

South Florida Distribution Center
Building "C" ENG2024-0061

108344069

Project Name

Bond #

Water & Sewer Improvements Constructed
to Serve 20421 Sheridan St.

Improvements Constructed

City of Pembroke Pines

MAINTENANCE BOND

KNOW ALL MEN BY THESE PRESENTS: That ARROWROCK IV SOUTH FLORIDA DISTRIBUTION CENTER, LLC, a Delaware limited liability company Address 150 North Meramec, Ste. 600, St. Louis, Missouri 63105 As Principals, and Travelers Casualty and Surety Company of America a corporation, existing under the laws of the State of Connecticut and having heretofore complied with all the requirements of the laws of the State of Florida regulating the admission of such corporation to transact business in this State, as Surety, as held and firmly bound unto the City of Pembroke Pines of Broward County, a political subdivision of the State of Florida, in the full and just sum of Sixty Four Thousand Sixty Nine & 00/100 dollars(\$ 64,069.00), lawful money of the United States of America, for which sum well and truly to be paid to said City of Pembroke Pines, the said Principal and the said surety do hereby bind themselves, their heirs, executors, administrators, successors or assigns respectively, as the case may be, jointly and severally, firmly by these presents.

WHEREAS, the Pembroke Pines City Code requires that a bond in the amount of twenty percent (20%) of the actual cost of the Subdivision Improvements be posted upon formal acceptance of said Subdivision Improvements by the City Commission and

WHEREAS, in compliance with said Maintenance Bond requirements, said Principal is require to furnish a good and sufficient bond in a surety company licensed to do business in the State of Florida conditioned upon the correction of all insufficiencies in design, workmanship and/or materials which are found within one year of the date of the formal acceptance of the Subdivision Improvements by the City Commission of the City of Pembroke Pines, Florida.

NOW, THEREFORE, the condition of this obligation is such that if the said Principal, its successors, legal representatives or assigns shall have made all corrections and shall have paid all claims for the cost of correcting all corrections and shall have paid all claims for the cost of correcting all insufficiencies in design, workmanship and/or materials discovered within one year of the date of formal acceptance of the Subdivision Improvements by the City Commission of the City of Pembroke Pines, Florida then this obligation shall be void, else to continue in full force and effect.

Prior to the end of the calendar year following said City Commission's formal acceptance of the Subdivision Improvements warranted by this bond, the City Engineer should inspect them for final release. If his investigation reveals any insufficiencies, then he shall notify the Principal, in writing, that the work is unacceptable.

The Principal and the Surety, jointly and severally, agree that said City of Pembroke Pines shall have the right to correct insufficiencies in design, workmanship an/or materials in the event the Principal should fail or refuse so to do within ninety (90) days after said written notice

by the City Engineer, and, pursuant to public advertisement and receipt and acceptance of bids, cause said insufficiencies in design, workmanship an/or materials to be corrected. In such case, the Principal and Surety shall be jointly and severally liable hereunder to pay to and indemnify said City upon the correction of said insufficiencies in design, workmanship and/or materials, the final total cost thereof, including but not limited to, engineering, legal and contingent costs together with any damage, direct or consequential, which said City of Pembroke Pines may sustain on account of the failure of the Principal to comply with all the requirements hereof.

Upon recommendation by the City Engineer for final acceptance and upon compliance by Principal with the applicable conditions as hereinabove stated, the City Engineer will then recommend to the City Commission the release of this reduced bond, by resolution.

IN WITNESS WHEREOF, the above bounden parties have executed this instrument by affixing their corporate names and seals hereto and causing their authorized representatives to sign these presents, pursuant to the authority of their governing bodies on this 23rd day of September, A.D., 2025.

SIGNED AND SEALED
IN THE PRESENCE OF:

(As to Principal)

ARROWROCK IV SOUTH FLORIDA DISTRIBUTION
CENTER, LLC
a Delaware limited liability company

By: South Florida Logistics JV, LLC, a Delaware limited liability company, its sole member

By: Arrowrock US Industrial Fund IV SFDC, LLC, a Delaware limited liability company, its Manager

By: Arrowrock US Industrial Fund IV, LP, a Delaware limited partnership, its sole member

By: Arrowrock US Industrial Fund IV GP, LLC, a Delaware limited liability company, its general partner

By: Summit Realty Ventures, LLC, a Missouri limited liability company, its sole member

By: [Signature]
Name: JOHN S. ROSS, JR.

Its: MANAGER

Attested by E. MARK BILLEAU
CO-MANAGER

(Title)

Andrew P. Thome, Attorney-in-Fact
(Title) for the Surety

[Signature]

Attested by

Dana A. Johnnessee, Witness
(Title)

Travelers Casualty and Surety Company of America
One Tower Square, Hartford, CT 06183



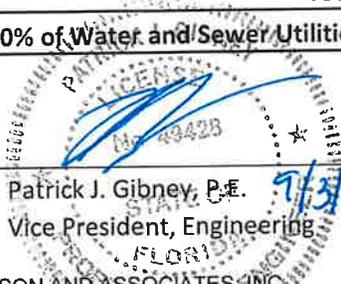
[Signature]

(As to Surety)

NOTE: The respective corporate seals should be affixed

South Florida Distribution Center Building "C"
City of Pembroke Pines
CTA Job No. 15-0083-004-01

Bid Item No.	Description	Quantity	Unit	Unit Price	Total
Water Items:					
1	4" PVC Watermain	75	LF	\$ 84.00	\$ 6,300.00
2	12" PVC Watermain	1,020	LF	\$ 113.00	\$ 115,260.00
3	8" DIP Watermain	46	LF	\$ 105.00	\$ 4,830.00
4	6" DIP Watermain	29	LF	\$ 85.00	\$ 2,465.00
5	8" Fire Service and DDCV	1	EA	\$ 25,440.00	\$ 25,440.00
6	Fire Hydrant Assembly W/ Gate Valve	3	EA	\$ 7,800.00	\$ 23,400.00
7	6" Gate Valve	2	EA	\$ 2,460.00	\$ 4,920.00
8	8" Gate Valve	1	EA	\$ 3,000.00	\$ 3,000.00
9	12" Gate Valve	2	EA	\$ 6,030.00	\$ 12,060.00
10	6" x 4" Reducer	1	EA	\$ 250.00	\$ 250.00
11	12"- 45 Bend	4	EA	\$ 450.00	\$ 1,800.00
12	12"x6" TEE	2	EA	\$ 650.00	\$ 1,300.00
13	12"x8" TEE	1	EA	\$ 650.00	\$ 650.00
14	2" Water Meter	1	EA	\$ 5,300.00	\$ 5,300.00
15	3" Backflow Preventer	1	EA	\$ 8,500.00	\$ 8,500.00
16	Connect to Existing Water Main	3	EA	\$ 2,900.00	\$ 8,700.00
17	Install Sample Point	3	EA	\$ 550.00	\$ 1,650.00
Subtotal Water Items					\$ 225,825.00
Sewer Items:					
1	4' Dia. Manhole	2	EA	\$ 8,900.00	\$ 17,800.00
2	8" PVC Gravity Sewer	692	LF	\$ 86.00	\$ 59,512.00
3	Connect to Exist. Manhole	1	EA	\$ 7,600.00	\$ 7,600.00
4	6" PVC Sewer Lateral	88	LF	\$ 41.00	\$ 3,608.00
5	Sewer Cleanout	4	EA	\$ 1,500.00	\$ 6,000.00
Subtotal Sewer Items					\$ 94,520.00
Total:					\$ 320,345.00
Maintenance Bond (20% of Water and Sewer Utilities)					\$ 64,069.00


 Patrick J. Gibney, P.E.
 Vice President, Engineering



Craven-Thompson and Associates, Inc.
ENGINEERS • PLANNERS • SURVEYORS

3563 N.W. 53RD STREET, FORT LAUDERDALE, FLORIDA 33309
 FAX: (954) 739-6409 TEL.: (954) 739-6400

FLORIDA LICENSED ENGINEERING, SURVEYING & MAPPING BUSINESS No. 271
 FLORIDA LICENSED LANDSCAPE ARCHITECTURE BUSINESS No. C000114



**Travelers Casualty and Surety Company of America
Travelers Casualty and Surety Company
St. Paul Fire and Marine Insurance Company**

POWER OF ATTORNEY

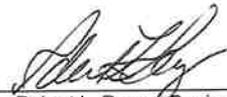
KNOW ALL MEN BY THESE PRESENTS: That Travelers Casualty and Surety Company of America, Travelers Casualty and Surety Company, and St. Paul Fire and Marine Insurance Company are corporations duly organized under the laws of the State of Connecticut (herein collectively called the "Companies"), and that the Companies do hereby make, constitute and appoint **ANDREW P THOME** of **CHESTERFIELD Missouri**, their true and lawful Attorney(s)-in-Fact to sign, execute, seal and acknowledge any and all bonds, recognizances, conditional undertakings and other writings obligatory in the nature thereof on behalf of the Companies in their business of guaranteeing the fidelity of persons, guaranteeing the performance of contracts and executing or guaranteeing bonds and undertakings required or permitted in any actions or proceedings allowed by law.

IN WITNESS WHEREOF, the Companies have caused this instrument to be signed, and their corporate seals to be hereto affixed, this **21st** day of **April**, 2021.



State of Connecticut

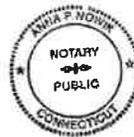
City of Hartford ss.

By: 
Robert L. Raney, Senior Vice President

On this the **21st** day of **April**, 2021, before me personally appeared **Robert L. Raney**, who acknowledged himself to be the Senior Vice President of each of the Companies, and that he, as such, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing on behalf of said Companies by himself as a duly authorized officer.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

My Commission expires the **30th** day of **June**, 2026




Anna P. Nowik, Notary Public

This Power of Attorney is granted under and by the authority of the following resolutions adopted by the Boards of Directors of each of the Companies, which resolutions are now in full force and effect, reading as follows:

RESOLVED, that the Chairman, the President, any Vice Chairman, any Executive Vice President, any Senior Vice President, any Vice President, any Second Vice President, the Treasurer, any Assistant Treasurer, the Corporate Secretary or any Assistant Secretary may appoint Attorneys-in-Fact and Agents to act for and on behalf of the Company and may give such appointee such authority as his or her certificate of authority may prescribe to sign with the Company's name and seal with the Company's seal bonds, recognizances, contracts of indemnity, and other writings obligatory in the nature of a bond, recognizance, or conditional undertaking, and any of said officers or the Board of Directors at any time may remove any such appointee and revoke the power given him or her; and it is

FURTHER RESOLVED, that the Chairman, the President, any Vice Chairman, any Executive Vice President, any Senior Vice President or any Vice President may delegate all or any part of the foregoing authority to one or more officers or employees of this Company, provided that each such delegation is in writing and a copy thereof is filed in the office of the Secretary; and it is

FURTHER RESOLVED, that any bond, recognizance, contract of indemnity, or writing obligatory in the nature of a bond, recognizance, or conditional undertaking shall be valid and binding upon the Company when (a) signed by the President, any Vice Chairman, any Executive Vice President, any Senior Vice President or any Vice President, any Second Vice President, the Treasurer, any Assistant Treasurer, the Corporate Secretary or any Assistant Secretary and duly attested and sealed with the Company's seal by a Secretary or Assistant Secretary; or (b) duly executed (under seal, if required) by one or more Attorneys-in-Fact and Agents pursuant to the power prescribed in his or her certificate or their certificates of authority or by one or more Company officers pursuant to a written delegation of authority; and it is

FURTHER RESOLVED, that the signature of each of the following officers: President, any Executive Vice President, any Senior Vice President, any Vice President, any Assistant Vice President, any Secretary, any Assistant Secretary, and the seal of the Company may be affixed by facsimile to any Power of Attorney or to any certificate relating thereto appointing Resident Vice Presidents, Resident Assistant Secretaries or Attorneys-in-Fact for purposes only of executing and attesting bonds and undertakings and other writings obligatory in the nature thereof, and any such Power of Attorney or certificate bearing such facsimile signature or facsimile seal shall be valid and binding upon the Company and any such power so executed and certified by such facsimile signature and facsimile seal shall be valid and binding on the Company in the future with respect to any bond or understanding to which it is attached.

I, **Kevin E. Hughes**, the undersigned, Assistant Secretary of each of the Companies, do hereby certify that the above and foregoing is a true and correct copy of the Power of Attorney executed by said Companies, which remains in full force and effect.

Dated this **23rd** day of **September**, 2025




Kevin E. Hughes, Assistant Secretary

**To verify the authenticity of this Power of Attorney, please call us at 1-800-421-3880.
Please refer to the above-named Attorney(s)-in-Fact and the details of the bond to which this Power of Attorney is attached.**