

Edison Office Project at Pembroke Pines
Project Name

US00088696SU19A
Bond #

Water/Sewer System
Improvements Constructed

City of Pembroke Pines

MAINTENANCE BOND

KNOW ALL MEN BY THESE PRESENTS: That Pembroke 145 Office, LLC

Address 1776 Peachtree Street NW, Suite 100, Atlanta, GA 30324

As Principals, and XL Specialty Insurance Company
a corporation, existing under the laws of the State of DE 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
Seventy Five Thousand Eight Hundred Twenty and 00/100 dollars(\$ 75,820.00), 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 9th day of May, A.D., 20 19.

SIGNED AND SEALED
IN THE PRESENCE OF:

Pembroke 145 Office, LLC
Principal

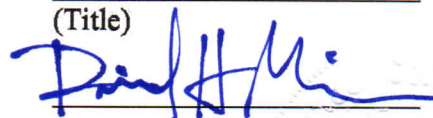
(Title) for the President

(As to Principal)

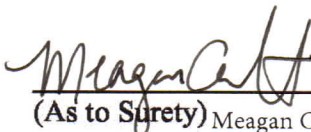
Attested by

XL Specialty Insurance Company
Surety

(Title)



Richard H. Mitchell, Attorney-in-Fact
(Title) for the Surety


(As to Surety) Meagan Calvert, Witness

Mark W. Edwards, II
Attested by

Mark W. Edwards, II, Senior Vice President
(Title)

NOTE: The respective corporate seals should be affixed



Power of Attorney
XL Specialty Insurance Company
XL Reinsurance America Inc.

THIS IS NOT A BOND NUMBER
LIMITED POWER OF ATTORNEY
XL 1604269

KNOW ALL MEN BY THESE PRESENTS: That XL Specialty Insurance Company, a Delaware insurance companies with offices located at 505 Eagleview Blvd., Exton, PA 19341, and XL Reinsurance America Inc., a New York insurance company with offices located at 70 Seaview Avenue, Stamford, CT 06902, do hereby nominate, constitute, and appoint:

Mark W. Edwards, II, Jeffrey M. Wilson, William M. Smith, Richard H. Mitchell, Anna Childress, Robert R. Freel, Alisa B. Ferris, Ronald B. Giadrosich

each its true and lawful Attorney(s)-in-fact to make, execute, attest, seal and deliver for and on its behalf, as surety, and as its act and deed, where required, any and all bonds and undertakings in the nature thereof, for the penal sum of no one of which is in any event to exceed \$100,000,000.00.

Such bonds and undertakings, when duly executed by the aforesaid Attorney (s) - in - Fact shall be binding upon each said Company as fully and to the same extent as if such bonds and undertakings were signed by the President and Secretary of the Company and sealed with its corporate seal.

The Power of Attorney is granted and is signed by facsimile under and by the authority of the following Resolutions adopted by the Board of Directors of each of the Companies on the 26th day of July 2017.

RESOLVED, that Gary Kaplan, Daniel Riordan, Maria Duhart, Gregory Boal and Kevin Mirsch are hereby appointed by the Board as authorized to make, execute, seal and deliver for and on behalf of the Company, any and all bonds, undertakings, contracts or obligations in surety or co-surety with others and that the Secretary or any Assistant Secretary of the Company be and that each of them hereby is authorized to attest the execution of any such bonds, undertakings, contracts or obligations in surety or co-surety and attach thereto the corporate seal of the Company.

RESOLVED, FURTHER, that Gary Kaplan, Daniel Riordan, Maria Duhart, Gregory Boal and Kevin Mirsch each is hereby authorized to execute powers of attorney qualifying the attorney named in the given power of attorney to execute, on behalf of the Company, bonds and undertakings in surety or co-surety with others, and that the Secretary or any Assistant Secretary of the Company be, and that each of them is hereby authorized to attest the execution of any such power of attorney, and to attach thereto the corporate seal of the Company.

RESOLVED, FURTHER, that the signature of such officers named in the preceding resolutions and the corporate seal of the Company may be affixed to such powers of attorney or to any certificate relating thereto by facsimile, and any such power of attorney or certificate bearing such facsimile signatures or facsimile seal shall be thereafter valid and binding upon the Company with respect to any bond, undertaking, contract or obligation in surety or co-surety with others to which it is attached.

IN WITNESS WHEREOF, the XL SPECIALTY INSURANCE COMPANY has caused its corporate seal to be hereunto affixed, and these presents to be signed by its duly authorized officers this April 17th, 2019.



STATE OF PENNSYLVANIA
COUNTY OF CHESTER

XL SPECIALTY INSURANCE COMPANY

by:

Gregory Boal, VICE PRESIDENT

Attest:

Kevin M. Mirsch, ASSISTANT SECRETARY

On this 17th day of April, 2019, before me personally came Gregory Boal to me known, who, being duly sworn, did depose and say: that he is Vice President of XL SPECIALTY INSURANCE COMPANY, described in and which executed the above instrument; that he knows the seals of said Companies; that the seals affixed to the aforesaid instrument is such corporate seals and were affixed thereto by order and authority of the Boards of Directors of said Companies; and that he executed the said instrument by like order.



COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Rebecca C. Shalhoub, Notary Public
Uwchlan Twp., Chester County
My Commission Expires April 28, 2020
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

Rebecca C. Shalhoub, NOTARY PUBLIC

SB0042

STATE OF PENNSYLVANIA
COUNTY OF CHESTER

I, Kevin M. Mirsch, Assistant Secretary of XL SPECIALTY INSURANCE COMPANY, a corporation of the State of Delaware, do hereby certify that the above and forgoing is a full, true and correct copy of a Power of Attorney issued by said Companies, and that I have compared same with the original and that it is a correct transcript therefrom and of the whole of the original and that the said Power of Attorney is still in full force and effect and has not been revoked.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of said Corporation, at the City of Exton, this 9th day of

MAY 2019



Kevin M. Mirsch

Kevin M. Mirsch, ASSISTANT SECRETARY

IN WITNESS WHEREOF, XL REINSURANCE AMERICA INC. has caused its corporate seal to be hereunto affixed, and these presents to be signed by its duly authorized officers this 17th day of April, 2019.



XL REINSURANCE AMERICA INC.

by:

Gregory Boal

Gregory Boal, VICE PRESIDENT

Attest:

Kevin M. Mirsch

Kevin M. Mirsch, ASSISTANT SECRETARY

STATE OF PENNSYLVANIA
COUNTY OF CHESTER

On this 17th day of April, 2019, before me personally came Gregory Boal to me known, who, being duly sworn, did depose and say: that he is Vice President of XL REINSURANCE AMERICA INC., described in and which executed the above instrument; that he knows the seal of said Corporation; that the seal affixed to the aforesaid instrument is such corporate seal and was affixed thereto by order and authority of the Board of Directors of said Corporation, and that he executed the said instrument by like order.

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Rebecca C. Shalhoub, Notary Public
Uwchlan Twp., Chester County
My Commission Expires April 28, 2020

MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

Rebecca C. Shalhoub

Rebecca C. Shalhoub, NOTARY PUBLIC

STATE OF PENNSYLVANIA
COUNTY OF CHESTER

I, Kevin M. Mirsch, Assistant Secretary of XL REINSURANCE AMERICA INC. a corporation of the State of New York, do hereby certify that the person who executed this Power of Attorney, with the rights, respectively of XL REINSURANCE AMERICA INC., do hereby certify that the above and forgoing is a full, true and correct copy of a Power of Attorney issued by said Corporation, and that I have compared same with the original and that it is a correct transcript therefrom and of the whole original and that the said Power of Attorney is still in full force and effect and has not been revoked.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of said Corporation, at the City of Exton, this ___ day of



Kevin M. Mirsch

Kevin M. Mirsch, ASSISTANT SECRETARY

This Power of Attorney may not be used to execute any bond with an inception date

4/17/2024 12:00:00AM

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SB0042



SURETY BOND RIDER

Bond Number: US00088696SU19A

XL Specialty Insurance Company

505 Eagleview Blvd
Exton, PA 19341

535 Springfield Ave, Ste 130
Summit, NJ 07901

To be attached to Bond No. US00088696SU19A issued by XL Specialty Insurance Company (as Surety) in the amount of \$ 75,820.00 dollars, effective the 9th day of May, 2019.

ON BEHALF OF Pembroke 145 Office, LLC

IN FAVOR OF City of Pembroke Pines of Broward County

In consideration of the premium charged for the attached bond, it is mutually understood and agreed by the Principal and the Surety that:

Bond amount is hereby increased from the above to: One Hundred Thousand Seven Hundred Seventy and 95/100 dollars (\$100,770.95).

All other items, limitations and conditions of said bond except as herein expressly modified shall remain unchanged.

This rider shall be effective as of the 22nd day of January, 2020.

Signed, sealed and dated January 22, 2020.

Pembroke 145 Office, LLC

Principal

By: _____

XL SPECIALTY INSURANCE COMPANY

Surety

By: _____

Richard H. Mitchell, Attorney-in-Fact

Accepted:

By: JON E. BREES



Power of Attorney
XL Specialty Insurance Company
XL Reinsurance America Inc.

THIS IS NOT A BOND NUMBER
LIMITED POWER OF ATTORNEY

XL 1607259

KNOW ALL MEN BY THESE PRESENTS: That XL Specialty Insurance Company, a Delaware insurance companies with offices located at 505 Eagleview Blvd., Exton, PA 19341, and XL Reinsurance America Inc., a New York insurance company with offices located at 70 Seaview Avenue, Stamford, CT 06902, do hereby nominate, constitute, and appoint:

Mark W. Edwards, II, Jeffrey M. Wilson, William M. Smith, Richard H. Mitchell, Anna Childress, Robert R. Freel, Ailsa B. Ferris

each its true and lawful Attorney(s)-in-fact to make, execute, attest, seal and deliver for and on its behalf, as surety, and as its act and deed, where required, any and all bonds and undertakings in the nature thereof, for the penal sum of no one of which is in any event to exceed \$100,000,000.00.

Such bonds and undertakings, when duly executed by the aforesaid Attorney (s) - in - Fact shall be binding upon each said Company as fully and to the same extent as if such bonds and undertakings were signed by the President and Secretary of the Company and sealed with its corporate seal.

The Power of Attorney is granted and is signed by facsimile under and by the authority of the following Resolutions adopted by the Board of Directors of each of the Companies on the 26th day of July 2017.

RESOLVED, that Gary Kaplan, Daniel Riordan, Maria Duhart, Gregory Boal and Kevin Mirsch are hereby appointed by the Board as authorized to make, execute, seal and deliver for and on behalf of the Company, any and all bonds, undertakings, contracts or obligations in surety or co-surety with others and that the Secretary or any Assistant Secretary of the Company be and that each of them hereby is authorized to attest the execution of any such bonds, undertakings, contracts or obligations in surety or co-surety and attach thereto the corporate seal of the Company.

RESOLVED, FURTHER, that Gary Kaplan, Daniel Riordan, Maria Duhart, Gregory Boal and Kevin Mirsch each is hereby authorized to execute powers of attorney qualifying the attorney named in the given power of attorney to execute, on behalf of the Company, bonds and undertakings in surety or co-surety with others, and that the Secretary or any Assistant Secretary of the Company be, and that each of them is hereby authorized to attest the execution of any such power of attorney, and to attach thereto the corporate seal of the Company.

RESOLVED, FURTHER, that the signature of such officers named in the preceding resolutions and the corporate seal of the Company may be affixed to such powers of attorney or to any certificate relating thereto by facsimile, and any such power of attorney or certificate bearing such facsimile signatures or facsimile seal shall be thereafter valid and binding upon the Company with respect to any bond, undertaking, contract or obligation in surety or co-surety with others to which it is attached.

IN WITNESS WHEREOF, the XL SPECIALTY INSURANCE COMPANY has caused its corporate seal to be hereunto affixed, and these presents to be signed by its duly authorized officers this November 1st, 2019.



STATE OF PENNSYLVANIA
COUNTY OF CHESTER

XL SPECIALTY INSURANCE COMPANY

by:

Gregory Boal, VICE PRESIDENT

Attest:

Kevin M. Mirsch, ASSISTANT SECRETARY

On this 1st day of November, 2019, before me personally came Gregory Boal to me known, who, being duly sworn, did depose and say: that he is Vice President of XL SPECIALTY INSURANCE COMPANY, described in and which executed the above instrument; that he knows the seals of said Companies; that the seals affixed to the aforesaid instrument is such corporate seals and were affixed thereto by order and authority of the Boards of Directors of said Companies; and that he executed the said instrument by like order.



COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Rebecca C. Shalhoub, Notary Public
Uwchlan Twp., Chester County
My Commission Expires April 28, 2020
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

Rebecca C. Shalhoub, NOTARY PUBLIC

STATE OF PENNSYLVANIA
COUNTY OF CHESTER

I, Kevin M. Mirsch, Assistant Secretary of XL SPECIALTY INSURANCE COMPANY, a corporation of the State of Delaware, do hereby certify that the above and foregoing is a full, true and correct copy of a Power of Attorney issued by said Companies, and that I have compared same with the original and that it is a correct transcript therefrom and of the whole of the original and that the said Power of Attorney is still in full force and effect and has not been revoked.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of said Corporation, at the City of Exton, this 22nd day of

January 2020



Kevin M. Mirsch

Kevin M. Mirsch, ASSISTANT SECRETARY

IN WITNESS WHEREOF, XL REINSURANCE AMERICA INC. has caused its corporate seal to be hereunto affixed, and these presents to be signed by its duly authorized officers this 1st day of November, 2019.



XL REINSURANCE AMERICA INC.

by:

Gregory Boal

Gregory Boal, VICE PRESIDENT

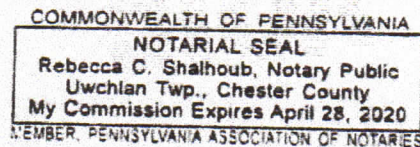
Attest:

Kevin M. Mirsch

Kevin M. Mirsch, ASSISTANT SECRETARY

STATE OF PENNSYLVANIA
COUNTY OF CHESTER

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Rebecca C. Shalhoub

Rebecca C. Shalhoub, NOTARY PUBLIC

STATE OF PENNSYLVANIA
COUNTY OF CHESTER

I, Kevin M. Mirsch, Assistant Secretary of XL REINSURANCE AMERICA INC. a corporation of the State of New York, do hereby certify that the person who executed this Power of Attorney, with the rights, respectively of XL REINSURANCE AMERICA INC., do hereby certify that the above and foregoing is a full, true and correct copy of a Power of Attorney issued by said Corporation, and that I have compared same with the original and that it is a correct transcript therefrom and of the whole original and that the said Power of Attorney is still in full force and effect and has not been revoked.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of said Corporation, at the City of Exton, this ___ day of



Kevin M. Mirsch

Kevin M. Mirsch, ASSISTANT SECRETARY

This Power of Attorney may not be used to execute any bond with an inception date

11/1/2024 12:00:00AM

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SB0042



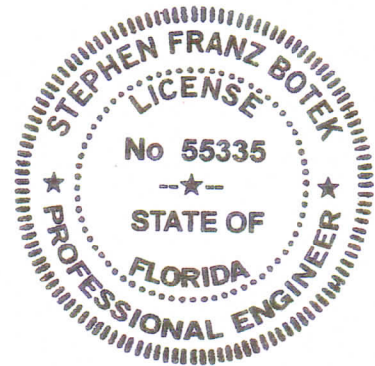
Public Water Main and Sanitary Cost and Quantities

Date: May 6, 2019

BTE Project. No. 16-1204 TPA Edison (Phase 1)

1. 8" PVC Sanitary Sewer = 905.15 LF
2. 6" PVC Sewer Lateral = 362.63 LF
3. Sanitary Sewer Manholes = 6 EA
4. 8" PVC W.M = 3531.82 LF
5. 8" Tapping Valve = 1 EA
6. 8" Gate Valve = 15 EA
7. 8" PVC Fire Line = 50.31 LF
8. 6" Gate Valve = 4 EA
9. 6" DIP Fire Hydrant Assembly = 51.87 LF
10. Fire Hydrant = 5 EA
11. 4" Gate Valve = 1 EA
12. 4" PVC Domestic Water Service = 31.94 LF

Cost - \$ 503,854.76



Signature
8/1/19

