

BILL OF SALE

KNOW ALL MEN BY THESE PRESENTS, that Neal Signature Homes, 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, connections, cut-offs, fire hydrants, valves, and all other equipment used for, useful for, and/or in connection with, the water distribution system constructed and installed by the party of the first part in the subdivision and lands described as follows:

Aria Phase 1 consisting of approximately 1,355 LF 8" PVC and 612 LF of 12" PVC. Specifically, this turn over includes from the existing 12" GV on sheet 24 (point 40,000) to the 8" GV on sheet 25 (point 299,062) and to the 8" GV on sheet 32 (point 40,074) of the record drawings. This can also be described as lots 15-23, 169-173, and the amenity.

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 system 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 system.

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 system, reserving however, similar non-exclusive easement rights in part 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 26 day of June, 2019.

WITNESSES:

Veronica McGuire
Amy R. Mallon

Veronica McGuire

James R. Schier
James R. Schier

STATE OF FLORIDA)
COUNTY OF SARASOTA)

Subscribed before me this 28 day of June, 2019,
by James R. Schier, who is personally known to me or has produced
as identification.

Veronica McGuire
Notary Public

Notary stamp:



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 system to and within that subdivision and lands known and described as:

Aria Phase 1 consisting of approximately 1,355 LF 8" PCV and 612 LF of 12" PVC. Specifically, this turn over includes from the existing 12" GV on sheet 24 (point 40,000) to the 8" GV on sheet 25 (point 299,062) and to the 8" GV on sheet 32 (point 40,074) of the record drawings. This can also be described as lots 15-23, 169-173, and the amenity.

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 or which might result in claims that all or some part of the cost of the water distribution system have been contributed by any such person and might be regarded as direct or indirect contributions in aid of construction.

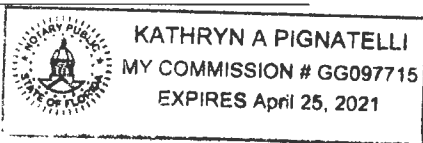
Dated at 5800 Lakewood Ranch Blvd
Sarasota, FL 34240, this 27 day of June, 2019.

WITNESSES:

Jacob DeBord
Kathryn A. Pignatelli

James R. Schier
James R. Schier

Subscribed before me this 27th day of June, 2019,
by James R. Schier who is personally known to me or who produced
_____ as identification.



Kathryn A. Pignatelli
Notary Public

Notary Stamp:

Commission No. GG097715

DEVELOPERS MAINTENANCE BOND

KNOW ALL MEN BY THESE PRESENTS, that Neal Signature Homes, 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 Four Thousand Four Hundred Fifty Five Dollars and Fifty Seven Cents (\$4,455.57), 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. CS2160908 in the amount of \$4,455.57 issued by Great American Insurance Company, which expires on 11/01/2020, the original of which is attached hereto.

WHEREAS, the Developer has developed a Subdivision in Venice, Florida, known and identified as ARIA Phase 1, and in connection therewith has installed, with the approval of the City Engineer, certain improvements identified as Aria.

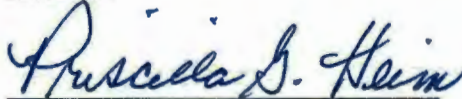
NOW, THEREFORE, THE CONDITION OF THIS OBLIGATION IS, that if the Developer shall promptly maintain, repair or replace said improvements as required by the City should said improvements, for whatever causes, require repair or replacement for a period of one year from the date of formal acceptance of said 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 14th day of June, 2019.

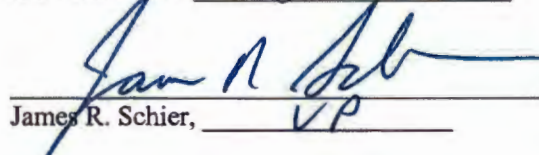
ATTEST:



Secretary


Priscilla G. Heim

DEVELOPER: Neal Signature Homes, LLC



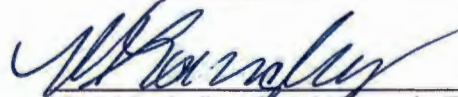
James R. Schier, VP

ATTEST:



Secretary

SURETY: Great American Insurance Company



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

MAINTENANCE BOND

Bond No.: CS2160908

Principal Amount: \$4,455.57

KNOW ALL MEN BY THESE PRESENTS, that we Neal Signature Homes, 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 Oblige, in the penal sum of Four Thousand Four Hundred Fifty-five and 57/100 (Dollars) (\$4,455.57), 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 Signature Homes, LLC has agreed to construct in ARIA, in Venice, FL the following improvements:

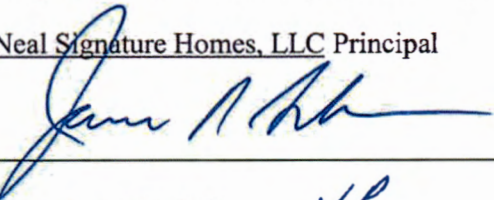
Site Improvements per the Engineer's Estimate for Maintenance Bond at 15% of the \$29,703.80 cost of such improvements, for ARIA Phase 1, consisting of water.

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 Oblige 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 Oblige indicating that the improvements have not been installed or completed, will complete the improvements or pay to the Oblige such amount up to the Principal amount of this bond which will allow the Oblige to complete the improvements.

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

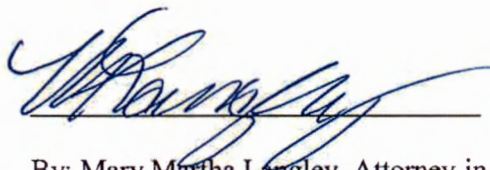
Signed, sealed and dated, this 14th day of June, 2019.

Neal Signature Homes, LLC Principal



By: James R. Schier. *VP*

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

14th

day of

June

2019.



My L C. B.
Assistant Secretary

NEALCOMMUNITIES.COM

Building. Home. Life.

June 13, 2019

Via: Hand Delivery

File: 215613459/215614827

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

Reference: **Aria Phase 1**

To Whom It May Concern:

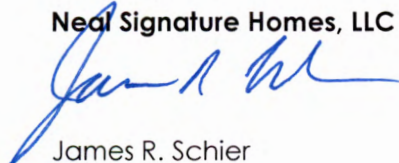
This letter is to certify that the final costs of the installation of the water distribution lines serving the Aria Phase 1 subdivision that are to be turned over to the City of Venice are:

Water Distribution Cost	\$29,703.80
Reclaim Water Distribution Cost	\$ -0-
Sewage Collection Cost	\$ -0-

Attached is a cost breakdown.

Sincerely,

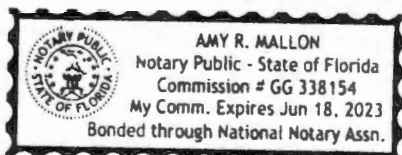
Neal Signature Homes, LLC



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 28 day of June, 2019, by James R. Schier, who is personally known to me or has produced _____ as identification.



Notary Stamp:


Notary Public

Commission No.: _____

Commission Expiration: _____

NEALCOMMUNITIES.COM

Building. Home. Life.

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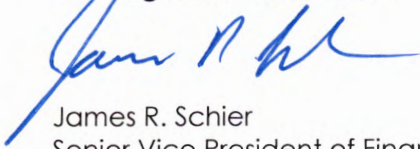
Reference: **Aria Phase 1**

To Whom It May Concern:

All labor and materials furnished and installed for the water distribution system 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,

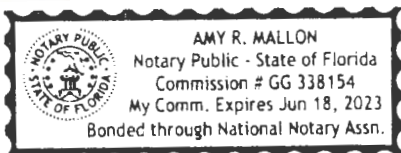
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James R. Schier
Senior Vice President of Finance
Tel: 941-328-1040
E-Mail: jschier@nealcommunities.com

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

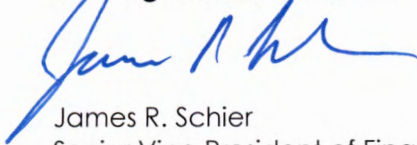
Reference: **Aria Phase 1**

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 serving Aria Phase 1 subdivision.

Sincerely,

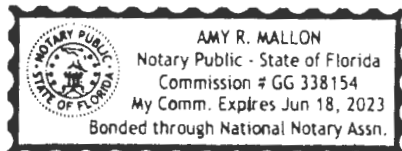
Neal Signature Homes, LLC



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

STATE OF FLORIDA)
) SS
COUNTY OF SARASOTA)

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