

DEVELOPERS COMPLETION AND PAYMENT 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", 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 Three Million Nine Hundred Fifty Thousand Nine Hundred Fifty-eight and 98/100 Dollars (\$3,950,958.98), 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, Great American Insurance Company 301 E Fourth Street, Cincinnati, OH 45202 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 Fiore 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) D. Shawn Leins, P.E. of AM Engineering, Inc. dated 5/6/2021, 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 _____, 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, upon fifteen (15) days written notice to the Developer 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 16th day of June, 2021.

ATTEST:

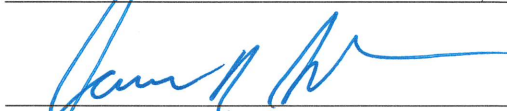


Secretary

Priscilla G. Heim

DEVELOPER:

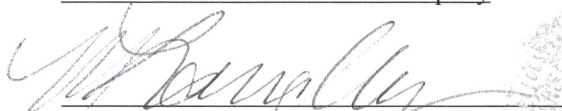
Neal Communities of Southwest Florida, LLC



James R. Schier, Vice President

SURETY:

Great American Insurance Company

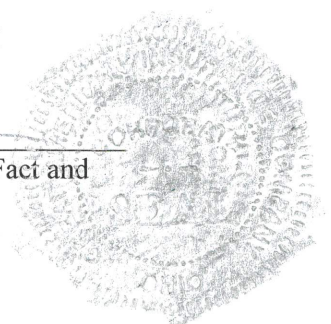


Mary Martha Langley, Attorney-in-Fact and
Florida Licensed Resident Agent

ATTEST:



Secretary



Fiore - Completion Bond Estimate

I D. Shawn Leins, P.E., a Florida Registered Engineer, License No 41078, do hereby estimate the cost of improvements to be completed as itemized below is \$3,435,616.50 and that 115% of this amount is \$3,950,958.98

OFFSITE ROADWAY IMPROVEMENTS

SAWCUT & MATCH EXIST. ASPHALT	2	LS	\$ 3,300.00	\$ 6,600.00
1 1/4" FINAL LIFT TYPE SP-9.5 ASPHALT	8,175	SY	\$ 8.00	\$ 65,400.00
1" S-3 FINAL LIFT	1,100	SY	\$ 8.00	\$ 8,800.00
6" CRUSHED CONCRETE BASE (SCTP-204)	8,175	SY	\$ 12.50	\$ 102,187.50
12" STABILIZED SUBGRADE (LBR-40)	9,980	SY	\$ 4.20	\$ 41,916.00
TYPE "F" CURB	950	LF	\$ 18.00	\$ 17,100.00
TYPE "D" CURB	1,030	LF	\$ 9.60	\$ 9,888.00
12" x 10" RIBBON CURB	4,100	LF	\$ 12.80	\$ 52,480.00
VALLEY CROSSING GUTTER	380	LF	\$ 16.60	\$ 6,308.00
BAHIA SOD (10' BEHIND CURB)	7,200	SY	\$ 2.50	\$ 18,000.00
LIFT STATION DRIVEWAY	1,850	SF	\$ 5.10	\$ 9,435.00
5' CONCRETE SIDEWALK	7,300	SF	\$ 3.70	\$ 27,010.00
MAILBOX KIOSK	1	LS	\$ 3,540.00	\$ 3,540.00
ADA HANDICAPPED RAMP	7	EA	\$ 680.00	\$ 4,760.00
PAVEMENT MARKING	1	LS	\$ 6,500.00	\$ 6,500.00
ROADWAY IMPROVEMENTS SUB-TOTAL				\$ 379,924.50

ONSITE ROADWAY IMPROVEMENTS

ONSITE SIDEWALKS	7,300	SF	\$ 3.70	\$ 27,010.00
PARKING SPOTS	1,100	SY	\$ 16.00	\$ 17,600.00
LAUREL ROAD SIDEWALKS	6,800	SF	\$ 3.70	\$ 25,160.00
SAWCUT & MATCH EXIST. ASPHALT	1	LS	\$ 3,300.00	\$ 3,300.00
1" FC-3	1,360	SY	\$ 7.00	\$ 9,520.00
2" SP-3	1,160	SY	\$ 14.00	\$ 16,240.00
10" CRUSHED CONCRETE BASE (SCTP-204)	1,160	SY	\$ 18.00	\$ 20,880.00
12" STABILIZED SUBGRADE (LBR-40)	1,160	SY	\$ 8.90	\$ 10,324.00
ONSITE ROADWAY IMPROVEMENTS SUB-TOTAL				\$ 130,034.00

STORM IMPROVEMENTS

12" HP STORM	799	LF	\$ 35.00	\$ 27,965.00
15" HP STORM	44	LF	\$ 41.00	\$ 1,804.00
18" HP STORM	866	LF	\$ 50.00	\$ 43,300.00
24" HP STORM	547	LF	\$ 63.00	\$ 34,461.00
36" HP STORM	910	LF	\$ 113.00	\$ 102,830.00
12" PIPE CRADLE	1	EA	\$ 2,700.00	\$ 2,700.00
15" PIPE CRADLE	1	EA	\$ 2,700.00	\$ 2,700.00
18" PIPE CRADLE	1	EA	\$ 2,700.00	\$ 2,700.00
24" PIPE CRADLE	4	EA	\$ 2,800.00	\$ 11,200.00
36" PIPE CRADLE	5	EA	\$ 3,400.00	\$ 17,000.00
TYPE C GRATE INLET	10	EA	\$ 2,700.00	\$ 27,000.00
TYPE D GRATE INLET	1	EA	\$ 2,800.00	\$ 2,800.00
CONTROL STRUCTURE	1	EA	\$ 4,700.00	\$ 4,700.00
STORM MANHOLE	3	EA	\$ 4,500.00	\$ 13,500.00
YARD DRAIN	12	EA	\$ 2,100.00	\$ 25,200.00
STORM IMPROVEMENTS SUB-TOTAL				\$ 319,860.00

SANITARY SEWER

LIFT STATION, 6' DIA. WITH 4" FORCE MAIN	1	EA	\$ 317,448.50	\$ 317,448.50
8" SDR26 PVC (0'-6' CUT)	106	LF	\$ 29.00	\$ 3,074.00
8" SDR26 PVC (6'-8' CUT)	222	LF	\$ 35.00	\$ 7,770.00
8" SDR26 PVC (8'-10' CUT)	260	LF	\$ 49.00	\$ 12,740.00
8" SDR26 PVC (10'-12' CUT)	733	LF	\$ 65.00	\$ 47,645.00
8" SDR26 PVC (12'-14' CUT)	312	LF	\$ 77.00	\$ 24,024.00
8" SDR26 PVC (14'-16' CUT)	380	LF	\$ 96.00	\$ 36,480.00
8" SDR26 PVC (16'-18' CUT)	61	LF	\$ 176.00	\$ 10,736.00
CONCRETE ENCAEMENT	20	LF	\$ 117.00	\$ 2,340.00
SANITARY MANHOLE (3'-6' CUT)	1	EA	\$ 4,300.00	\$ 4,300.00
SANITARY MANHOLE (6'-8' CUT)	3	EA	\$ 4,800.00	\$ 14,400.00
SANITARY MANHOLE (8'-10' CUT)	3	EA	\$ 5,500.00	\$ 16,500.00
SANITARY MANHOLE (10'-12' CUT)	2	EA	\$ 6,500.00	\$ 13,000.00
SANITARY MANHOLE (12'-14' CUT)	4	EA	\$ 7,500.00	\$ 30,000.00
SANITARY MANHOLE (14'-16' CUT)	1	EA	\$ 13,000.00	\$ 13,000.00
DOUBLE SERVICE CONNECTION	62	EA	\$ 1,000.00	\$ 62,000.00
SINGLE SERVICE CONNECTION (SEE NOTE 1)	3	EA	\$ 1,000.00	\$ 3,000.00
SANITARY GRAVITY SEWER TESTING	2,074	LF	\$ 4.00	\$ 8,296.00

SANITARY SEWER IMPROVEMENTS SUB TOTAL

\$ 626,753.50

WATER DISTRIBUTION

12" X 8" TAPPING SLEEVE AND VALVE	2	EA	\$ 10,500.00	\$ 21,000.00
8" PVC WATER MAIN (DR 18)	2,380	LF	\$ 28.00	\$ 66,640.00
4" PVC WATER MAIN (DR 18)	120	LF	\$ 38.00	\$ 4,560.00
10" HDPE DIRECTIONAL DRILL	120	LF	\$ 193.00	\$ 23,160.00
SINGLE SERVICE SHORT	14	EA	\$ 760.00	\$ 10,640.00
SINGLE SERVICE LONG	11	EA	\$ 870.00	\$ 9,570.00
DOUBLE SERVICE SHORT	29	EA	\$ 1,940.00	\$ 56,260.00
DOUBLE SERVICE LONG	22	EA	\$ 2,230.00	\$ 49,060.00
VALVE BOXES ON LONG SERVICES	33	EA	\$ 250.00	\$ 8,250.00
LIFT STATION WATER SERVICE	1	LS	\$ 2,900.00	\$ 2,900.00
DOG PARK WATER SERVICE	1	LS	\$ 2,900.00	\$ 2,900.00
8" GATE VALVE ASSEMBLY	7	EA	\$ 1,800.00	\$ 12,600.00
FIRE HYDRANT ASSEMBLY	6	EA	\$ 5,600.00	\$ 33,600.00
BLOW OFF ASSEMBLY	1	LF	\$ 1,800.00	\$ 1,800.00
PRESSURE TESTING	2,620	EA	\$ 1.60	\$ 4,192.00
CHLORINATION & BAC-TS	2,620	EA	\$ 1.70	\$ 4,454.00
CONNECT TO EXISTING WATER MAIN	2	LF	\$ 2,100.00	\$ 4,200.00

WATER SUB-TOTAL

\$ 315,786.00

RECLAIMED DISTRIBUTION

10" X 8" TAPPING SLEEVE AND VALVE	1	EA	\$ 10,500.00	\$ 10,500.00
6" PVC WATER MAIN (DR 18)	160	LF	\$ 29.00	\$ 4,640.00
8" HDPE DIRECTIONAL DRILL	60	LF	\$ 180.00	\$ 10,800.00
6" GATE VALVE ASSEMBLY	1	EA	\$ 1,700.00	\$ 1,700.00
IRRIGATION METER ASSEMBLY	1	LS	\$ 20,000.00	\$ 20,000.00
PRESSURE TESTING	160	LF	\$ 1.60	\$ 256.00
REUSE SUB-TOTAL				\$ 47,896.00

COMMON AREA

Entry Signage	1	EA	\$ 35,000.00	\$ 35,000.00
East Entry Gates (Entry & Exit, Pedestrian, Fence and Controls)	1	EA	\$ 75,000.00	\$ 75,000.00
West Exit Gates (Exit, Pedestrian, Fence and Controls)	1	EA	\$ 30,000.00	\$ 30,000.00
Columns	16	EA	\$ 4,000.00	\$ 64,000.00
Electrical Service	3	EA	\$ 6,000.00	\$ 18,000.00
Accent Lights	40	EA	\$ 400.00	\$ 16,000.00
Fountain	1	EA	\$ 35,000.00	\$ 35,000.00
6' HT Aluminum Fence (Along Laurel Road)	1,320	LF	\$ 45.00	\$ 59,400.00
6' HT PVC Fence (At Cul-de-sac and West Boundary)	1,000	LF	\$ 25.00	\$ 25,000.00
Mail Kiosk Boxes	8	LF	\$ 2,500.00	\$ 20,000.00
Mail Kiosk Concrete Pad	600	SF	\$ 4.00	\$ 2,400.00
COMMON AREA SUB-TOTAL				\$ 379,800.00

AMENITY CENTER & DOG PARK

Cabana	855	SF	\$ 200.00	\$ 171,000.00
Pool (Non-Heated)	840	SF	\$ 120.00	\$ 100,800.00
Pool Pavers	4,700	SF	\$ 8.50	\$ 39,950.00
Pool Fence	375	LF	\$ 45.00	\$ 16,875.00
Furnishing Allowance	1	LS	\$ 75,000.00	\$ 75,000.00
Shade Canopies	2	EA	\$ 8,500.00	\$ 17,000.00
Concrete Walks	830	SF	\$ 4.00	\$ 3,320.00
Bike Rack	1	EA	\$ 1,500.00	\$ 1,500.00
Trash Receptacle	4	EA	\$ 1,500.00	\$ 6,000.00
Pool Gates and Access Controls/Keys	3	LS	\$ 2,000.00	\$ 6,000.00
Deck Drain Allowance	1	LS	\$ 10,000.00	\$ 10,000.00
Pool Shower	1	LS	\$ 2,500.00	\$ 2,500.00
Adirondack Chairs	4	EA	\$ 575.00	\$ 2,300.00
Accent Lights	30	EA	\$ 400.00	\$ 12,000.00
Dog Park (Allowance)	1	EA	\$ 50,000.00	\$ 50,000.00
AMENITY SUBTOTAL				\$ 514,245.00

LANDSCAPE AND IRRIGATION**COMMON AREAS**

Landscape Allowance (Per Current Plans)	1	LS	\$ 367,713.00	\$ 367,713.00
Irrigation Allowance	1	LS	\$ 183,856.50	\$ 183,856.50
Controller (99 Station)	1	EA	\$ 6,000.00	\$ 6,000.00
Main Line	2,500	LF	\$ 4.00	\$ 10,000.00
Permit Allowance	1	EA	\$ 1,000.00	\$ 1,000.00
COMMON AREA SUBTOTAL				\$ 568,569.50

AMENITY CENTER & DOG PARK

Amenity Landscape Allowance (Per Current Plans)	1	LS	\$ 74,332.00	\$ 74,332.00
Irrigation Allowance	1	LS	\$ 37,166.00	\$ 37,166.00
Dog Park Landscape Allowance	1	EA	\$ 25,000.00	\$ 25,000.00
Dog Park Irrigation	1	EA	\$ 16,250.00	\$ 16,250.00

AMENITY CENTER & DOG PARK

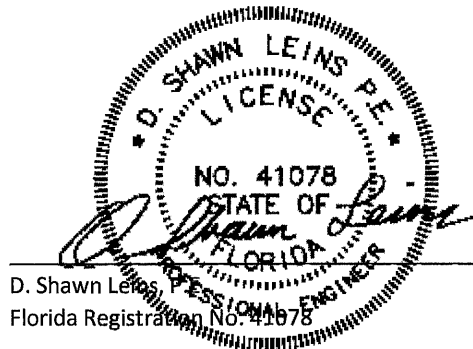
\$ 152,748.00

GRAND TOTAL

\$ 3,435,616.50

Bond Amt

\$ 3,950,958.98



D. Shawn Leins
 Florida Registration No. 41078

05/06/2021

Date

SUBDIVISION COMPLETION BOND

Bond No.: CS3804520

Principal Amount: \$3,950,958.98

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 Three Million Nine Hundred Fifty Thousand Nine Hundred Fifty-eight and 98/100 (Dollars) (\$3,950,958.98), 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 Fiore, in Venice, FL the following improvements:

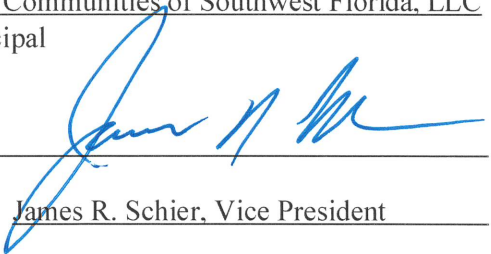
Site Improvements per the Engineer's Estimate for Subdivision Completion Bond at 115% of the \$3,435,616.50 cost of such improvements, for Fiore, consisting of potable water, wastewater, paving, landscape and drainage.

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.

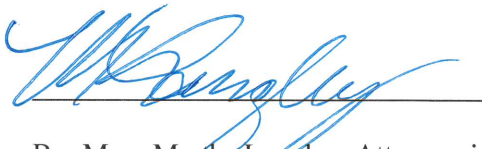
Upon approval by the Obligee, this instrument may be proportionately reduced as the public improvements are completed.

Signed, sealed and dated, this 16th day of June, 2021.

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 21328

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 18TH day of JUNE, 2019.

Attest

GREAT AMERICAN INSURANCE COMPANY



Atty L C. B.

Assistant Secretary

Mark V Vicario

Divisional Senior Vice President

STATE OF OHIO, COUNTY OF HAMILTON - ss:

MARK VICARIO (877-377-2405)

On this 18TH day of JUNE, 2019, before me personally appeared MARK VICARIO, 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 Comm. Expires
May 18, 2025

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

16th

day of

June

2021



Atty L C. B.

Assistant Secretary