

April 17, 2025

Ms. Tracy Telle, Engineering Manager  
City of Ft. Pierce Engineering Department  
100 North US #1  
Ft. Pierce, Florida 34950

Subject: Savannah Preserve – Phase 1 (Final Plat) Plat Bond

Dear Ms. Telle:

Attached, please find the required Subdivision Bond for the Savannah Preserve Planned Development project. The amount of this bond is as previously approved by the City.

If you have any questions about this matter, please do not hesitate to let me know.

Sincerely:  
**CULPEPPER & TERPENING, INC.**



Dennis J. Murphy  
Principal Planner

DJM/  
p:\proj-2021\21-054 the preserve at savannah lakes\planning\21-054\_applications - sav preserve 13 - ftp sub - 250417 - plat final ph 1 (bond)\21-064.001\_250417\_ftp pworks, 000, telle, final bond phase 1.docx

**SUBDIVISION BOND**

Bond No. 800192124

**KNOW ALL MEN BY THESE PRESENTS**, THAT WE SK Savannah Lakes LLC, located at 105 NE 1<sup>st</sup> Street, Delray Beach, FL 33444, 561-682-9500, as Principal, and Atlantic Specialty Insurance Company, 605 Highway 169 North, Suite 800, Plymouth, MN 55441 (781) 332-7000, authorized to do business in the State of Florida, as Surety, are held and firmly bound unto City of Fort Pierce as Obligee, in the penal sum of Nine Million Two Hundred Seventy-Nine Thousand Nine Hundred Fifty- Nine and 08/100 (\$9,279,959.08) DOLLARS, lawful money of the United States of America, for the payment of which sum well and truly to be made, we bind ourselves, our heirs, administrators, executors, successors and assigns, jointly and severally, firmly by these presents;

**WHEREAS**, SK Savannah Lakes LLC has agreed to construct in Savannah Preserve, Phase 1 the following improvements: Phase 1 Infrastructure approved by the Obligee;

**NOW, THEREFORE**, the condition of the above obligation is such, that if the said Principal shall construct, or have constructed, the improvements herein described and shall save the Obligee harmless from any loss, cost or damage by reason of its failure to complete said work, then this obligation shall be null and void; otherwise to remain in full force and effect.

**IN WITNESS WHEREOF**, this instrument has been executed by the duly authorized representative of the Principal and the Surety.

Signed, sealed and dated this 14<sup>th</sup> day of April, 2025.

SK Savannah Lakes LLC

By:   
Howard Erbstain, Manager

Atlantic Specialty Insurance Company

By:   
Brook T. Smith, Attorney-in-Fact

(Seal)





# Power of Attorney

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: **Audria R. Ward, Barbara J. Benton, Brett Rosenhaus, Brian S. Turner, Brook T. Smith, Charles J. Nielson, David R. Hoover, Davor Mimica, Deborah S. Neichter, Denise Donelson, Devin J. Phillips, Donald P. Bramlage, Edward T. Ward, F. Danny Gann, James H. Martin, James T. Smith, Jarrett Merlucci, Jason D. Cromwell, Jessica Pamela Reno, Joseph P. Nielson, Justin Vokus, Keith Nicholson, Kevin R. Wojtowicz, Laura D. Mosholder, Michelle D. Liwosz, Patricia Schmaltz, Raymond M. Hundley, Shawn Alan Burton, Tracey C. Brown, William O. Walker**, 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.

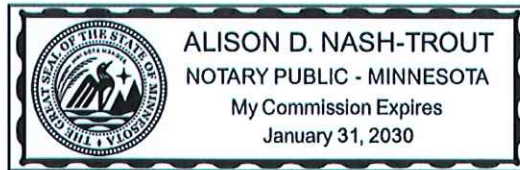
IN WITNESS WHEREOF, ATLANTIC SPECIALTY INSURANCE COMPANY has caused these presents to be signed by an Authorized Officer and the seal of the Company to be affixed this first day of January, 2023.



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 14th day of April, 2025



  
 Kara L.B. Barrow, Secretary

This Power of Attorney expires  
 January 31, 2030