOTAL					\$ 12,171.00

ENGINEERS OPINION OF PROBABLE COST OF CONSTRUCTION FOR PERFORMANCE BOND FOR CURRY LANE TOWNHOMES (50 units)					
ITEM	DESCRIPTION	ESTIMATED QUANTITY		UNIT PRICE	AMOUNT
<b>IV. ROAD CONSTRUCTION</b>					
1	Type "M" curb, includes all transitions	1,505	LF	30.00	\$ 45,150.00
2	12" Minimum Thickness 40 LBR Compacted Subgrade	2,290	SY	4.80	\$ 10,992.00
3	10" Minimum Thick CCA Base	2,290	SY	20.00	\$ 45,800.00
4	1" Type SP-9.5 asphaltic concrete surface (First lift)	2,290	SY	13.65	\$ 31,258.50
5	1" Type SP-9.5 asphaltic concrete surface (Second lift)	2,290	SY	14.30	\$ 32,747.00
6	Prime & Mat	2,290	SY	0.95	\$ 2,175.50
7	5' wide concrete sidewalk (4" thick, common areas only)	6,242	SF	5.80	\$ 36,203.60
ROAD CONSTRUCTION TOTAL					\$ 204,326.60
<b>V. MISCELLANEOUS</b>					
1	MOT (utility Connections Only)	1	LS	2,500.00	\$ 2,500.00
2	Construction stakeout, Survey, Record Drawings and As Build	1	LS	60,434.00	\$ 60,434.00
3	Mobilization	1	LS	10,000.00	\$ 10,000.00
4	Street Lights	12	MO	89.55	\$ 1,074.60
MISCELLANEOUS TOTAL					\$ 74,008.60

ENGINEERS OPINION OF PROBABLE COST OF CONSTRUCTION FOR PERFORMANCE BOND FOR CURRY LANE TOWNHOMES (50 units)				
ITEM	DESCRIPTION	ESTIMATED QUANTITY	UNIT PRICE	AMOUNT
SUMMARY				
I. CLEARING, GRUBBING AND EARTHWORK			\$	269,814.50
II. UNDERGROUND				
II.a. DRAINAGE			\$	276,500.00
II.b. SANITARY SEWER			\$	145,738.00
II.c. WATER DISTRIBUTION			\$	249,100.00
II.d. RECLAIM WATER DISTRIBUTION			\$	12,171.00
IV. ROAD CONSTRUCTION			\$	204,326.60
V. MISCELLANEOUS			\$	74,008.60
CURRY LANE TOWNHOMES TOTAL			\$	1,231,658.70
115% of TOTAL FOR PERFORMANCE BOND			\$	1,416,407.51

Disclaimer: The Registered Professional has no control over the cost of labor, materials, equipment, or over the Contractor's methods of determining prices or over competitive bidding or market conditions. Opinions of probable costs provided herein are based on the information known to Registered Professional at this time and represent only the Registered Professional's judgment as a design professional familiar with the construction industry. The Registered Professional cannot and does not guarantee that proposals, bids, or actual construction costs will not vary from its opinions of probable costs.



KYLE C. KRAGEL, P.E.


FL. REGISTERED PROFESSIONAL ENGINEER

#88712

ENGINEERS OPINION OF PROBABLE COST OF CONSTRUCTION FOR LANDSCAPE PERFORMANCE BOND FOR CURRY LANE TOWNHOMES (50 units)						
ITEM	DESCRIPTION	ESTIMATED QUANTITY		UNIT PRICE	AMOUNT	
I. LANDSCAPE						
I.a TREES AND SHRUBS						
1	Shady Lady	11	45 gal	646.90	\$	7,115.90
2	Holly Eagleston	15	65 gal	764.51	\$	11,467.65
3	Crape Myrtle - Natchez - Multi	18	45 gal	529.28	\$	9,527.04
4	Magnolia Tree	9	3" cal	823.32	\$	7,409.88
5	Slash Pine - Densa	19	3" cal	588.09	\$	11,173.71
6	Live Oak	11	3" cal	552.80	\$	6,080.80
7	Southern Red Cedar	6	3" cal	646.90	\$	3,881.40
8	Sabal Palm 10'-14'oa	13	ea	255.23	\$	3,317.99
9	Clusia	507	7 gal	42.34	\$	21,466.38
10	Silver Buttonwood - Bush	86	7 gal	51.75	\$	4,450.50
11	Firebush - Dwarf	343	7 gal	51.75	\$	17,750.25
12	Simpson Stopper	98	7 gal	42.34	\$	4,149.32
13	Viburnum - Walters 'Densa'	131	7 gal	58.81	\$	7,704.11
14	Viburnum - Odor	251	7 gal	47.05	\$	11,809.55
15	Flax Lily - Blueberry	19	3 gal	11.76	\$	223.44
16	Juniper - Parsoni *In lieu of Blue Pacific	54	3 gal	11.76	\$	635.04
17	Cocoa Brown Mulch	229	cuyd	64.09	\$	14,676.61
SHRUBS TOTAL					\$	142,839.57
I.b IRRIGATION						
1	Irrigation system	1	LS	110,000.00	\$	110,000.00

ENGINEERS OPINION OF PROBABLE COST OF CONSTRUCTION FOR LANDSCAPE PERFORMANCE BOND FOR CURRY LANE TOWNHOMES (50 units)				
ITEM	DESCRIPTION	ESTIMATED QUANTITY	UNIT PRICE	AMOUNT
SUMMARY				
<b>I. LANDSCAPE</b>				
	<b>I.a. TREES AND SHRUBS</b>		\$	<b>142,839.57</b>
	<b>I.b IRRIGATION</b>		\$	<b>110,000.00</b>
	<b>CURRY LANE TOWNHOMES TOTAL</b>		\$	<b>252,839.57</b>
	<b>115% of TOTAL FOR PERFORMANCE BOND</b>		\$	<b>290,765.51</b>

Disclaimer: The Registered Professional has no control over the cost of labor, materials, equipment, or over the Contractor's methods of determining prices or over competitive bidding or market conditions. Opinions of probable costs provided herein are based on the information known to Registered Professional at this time and represent only the Registered Professional's judgment as a design professional familiar with the construction industry. The Registered Professional cannot and does not guarantee that proposals, bids, or actual construction costs will not vary from its opinions of probable costs.



---

KYLE C. KRAGEL, P.E.  
 FL. REGISTERED PROFESSIONAL ENGINEER