

DEVELOPERS COMPLETION AND PAYMENT BOND

KNOW ALL MEN BY THESE PRESENTS, that Toll Southeast LP Company, Inc.
250 Gibraltar Rd, Horsham, PA 19044, 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 Nine Hundred Forty Nine Thousand Four Hundred Thirty Four and 25/100 Dollars (\$ 949,434.25),
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, Liberty Mutual Insurance Company
, 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
Venice Woodlands Phase 2A 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 & Associates, Inc.
dated 4/27/2021, and to execute the bond.

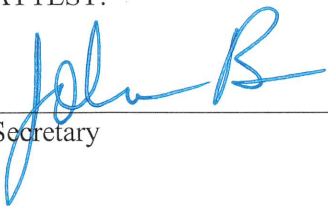
NOW, THEREFORE, THE CONDITION OF THIS OBLIGATION IS, that if the Developer completes those
improvements as shown on Exhibit "A", in accordance with applicable City specifications on or before
July 12, 2023, and shall promptly make payment of all persons supplying the Developer or his
contractors or subcontractors 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 25th day of
June, 2021.

ATTEST:


Secretary

DEVELOPER: Toll Southeast LP Company, Inc.

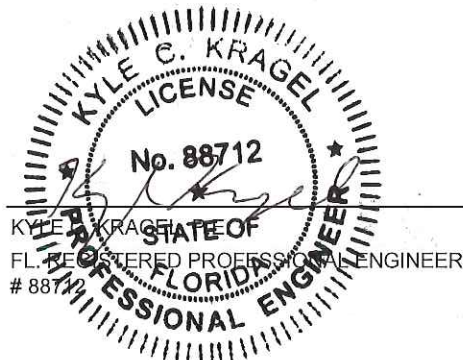

President/Vice President

EXHIBIT A

ENGINEERS OPINION OF PROBABLE COST OF CONSTRUCTION FOR PERFORMANCE BOND FOR VENICE WOODLANDS, PHASE 2A (31 units)						
ITEM	DESCRIPTION	ESTIMATED QUANTITY		UNIT PRICE	AMOUNT	
I. CLEARING, GRUBBING AND EARTHWORK						
1	Fine Grading for Lots, Internal Road ROW	1.0	LS	\$ 38,234.00	\$	38,234.00
2	Seed and mulch per plan as directed by Owner	19,975	SY	0.30	\$	5,992.50
3	Temporary Construction Access	1	LS	5,500.00	\$	5,500.00
4	Silt Fence installation and removal	2,585	LF	1.35	\$	3,489.75
5	Best Management Practices	1	LS	3,500.00	\$	3,500.00
CLEARING, GRUBBING, AND EARTHWORK TOTAL					\$	56,716.25
II. UNDERGROUND						
II.a DRAINAGE						
1	12" HDPE	1,080	LF	42.75	\$	46,170.00
2	15" HDPE	140	LF	47.50	\$	6,650.00
3	18" RCP	96	LF	66.75	\$	6,408.00
4	24" RCP	48	LF	85.25	\$	4,092.00
5	Yard Drain	7	EA	3,300.00	\$	23,100.00
6	Type "M" Inlet 36" x 48" (inside size)	1	EA	6,600.00	\$	6,600.00
7	Junction Box (4' Diameter)	1	EA	5,500.00	\$	5,500.00
DRAINAGE TOTAL					\$	98,520.00
II.b SANITARY SEWER						
1	Manholes 0' - 6'	1	EA	3,800.00	\$	3,800.00
2	Manholes 6' - 8'	5	EA	4,400.00	\$	22,000.00
3	8" PVC (SDR 26) Gravity Sewer 0' - 6'	225	LF	43.25	\$	9,731.25
4	8" PVC (SDR 26) Gravity Sewer 6' - 8'	630	LF	44.75	\$	28,192.50
5	8" PVC (SDR 26) Gravity Sewer 8' - 10'	195	LF	47.00	\$	9,165.00
6	Single sewer service	4	EA	980.00	\$	3,920.00
7	Double sewer service	12	EA	1,300.00	\$	15,600.00
8	Testing of gravity sewer	1,050	LF	18.75	\$	19,687.50
SANITARY SEWER TOTAL					\$	112,096.25
II.c WATER DISTRIBUTION						
1	2" PE Water Main (with fittings)	280	LF	17.75	\$	4,970.00
2	4" PVC DR-18, C900, CL-235 Water Main (with fittings)	380	LF	25.00	\$	9,500.00
3	8" PVC DR-18, C900, CL-235 Water Main (with fittings)	860	LF	51.25	\$	44,075.00
4	2" Gate Valve	2	EA	1,050.00	\$	2,100.00
5	Fire Hydrant Assembly	1	EA	7,500.00	\$	7,500.00
6	Single water service (Short)	1	EA	825.00	\$	825.00
7	Single water service (Long)	3	EA	900.00	\$	2,700.00
8	Double water service (Short)	9	EA	1,650.00	\$	14,850.00
9	Double water service (Long)	4	EA	1,800.00	\$	7,200.00
10	Pressure testing of main	1,520	LF	5.00	\$	7,600.00
11	Chlorination and bacteriological clearance	1,520	LF	0.75	\$	1,140.00
WATER DISTRIBUTION TOTAL					\$	102,460.00
III. ROAD CONSTRUCTION						
1	Type "M" curb, includes all transitions	2,585	LF	18.25	\$	47,176.25
2	Valley Crossing Curb	1	EA	5,600.00	\$	5,600.00
3	8" Minimum Thickness 40 LBR Compacted Subgrade	3,900	SY	11.25	\$	43,875.00
4	8" Minimum Thick CTB or CCA Base	3,900	SY	20.25	\$	78,975.00
5	1" Type SP-9.5 asphaltic concrete surface (First lift)	3,900	SY	11.00	\$	42,900.00
6	1" Type SP-9.5 asphaltic concrete surface (Second lift)	3,900	SY	9.00	\$	35,100.00
7	5' wide concrete sidewalk (4" thick)	630	SY	51.50	\$	32,445.00
8	Sod within ROW (2' BOC ONLY - BAHIA)	575	SY	2.75	\$	1,581.25
ROAD CONSTRUCTION TOTAL					\$	287,652.50

ENGINEERS OPINION OF PROBABLE COST OF CONSTRUCTION FOR PERFORMANCE BOND FOR VENICE WOODLANDS, PHASE 2A (31 units)				
ITEM	DESCRIPTION	ESTIMATED QUANTITY	UNIT PRICE	AMOUNT
IV. MISCELLANEOUS				
1	Mobilization	1	LS 25,000.00	\$ 25,000.00
MISCELLANEOUS TOTAL				\$ 25,000.00
V. LANDSCAPE				
V.a STREET TREES				
1	Green Buttonwood, STD, 3" cal min, 8' HT min, 3' sprd min	60	EA 420.00	\$ 25,200.00
STREET TREES TOTAL				\$ 25,200.00
Note: Street Trees shown include only Phase 2A lots.				
V.b LOT TREES				
1	Required 2 Trees per lot for tree replacement	62	EA 500.00	\$ 31,000.00
Note: Lot Trees shown include only Phase 2A lots.				
V.c IRRIGATION				
1	Irrigation system for Phase 2A	1	LS 86,950.00	\$ 86,950.00
SUMMARY				
I. CLEARING, GRUBBING AND EARTHWORK				\$ 56,716.25
II. UNDERGROUND				
II.a. DRAINAGE				\$ 98,520.00
II.b. SANITARY SEWER				\$ 112,096.25
II.c. WATER DISTRIBUTION				\$ 102,460.00
III. ROAD CONSTRUCTION				\$ 287,652.50
IV. MISCELLANEOUS				\$ 25,000.00
V. LANDSCAPE				
V.a STREET TREES				\$ 25,200.00
V.b LOT TREES				\$ 31,000.00
V.c IRRIGATION				\$ 86,950.00
WOODS AT VENICE PHASE 2A TOTAL				\$ 825,595.00
115% of TOTAL FOR PERFORMANCE BOND				\$ 949,434.25

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.



Bond No. 019077840

SUBDIVISION BOND

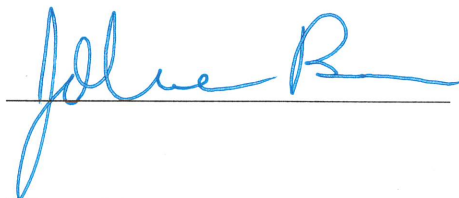
KNOW ALL MEN BY THESE PRESENTS: that we, Toll Southeast LP Company, Inc., as Principal, and Liberty Mutual Insurance Company, as Surety, are jointly and severally held and firmly bound unto City of Venice, Florida, as Obligee, in the sum of Nine Hundred Forty Nine Thousand Four Hundred Thirty Four and 25/100 AND 00/100 Dollars (\$949,434.25), lawful money of the United States of America for the payment of which we jointly and severally bind ourselves, our heirs, administrators, executors, successors and assigns, firmly by these presents.

Sealed with our seals and dated this 23 RD day of JUNE, 2021.

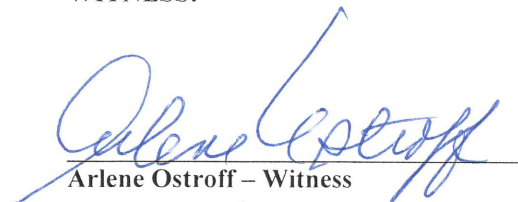
WHEREAS, the above bounden Principal, has agreed to provide improvements in the Subdivision known as Venice Woodland Phase 2A.

NOW, THEREFORE, the condition of the above obligation is such that if the above bounden Principal shall well, fully and faithfully construct, install and complete said improvements then the above obligation shall be null and void; otherwise to remain in full force and effect.

ATTEST:



WITNESS:


Arlene Ostroff – Witness

PRINCIPAL:

TOLL SOUTHEAST LP COMPANY, INC.

BY: 

SURETY: LIBERTY MUTUAL INSURANCE
COMPANY

BY: 

Daniel P. Dunigan – Attorney-in-Fact



This Power of Attorney limits the acts of those named herein, and they have no authority to bind the Company except in the manner and to the extent herein stated.

Liberty Mutual Insurance Company
The Ohio Casualty Insurance Company
West American Insurance Company

Certificate No: 8204990-019072

POWER OF ATTORNEY

KNOWN ALL PERSONS BY THESE PRESENTS: That The Ohio Casualty Insurance Company is a corporation duly organized under the laws of the State of New Hampshire, that Liberty Mutual Insurance Company is a corporation duly organized under the laws of the State of Massachusetts, and West American Insurance Company is a corporation duly organized under the laws of the State of Indiana (herein collectively called the "Companies"), pursuant to and by authority herein set forth, does hereby name, constitute and appoint, Brian C. Block; Daniel P. Dunigan; James L. Hahn; Joseph W. Kolok, Jr.; Richard J. Decker; William F. Simkiss

all of the city of Berwyn state of PA each individually if there be more than one named, its true and lawful attorney-in-fact to make, execute, seal, acknowledge and deliver, for and on its behalf as surety and as its act and deed, any and all undertakings, bonds, recognizances and other surety obligations, in pursuance of these presents and shall be as binding upon the Companies as if they have been duly signed by the president and attested by the secretary of the Companies in their own proper persons.

IN WITNESS WHEREOF, this Power of Attorney has been subscribed by an authorized officer or official of the Companies and the corporate seals of the Companies have been affixed thereto this 9th day of March, 2021.



Liberty Mutual Insurance Company
The Ohio Casualty Insurance Company
West American Insurance Company

By:

David M. Carey
David M. Carey, Assistant Secretary

State of PENNSYLVANIA
County of MONTGOMERY ss

On this 9th day of March, 2021 before me personally appeared David M. Carey, who acknowledged himself to be the Assistant Secretary of Liberty Mutual Insurance Company, The Ohio Casualty Company, and West American Insurance Company, and that he, as such, being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing on behalf of the corporations by himself as a duly authorized officer.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my notarial seal at King of Prussia, Pennsylvania, on the day and year first above written.



Commonwealth of Pennsylvania - Notary Seal
Teresa Pastella, Notary Public
Montgomery County
My commission expires March 28, 2025
Commission number 1126044
Member, Pennsylvania Association of Notaries

By:

Teresa Pastella
Teresa Pastella, Notary Public

This Power of Attorney is made and executed pursuant to and by authority of the following By-laws and Authorizations of The Ohio Casualty Insurance Company, Liberty Mutual Insurance Company, and West American Insurance Company which resolutions are now in full force and effect reading as follows:

ARTICLE IV – OFFICERS: Section 12. Power of Attorney.

Any officer or other official of the Corporation authorized for that purpose in writing by the Chairman or the President, and subject to such limitation as the Chairman or the President may prescribe, shall appoint such attorneys-in-fact, as may be necessary to act in behalf of the Corporation to make, execute, seal, acknowledge and deliver as surety any and all undertakings, bonds, recognizances and other surety obligations. Such attorneys-in-fact, subject to the limitations set forth in their respective powers of attorney, shall have full power to bind the Corporation by their signature and execution of any such instruments and to attach thereto the seal of the Corporation. When so executed, such instruments shall be as binding as if signed by the President and attested to by the Secretary. Any power or authority granted to any representative or attorney-in-fact under the provisions of this article may be revoked at any time by the Board, the Chairman, the President or by the officer or officers granting such power or authority.

ARTICLE XIII – Execution of Contracts: Section 5. Surety Bonds and Undertakings.

Any officer of the Company authorized for that purpose in writing by the chairman or the president, and subject to such limitations as the chairman or the president may prescribe, shall appoint such attorneys-in-fact, as may be necessary to act in behalf of the Company to make, execute, seal, acknowledge and deliver as surety any and all undertakings, bonds, recognizances and other surety obligations. Such attorneys-in-fact subject to the limitations set forth in their respective powers of attorney, shall have full power to bind the Company by their signature and execution of any such instruments and to attach thereto the seal of the Company. When so executed such instruments shall be as binding as if signed by the president and attested by the secretary.

Certificate of Designation – The President of the Company, acting pursuant to the Bylaws of the Company, authorizes David M. Carey, Assistant Secretary to appoint such attorneys-in-fact as may be necessary to act on behalf of the Company to make, execute, seal, acknowledge and deliver as surety any and all undertakings, bonds, recognizances and other surety obligations.

Authorization – By unanimous consent of the Company's Board of Directors, the Company consents that facsimile or mechanically reproduced signature of any assistant secretary of the Company, wherever appearing upon a certified copy of any power of attorney issued by the Company in connection with surety bonds, shall be valid and binding upon the Company with the same force and effect as though manually affixed.

I, Renee C. Llewellyn, the undersigned, Assistant Secretary, The Ohio Casualty Insurance Company, Liberty Mutual Insurance Company, and West American Insurance Company do hereby certify that the original power of attorney of which the foregoing is a full, true and correct copy of the Power of Attorney executed by said Companies, is in full force and effect and has not been revoked.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the seals of said Companies this 23 RD day of JUNE, 2021.



By:

Renee C. Llewellyn
Renee C. Llewellyn, Assistant Secretary