

SUBDIVISION IMPROVEMENTS
PERFORMANCE BOND

KNOW ALL MEN BY THESE PRESENTS:

THAT WE, **JCH NC, LLC**, hereinafter referred to as “Principal”, and **GREAT AMERICAN INSURANCE COMPANY**, hereinafter referred to as “Surety”, are jointly and severally held and firmly bound unto, **VILLAGE OF MARVIN**, hereinafter referred to as “Obligee”, in the sum of two hundred sixty-two thousand three hundred fifty-eight and 00/100 (\$262,358.00), lawful money of the United States of America for the payment of which we jointly and severally bind ourselves, our heirs, administrators, executors, successor and assignees, firmly by these presents.

THE CONDITION OF THE OBLIGATION IS SUCH THAT:

WHEREAS, the above bounden Principal has entered into an agreement with said Obligee to: COMPLETE THE INSTALLATION OF ON-SITE WATER MAIN, SANITARY SEWER, ROAD CONSTRUCTION, SIDEWALK AND GREENWAY CONSTRUCTION, BMP’S AND TREES IN THE ESTATES AT MARVIN BRANCH SUBDIVISION, SAID INSTALLATION TO BE DEEMED COMPLETE WHEN APPROVED BY THE VILLAGE OF MARVIN. IF THE IMPROVEMENTS ARE NOT COMPLETE BY OCTOBER 2, 2024, THE VILLAGE OF MARVIN MAY CALL UPON THIS BOND AS PROVIDED IN 150.091 (b)(3) OF THE VILLAGE OF MARVIN SUBDIVISION ORDINANCE OR-2014-02-02.

NOW, THEREFORE, the condition of the above obligation is such that if the above Principal shall well and truly perform said agreement during the original term thereof or of any extension of said term that may be granted by the Obligee with or without notice to the Surety, then the above obligation shall be null and void; otherwise to remain in full force and effect.

PROVIDED, however, that in the event of a default on the part of the Principal to complete the required improvements, the Surety, shall, if requested by the Village Council, pay all or any portion of the bond to the Village up to the amount needed to complete the improvements based on the Engineer’s estimate. Upon payment, the Village Council, in its discretion, may expend a portion of the funds as it deems necessary to complete all or any portion of the required improvements. The Village shall return to the Surety any funds not spent in completing the improvements. Should the amount of funds needed to complete the installation of all required improvements exceed the amount in the bond, the Principal shall nonetheless be responsible for providing the funds to cover the costs. The Principal shall at all times bear the financial burden for the installation of all required improvements.

IN WITNESS WHEREOF, the Principal and the Surety have executed these presents this 3rd day of October, 2023.

Signed, sealed and delivered in the presence of: Principal:

JCH NC, LLC, a Florida limited liability company

By: 

Name: Amanda Caruso

Title: Vice President

Date: 10/3/2023

Surety:

**GREAT AMERICAN INSURANCE
COMPANY**, a corporation

By: 

Name: Tyler D. DeBord

Title: Attorney-In-Fact

Date: October 3, 2023

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 **THREE**

No. 0 21342

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
STEPHEN PHILLIP FARMER	ALL OF	ALL
TYLER D. DeBORD	DAYTONA BEACH, FLORIDA	\$10,000,000
PAMELA J. THOMPSON		

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 22ND day of JULY, 2019.



Tyler D. DeBord

Assistant Secretary

GREAT AMERICAN INSURANCE COMPANY

Mark V. Vicario

Divisional Senior Vice President

MARK VICARIO (877-377-2405)

STATE OF OHIO, COUNTY OF HAMILTON - ss:

On this 22ND day of JULY, 2019, before me personally appeared MARK VICARIO, 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 Comm. Expires
May 18, 2025

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 3rd day of October, 2023



Stephen C. Beraha

Assistant Secretary

BOND ESTIMATE FOR THE ESTATES AT MARVIN BRANCH PHASE 1 MAP 1

Prepared By: Civil & Environmental Consultants, Inc.

Date: 9/28/2023

UNIT	UNIT COST	QUANTITY	AMOUNT	% COMPLETE	BOND AMOUNT
MOBILIZATION	\$25,000 Is	0.2	\$5,000	80%	\$5,000
EROSION CONTROL	\$167,000 Is	0.25	\$41,750	75%	\$41,750
STORM DRAINAGE	\$42,000 Is	0.25	\$10,500	75%	\$10,500
SITE CONCRETE/BRICK PAVERS	\$198,500 Is	0.47	\$92,500	53%	\$92,500
ROADWAY SUBBASE	\$70,000 Is	0.05	\$3,500	95%	\$3,500
ASPHALT PAVING	\$96,000 Is	0.59	\$56,637	41%	\$56,637
SUBTOTAL:					
			1.25 x BOND AMOUNT		\$209,887
			TOTAL BOND AMOUNT		\$262,358