

MAINTENANCE BOND

KNOW ALL MEN BY THESE PRESENTS that we, Stanley Martin Homes, LLC, as Principal, and Atlantic Specialty Insurance Company, a corporation duly authorized to engage in the surety business in the State of FL, as Surety, are jointly and severally held and firmly bound unto City of Eustis, as Obligee, in the sum of Two Hundred Sixty Three Thousand Seven Hundred Sixty Five Dollars and 30/100 Dollars (\$263,765.30) for the payment whereof the Principal and Surety bind themselves, their heirs, executors, administrators, successors and assigns, jointly and severally, firmly by these presents.

WHEREAS, the Principal has entered into a contract with the Obligee, dated _____, for the project known as Hidden Cove Maintenance bond for Water, Sanitary, Storm Water Main and Paving

NOW, THEREFORE, the condition of this obligation is such that if the Principal shall maintain and warrant all improvements for a period of two (2) years following the date of acceptance of said improvements by the Obligee, then this obligation shall be null and void; otherwise it shall remain in full force and effect.

PROVIDED THAT, this bond may be continued for future periods by certificate, executed by the Surety. Regardless of the number of terms this bond may be in effect, the total aggregate liability of the Surety shall not exceed the penal sum stated above. Further, the Surety reserves the right to refuse continuation of this obligation for future periods, at its sole option. Refusal of the Surety to provide bonding for future terms shall not be actionable or cause for a claim under this bond.

SIGNED AND SEALED this 16th day of May 2025.

Stanley Martin Homes, LLC (Principal)

By: [Signature] (Seal)
Title: VP of Land Development

Atlantic Specialty Insurance Company

By: [Signature]
Attorney-in-fact: Kathleen M. Coen





Surety Bond No: 800197189

Power of Attorney

Principal: Stanley Martin Homes, LLC
Obligee: City of Eustis

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: Kathleen M. Coen, 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.

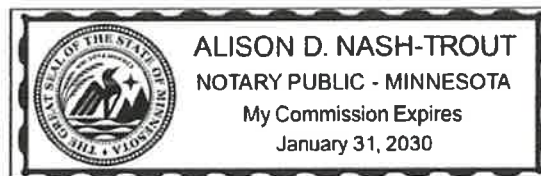


By

Sarah A. Kolar, Vice President and General Counsel

STATE OF MINNESOTA
HENNEPIN COUNTY

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 16th day of May, 2025.



Kara L.B. Barrow, Secretary

This Power of Attorney expires
January 31, 2030



Atlantic Specialty Insurance Company
Period Ended 12/31/2024

Dollars displayed in thousands

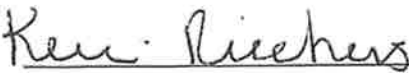
Admitted Assets		Liabilities and Surplus	
Investments:		Liabilities	
Bonds	\$ 2,694,094	Loss Reserves	\$ 1,264,802
Preferred Stocks	-	Loss Adjustment Expense Reserves	423,323
Common Stocks	987,702	Total Loss & LAE Reserves	1,688,125
Mortgage Loans	-		
Real Estate	-	Unearned Premium Reserve	811,551
Contract Loans	-	Total Reinsurance Liabilities	64,571
Derivatives	-	Commissions, Other Expenses, and Taxes due	75,922
Cash, Cash Equivalents & Short Term Investments	383,175	Derivatives	-
Other Investments	36,178	Payable to Parent, Subs or Affiliates	-
Total Cash & Investments	4,301,149	All Other Liabilities	1,121,125
		Total Liabilities	3,761,294
Premiums and Considerations Due	350,792		
Reinsurance Recoverable	60,063	Capital and Surplus	
Receivable from Parent, Subsidiary or Affiliates	11,764	Common Capital Stock	9,001
All Other Admitted Assets	94,008	Preferred Capital Stock	-
Total Admitted Assets	4,817,776	Surplus Notes	-
		Unassigned Surplus	476,697
		Other Including Gross Contributed	570,784
		Capital & Surplus	1,056,482
		Total Liabilities and C&S	4,817,776

State of Minnesota
County of Hennepin

I, Kara Barrow, Secretary of Atlantic Specialty Insurance Company do hereby certify that the foregoing statement is a correct exhibit of the assets and liabilities of the said Company, on the 31st day of December, 2024, according to the best of my information, knowledge and belief.


Secretary

Subscribed and sworn to, before me, a Notary Public of the State of Minnesota on this 10th day of March, 2025.


Notary Public



Hidden Cove Subdivision				
RW IMPROVEMENTS - ENGINEERS ESTIMATED OPINION OF PROBABLE COST (EEOPC) 04-10-2025				
DESCRIPTION		QUANTITY	UNIT PRICE	AMOUNT
RECLAIMED WATER				
1	12"X6" Wet Tap	1 EA	\$9,000.00	\$9,000.00
2	6" PVC Reclaimed Water	1,111 LF	\$43.00	\$47,773.00
3	6" Ductile Iron Pipe	233 LF	\$107.50	\$25,047.50
4	6" RPZ Backflow	1 EA	\$15,000.00	\$15,000.00
5	Blow-off Valve	2 EA	\$1,500.00	\$3,000.00
6	Reclaimed Water Fittings	1 LS	\$1,500.00	\$1,500.00
7	Single Water Service	46 EA	\$1,200.00	\$55,200.00
RECLAIMED WATER SUB-TOTAL =				\$156,520.50
SANITARY				
1	8" PVC Sanitary	1,790 LF	\$38.00	\$68,020.00
2	Sanitary Manhole	9 EA	\$6,500.00	\$58,500.00
3	Single Sanitary Service	3 EA	\$1,400.00	\$4,200.00
4	Double Sanitary Service	20 EA	\$1,500.00	\$30,000.00
SANITARY SUB-TOTAL =				\$160,720.00
STORM				
1	15" RCP	10 LF	\$55.00	\$550.00
2	18" RCP	834 LF	\$68.00	\$56,712.00
3	24" RCP	455 LF	\$85.00	\$38,675.00
4	30" RCP	11 LF	\$120.00	\$1,320.00
7	Type 5 Inlet	5 EA	\$8,000.00	\$40,000.00
8	Type 6 Inlet	2 EA	\$8,800.00	\$17,600.00
9	Storm Manhole	1 EA	\$5,700.00	\$5,700.00
STORM SUB-TOTAL =				\$160,557.00
WATER MAIN				
1	8" PVC Water Main	1,991 LF	\$50.00	\$99,550.00
2	8" Ductile Iron Pipe	122 LF	\$100.00	\$12,200.00
3	Water Main Fittings	1 LS	\$6,500.00	\$6,500.00
4	8" Gate Valve	9 EA	\$2,500.00	\$22,500.00
5	Single Water Service	9 EA	\$1,500.00	\$13,500.00
6	Double Water Service	17 EA	\$2,800.00	\$47,600.00
7	12"X8" Wet Tap	1 EA	\$10,000.00	\$10,000.00
8	Fire Hydrant Assembly	2 EA	\$7,600.00	\$15,200.00
WATER SUB-TOTAL =				\$227,050.00
PAVING				
1	5' Sidewalk 4" Thick	3,150 LF	\$32.00	\$100,800.00
2	Drop Curb	3,031 LF	\$28.00	\$84,868.00
3	Valley Gutter	140 LF	\$35.00	\$4,900.00
4	12" Subgrade, 6" Base, 2" SP9.5 Pavement	4,771 SY	\$61.00	\$291,031.00
5	Grasspave2	5,869 SF	\$20.00	\$117,380.00
6	Handicap Ramp w/ Detectable Warning Mat	5 EA	\$2,200.00	\$11,000.00
7	Striping / Signage	1 LS	\$4,000.00	\$4,000.00
PAVING SUB-TOTAL =				\$613,979.00
Sub-Total =				\$1,318,826.50
(20% Maintenance Bond) =				\$263,765.30

NOTE:

Because the CONSULTANT/ENGINEER does not control the cost of labor, materials, equipment or services furnished by others, methods of determining prices, or competitive bidding or market conditions, all opinions rendered as to costs, including but not limited to opinions as to the costs of construction and materials, shall be made on the basis of its experience and represent its judgment as an experienced and qualified professional, familiar with the industry. The CONSULTANT/ENGINEER greater assurance as to the amount of any employ cannot and will not vary from opinions of does not guarantee that proposals, bid or actual costs prepared by it.

This e-signature has been electronically signed and sealed by Christopher M. Germana, P.E. on 04/10/2025 at 13:03:02. The document is not valid until signed and sealed and this signature must be used for any subsequent copies.

Digitally signed
by Christopher
M Germana
Date:
2025.05.16
13:03:02 -04'00'



PREPARED BY:

Germana Engineering and Associates, LLC
1120 West Minneola Avenue
Clermont, Florida 34711

CHRISTOPHER M. GERMANA, P.E.
FLORIDA P.E. # 61682
ENGINEERING FIRM REGISTRY # 29279



1120 W. Minneola Avenue
Clermont, Florida 34711
Phone: 352-242-9329
Engineering Firm Registry # 29279

May 19, 2025

City of Eustis
Ms. Deanna Mikiska
4 N. Grove Street
Eustis, FL 32727

**Re: *Hidden Cove Subdivision
Engineer Certification for Public R/W Infrastructure Site Improvements***

Dear Ms. Deanna Mikiska:

This letter is to identify that I have conducted a review of the Hidden Cove Subdivision Public R/W Infrastructure, which is approximately 95% complete. This review was based on site visits of the project and a review of the contractor provided as-builts.

Based on the above information it is my professional opinion that the Public R/W infrastructure associated with the Hidden Cove Subdivision was built in conformance with the issued Civil Engineering construction plans. Landscape/Irrigation, Individual lots, HOA tracks, and the stormwater pond are not included in this certification letter.

If you have any questions or need additional information on this matter, please do not hesitate to contact me at (352) 242-9329 or at cgermana@germanaengineering.com.

Regards,

GERMANA ENGINEERING AND ASSOCIATES, LLC.



This firm has been electronically signed and sealed by Christopher M. Germana, PE on the date/time stamp shown using a Digital Signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies

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by Christopher
M Germana
Date:
2025.05.19
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Christopher M. Germana, P.E.
Florida Professional Engineer # 61682
Engineering Firm Registry # 29279