

MAINTENANCE BOND

Bond No.: CIC1959853

KNOW ALL MEN BY THESE PRESENTS:

That we, JDN Enterprises, LLC, hereinafter called the "Principal", and Capitol Indemnity Corporation, a surety authorized to do business in the State of Florida, hereinafter called "Surety" are held and firmly bound to the City of Port St. Lucie, a municipal corporation hereinafter called the "Obligee" or the "City", in the full and just sum of (One Million, Seven Hundred and Fifty Eight Thousand, Six Hundred and Forty-Three Dollars and Ninety-One Cents) (\$1,758,643.91) lawful money of the United States of America ("Penal Sum"), to be paid to the Obligee, to which payment well and truly to be made, we bind ourselves, our heirs, executors, administrators, successors, and assigns, jointly and severally, firmly by these presents.

WHEREAS, the above bound Principal has obtained approval by the City of a certain subdivision plat known of **SW Anthony F Sansone Sr. Boulevard Phase 3 (PSL P Number P23-167)** located north of the existing SW Anthony F. Sansone Sr. Blvd and,

WHEREAS, the City requires that these presents be executed on or before the final completion and acceptance of said work, it is further understood that this bond shall become effective with the acceptance of the work performed in connection with certain subdivision plat known as **SW Anthony F Sansone Sr. Boulevard Phase 3 (PSL P Number P23-167)**,

WHEREAS, the City shall notify the Principal and the Surety in writing of any defect for which the Principal is responsible and shall specify in the notice a reasonable period of time within which the Principal shall correct the defect. If the Principal fails to correct the defect within the time specified in the notice, then the Surety shall have thirty (30) days after that to take any action it deems necessary to insure the performance of the Principal's obligation. If the defect is not corrected, the City shall have the right to correct the defect, and the Principal and the Surety, jointly and severally, shall pay all costs and expenses incurred by the Obligee in correcting the defect, including and limited to, engineering, legal and other costs, together with any damages which the Obligee may sustain on account of the Principal's failure to correct the defect. In no event will the Surety's obligation under this Bond exceed the Penal Sum.

NOW THEREFORE, THE CONDITION OF THIS OBLIGATION is such that if the Principal shall remedy, without cost to the City, any defects caused by defective or inferior materials or workmanship, which may develop during a period of One (1) year from the date of completion and acceptance of the work performed in connection with certain subdivision plat, then this obligation shall be void; otherwise it shall be and remain in full force and effect.

Any suit under this bond must be instituted before the expiration of one year from completion of the maintenance period.

No right of action shall accrue on this bond to or for the use of any person or corporation other than the Obligee named herein, or the heirs, executors, administrators or successors of the Obligee.

SIGNED, SEALED AND DATED this January 6, 2026

Principal: JDN Enterprises, LLC
Name and Business Type

By:

By: _____

Name, Position Held

DOUGLAS SANSONE
PRINCIPAL

Attest:



Name, Position Held

JOHN BENDIST, COO

(Impressionable corporate seal)

Address:

(Input Mailing Address)

120 S. CENTRAL AVE
SUITE 500
ST. LOUIS, MO 63105

Witnesses:

Surety:

Capitol Indemnity Corporation _____

Surety

By: _____



Meghan Schraer

Print Name

By: _____



Liz Talbott, its Attorney-In-Fact

By: _____



Kathrine Krekeler

Print Name

Address:

P.O. Box 5900, Madison, WI 53705 - 0900

Note: ATTACH STANDARD FORM SHOWING ATTORNEY IN FACT AUTHORIZATION

**CAPITOL INDEMNITY CORPORATION
POWER OF ATTORNEY**

KNOW ALL MEN BY THESE PRESENTS, That the **CAPITOL INDEMNITY CORPORATION**, a corporation of the State of Wisconsin, having its principal offices in the City of Middleton, Wisconsin, does make, constitute and appoint

-----RANDAL NOAH; LIZ TALBOTT; NANCY NEMEC; TAMMY L. MASTERSON; TIFFIANY GOBICH; KELSEY BECKER -----
-----AUDRIA COLEMAN; KATHRINE KREKELER; MARK NELSON; MEGHAN SCHRAER; TRINITY LUKENS; GLADYS D. ROGERS -----

its true and lawful Attorney(s)-in-fact, to make, execute, seal and deliver for and on its behalf, as surety, and as its act and deed, any and all bonds, undertakings and contracts of suretyship, provided that no bond or undertaking or contract of suretyship executed under this authority shall exceed in amount the sum of

----- ALL WRITTEN INSTRUMENTS IN AN AMOUNT NOT TO EXCEED: \$20,000,000.00 -----

This Power of Attorney is granted and is signed and sealed by facsimile under and by the authority of the following Resolution adopted by the Board of Directors of **CAPITOL INDEMNITY CORPORATION** at a meeting duly called and held on the 15th day of May, 2002.

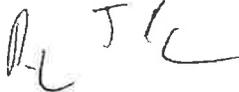
“**RESOLVED**, that the President, Executive Vice President, Vice President, Secretary or Treasurer, acting individually or otherwise, be and they hereby are granted the power and authorization to appoint by a Power of Attorney for the purposes only of executing and attesting bonds and undertakings, and other writings obligatory in the nature thereof, one or more resident vice-presidents, assistant secretaries and attorney(s)-in-fact, each appointee to have the powers and duties usual to such offices to the business of this company; the signature of such officers and seal of the Company may be affixed to any such power 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 valid and binding upon the Company, and any such power so executed and certified by facsimile signatures and facsimile seal shall be valid and binding upon the Company in the future with respect to any bond or undertaking or other writing obligatory in the nature thereof to which it is attached. Any such appointment may be revoked, for cause, or without cause, by any of said officers, at any time.”

In connection with obligations in favor of the Florida Department of Transportation only, it is agreed that the power and authority hereby given to the Attorney-in-Fact includes any and all consents for the release of retained percentages and/or final estimates on engineering and construction contracts required by the State of Florida Department of Transportation. It is fully understood that consenting to the State of Florida Department of Transportation making payment of the final estimate to the Contractor and/or its assignee, shall not relieve this surety company of any of its obligations under its bond.

In connection with obligations in favor of the Kentucky Department of Highways only, it is agreed that the power and authority hereby given to the Attorney-in-Fact cannot be modified or revoked unless prior written personal notice of such intent has been given to the Commissioner – Department of Highways of the Commonwealth of Kentucky at least thirty (30) days prior to the modification or revocation.

IN WITNESS WHEREOF, the **CAPITOL INDEMNITY CORPORATION** has caused these presents to be signed by its officer undersigned and its corporate seal to be hereto affixed duly attested, this 1st day of September, 2022.

Attest:



Ryan J. Byrnes
Senior Vice President,
Chief Financial Officer and Treasurer



Todd Burrick
Chief Underwriting Officer



CAPITOL INDEMNITY CORPORATION


Adam L. Sills
Chief Executive Officer and President

STATE OF WISCONSIN }
COUNTY OF DANE } S.S.:

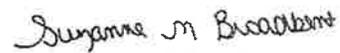
On the 1st day of September, 2022 before me personally came Adam L. Sills, to me known, who being by me duly sworn, did depose and say: that he resides in the County of New York, State of New York; that he is Chief Executive Officer and President of **CAPITOL INDEMNITY CORPORATION**, the corporation described in and which executed the above instrument; that he knows the seal of the said corporation; that the seal affixed to said instrument is such corporate seal; that it was so affixed by order of the Board of Directors of said corporation and that he signed his name thereto by like order.


David J. Regele
Notary Public, Dane Co., WI
My Commission Is Permanent

STATE OF WISCONSIN }
COUNTY OF DANE } S.S.:

I, the undersigned, duly elected to the office stated below, now the incumbent in **CAPITOL INDEMNITY CORPORATION**, a Wisconsin Corporation, authorized to make this certificate, **DO HEREBY CERTIFY** that the foregoing attached Power of Attorney remains in full force and has not been revoked; and furthermore, that the Resolution of the Board of Directors, set forth in the Power of Attorney is now in force.

Signed and sealed at the City of Middleton, State of Wisconsin this 6th day of January, 2026


Suzanne M. Broadbent
Secretary