

PERFORMANCE BOND

Additional Original  
BOND NO. 101715724

INSTRUMENT #2026053008  
OR BK 6730 PG 49 - 55 (7 PGS)  
DATE: 4/30/2026 11:45:37 AM  
GARY J. COONEY, CLERK OF THE CIRCUIT COURT  
AND COMPTROLLER, LAKE COUNTY, FLORIDA  
RECORDING FEES \$61.00

**KNOW ALL MEN BY THESE PRESENTS:** that We,

Contractor S.A. Casey Construction, Inc.  
Contractor Address 2822 Commerce Park Drive, Suite 400, Orlando, FL 32819  
Contractor Address 2 \_\_\_\_\_  
Contractor Telephone (407) 240-6775

(hereinafter called the "Principal"), whose principal business address and telephone number is as stated above; and

Surety Merchants National Bonding, Inc.  
Surety Address PO Box 14498, Des Moines, IA 50306-3498  
Surety Address 2 6700 Westown Parkway, West Des Moines, IA 50266-7754  
Surety Phone (515) 243-8171

(hereinafter called the "Surety"), whose principal address and telephone number is as stated above, a surety insurer chartered and existing under the laws of the State of Iowa and authorized to do business in the State of Florida; are held and firmly bound unto Lake County Board of County Commissioners, Lake County, Florida (hereinafter called the "Obligee"), whose principal address is P.O. Box 7800, Tavares, Florida 32778, and whose principal telephone number is (352) 343-9800, in the sum of

Four Million Two Hundred Eighty Thousand and 00/100 Dollars-----  
(\$4,280,000.00-----) for payment of which we bind ourselves, our heirs, our legal representatives, our successors and our assignees, jointly and severally.

**WHEREAS**, Principal has entered into a contract with Obligee for Green Mountain Scenic Byway Overlook & Trailhead Second Tower Construction\* Contract No. ITB #26-411 in accordance with drawings and specifications, which contract is incorporated herein by reference and made a part hereof, and is referred to as the Contract.

**NOW THEREFORE, THE CONDITION OF THIS BOND** are such that if Principal:

1. Fully, promptly, and faithfully performs the Contract at the times and in the manner prescribed in the Contract, including all obligations imposed by the Contract documents, specifications, and changes orders;
2. Pays Obligee any and all losses, damages, costs and attorneys' fees, including appellate proceedings, that Obligee sustains because of any default by Principal under the Contract, including, but not limited to, all delay damages, whether liquidated or actual, incurred by Obligee;
3. Performs the guarantee of all work and materials furnished under the Contract for the time specified in the Contract; and
4. Promptly make all payments to all persons defined in Section 713.01, Florida Statutes, as amended, whose claims derive directly or indirectly from the prosecution of the work provided for in the Contract;

then this bond shall be void; otherwise it remains in full force and effect.

\*20700 County Road 455, Minneola, FL 34715

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The Surety, for value received, hereby stipulates and agrees that no changes, extensions of time, alterations or additions to the terms of the Contract or other work to be performed hereunder, or the specifications referred to therein shall in any way affect Surety's obligation under this bond, and it does hereby waive notice of any such changes, extensions of time, alterations or additions to the terms of the Contract or to work or to the specifications.

This instrument shall be construed in all respects as a statutory bond. It is expressly understood the time provisions and statute of limitations under Section 255.05, Florida Statutes, as amended, shall apply to this bond.

By execution of this bond, the Surety acknowledges that it has read the Surety qualifications and obligations imposed by the Contract and hereby satisfies those conditions.

The parties agree that this public performance bond and any claims instituted under this bond shall be governed by the laws, rules and regulations of the State of Florida and venue shall be in a court of competent jurisdiction in and for Lake County, Florida.

**IN WITNESS WHEREOF**, the above bounded parties have executed this instrument on the day and year below mentioned, the name of each party being affixed and these presents duly signed by its/their undersigned representative(s), pursuant to authority of its governing body.

Signed, sealed and delivered  
in the presence of:

**Contractor, as PRINCIPAL:**

Company: S.A. Casey Construction, Inc.

By: [Signature]  
(Authorized Signature)

Printed Name: VP Ian Casey

Title: VP  
Date: 4/22/2026

[Signature]  
#1 Witness as to Principal

[Signature]  
#2 Witness as to Principal

STATE OF FLORIDA  
COUNTY OF Orange

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 22<sup>nd</sup> day of April, 2026 by Ian Casey as Vice President for S.A. Casey Construction.

Personally Known OR Produced Identification  
Type of Identification Produced \_\_\_\_\_

[Signature]  
(Notary Signature)

(SEAL)



SYDNEY RUTH  
Commission # HH 740316  
Expires November 13, 2029

Additional Original  
BOND NO. 101715724

**SURETY:**

Company: Merchants National Bonding, Inc.

N/A  
#1 Witness as to Surety

By: N/A  
(Authorized Signature)

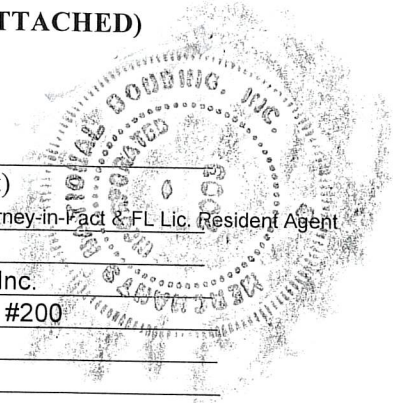
N/A  
#2 Witness as to Surety

Printed Name: N/A  
Title: N/A  
Date: N/A

**OR BY ATTORNEY IN FACT (POWER OF ATTORNEY MUST BE ATTACHED)**

Olivia Golecki  
#1 Witness as Attorney In Fact Olivia Golecki  
Migdiel Burgos  
#2 Witness as Attorney In Fact Migdiel Burgos

By: Sarah K O'Linn  
(As Attorney In Fact)  
Printed Name: Sarah K. O'Linn\*, Attorney-in-Fact & FL Lic. Resident Agent  
Date: April 8th, 2026  
Address: \*Florida Surety Bonds, Inc.  
620 N. Wymore Rd., #200  
Maitland, FL 32751  
Phone: (407) 786-7770

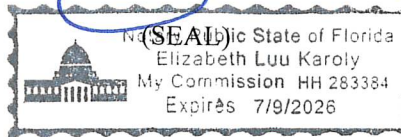


STATE OF FLORIDA  
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 8th day of April, 2026, by Sarah K. O'Linn as Attorney-in-Fact for Merchants National Bonding, Inc.

Personally Known OR Produced Identification  
Type of Identification Produced N/A

Elizabeth Luu Karoly  
(Notary Signature) Elizabeth Luu Karoly



**PAYMENT BOND**

Additional Original

**BOND NO.** 101715724

**KNOW ALL MEN BY THESE PRESENTS:** that We,

Contractor S.A. Casey Construction, Inc.

Contractor Address 2822 Commerce Park Drive, Suite 400, Orlando, FL 32819

Contractor Address 2 \_\_\_\_\_

Contractor Telephone (407) 240-6775

(hereinafter called the "Principal"), whose principal business address and telephone number is as stated above; and

Surety Merchants National Bonding, Inc.

Surety Address PO Box 14498, Des Moines, IA 50306-3498

Surety Address 2 6700 Westown Parkway, West Des Moines, IA 50266-7754

Surety Phone (515) 243-8171

(hereinafter called the "Surety"), whose principal address and telephone number is as stated above, a surety insurer chartered and existing under the laws of the State of Iowa and authorized to do business in the State of Florida; are held and firmly bound unto Lake County Board of County Commissioners, Lake County, Florida (hereinafter called the "Obligee"), whose principal address is P.O. Box 7800, Tavares, Florida 32778, and whose principal telephone number is (352) 343-9800, in the sum of Four Million Two Hundred Eighty Thousand and 00/100 Dollars

(\$ 4,280,000.00)

for payment of which we bind ourselves, our heirs, our legal representatives, our successors and our assignees, jointly and severally.

**WHEREAS,** Principal and Obligee as Owner have reached a mutual agreement for ITB #26-411, Green Mountain Scenic Byway Overlook & Trailhead Second Tower Construction\* (hereinafter referred to as the "Contract") which conditions and provisions as are further described in the aforementioned Contract, which said Contract being made a part of this Bond by this reference for the purpose of perfecting this Bond.

**NOW THEREFORE, THE CONDITIONS OF THIS BOND** are such that if Principal:

1. Shall promptly make payments to all claimants as defined in Section 255.05(1), Florida Statutes, as amended, supplying the Principal with labor, materials or supplies, as used directly or indirectly by the Principal in the prosecution of the work provided for in the Contract; and
2. Shall pay the Obligee for all losses, damages, expenses, costs and attorneys' fees, including those resulting from appellate proceedings, that the Obligee sustains because of a default by the Principal in contravention to the Contract in regard to payment for such labor, materials, or supplies furnished to the Principal;

then this bond shall be void; otherwise this Bond remains in full force and effect.

\*20700 County Road 455, Minneola, FL 34715

Additional Original  
BOND NO. 101715724

**BE IT FURTHER KNOWN AND AGREED TO BY THE PARTIES THAT:**

1. Any changes in or under the Contract and compliance or noncompliance with any formalities connected with the said Contract or alterations which may be made in the terms of the said Contract, or in the work to be done under it, or the giving by the Obligee of any extension of time for the performance of the said Contract, or any other forbearance on the part of the Obligee or Principal to the other, shall not in any way release the Principal and the Surety, or either of them, their heirs, personal representatives, successors or assigns from liability hereunder, notice to the Surety of any such changes, alterations, extensions or forbearance being hereby waived.
2. Certain claimants seeking the protection of this Bond must timely comply with the strict requirements set forth in Section 255.05, Florida Statutes, as amended, and as otherwise provided by law.
3. The Provisions of this bond are subject to the limitations of Section 255.05(2), Florida Statutes, as amended.

By execution of this bond, the Surety acknowledges that it has read the Surety qualifications and obligations imposed by the Contract and hereby satisfies those conditions.

The parties agree that this public bond and any claims instituted under this bond shall be governed by the laws, rules and regulations of the State of Florida and venue shall be in a court of competent jurisdiction in and for Lake County, Florida.

**IN WITNESS WHEREOF**, the above bounded parties have executed this instrument on the day and year below mentioned, the name of each party being affixed and these presents duly signed by its/their undersigned representative(s), pursuant to authority of its governing body.

Signed, sealed and delivered  
in the presence of:

*[Handwritten signature]*

#1 Witness as to Principal

*[Handwritten signature]*

#2 Witness as to Principal

**Contractor, as PRINCIPAL:**

Company: S.A. Casey Construction, Inc.

By: *[Handwritten signature]*  
(Authorized Signature)

Printed Name: VP Ian Casey

Title: VP  
Date: 4/22/2026

STATE OF FLORIDA  
COUNTY OF Orange

The foregoing instrument was acknowledged before me by means of  physical presence or  on life notarization, this 22<sup>nd</sup> day of April, 2026 by Ian Casey as Vice President for S.A. Casey Construction.

Personally Known OR Produced Identification  
Type of Identification Produced \_\_\_\_\_

*[Handwritten signature]*  
(Notary Signature)

(SEAL)



SYDNEY RUTH  
Commission # HH 740316  
Expires November 13, 2029

Additional Original  
BOND NO. 101715724

**SURETY:**

Company: Merchants National Bonding, Inc.

N/A  
#1 Witness as to Surety

By: N/A  
(Authorized Signature)

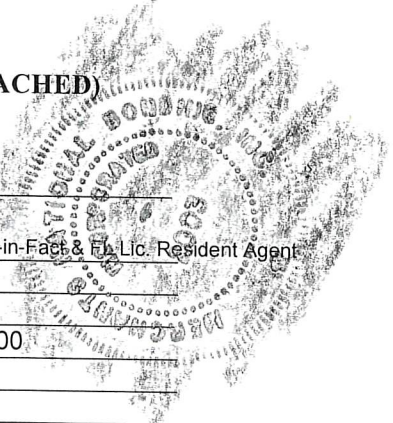
N/A  
#2 Witness as to Surety

Printed Name: N/A  
Title: N/A  
Date: N/A

**OR BY ATTORNEY IN FACT (POWER OF ATTORNEY MUST BE ATTACHED)**

Olivia Golecki  
#1 Witness as Attorney In Fact Olivia Golecki  
Migdiel Burgos  
#1 Witness as Attorney In Fact Migdiel Burgos

By: Sarah K O'Linn  
(As Attorney In Fact)  
Printed Name: Sarah K. O'Linn\*, Attorney-in-Fact & FL Lic. Resident Agent  
Date: April 8th, 2026  
Address: \*Florida Surety Bonds, Inc.  
620 N. Wymore Rd., #200  
Maitland, FL 32751  
Phone: (407) 786-7770

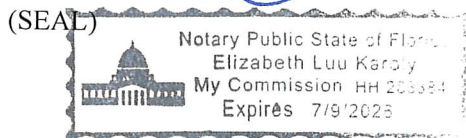


STATE OF FLORIDA  
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 8th day of April, 2026, by Sarah K. O'Linn as Attorney-in-Fact for Merchants National Bonding, Inc.

Personally Known OR Produced Identification  
Type of Identification Produced N/A

Elizabeth Luu Karoly  
(Notary Signature) Elizabeth Luu Karoly



# MERCHANTS BONDING COMPANY™

## POWER OF ATTORNEY

Know All Persons By These Presents, that MERCHANTS BONDING COMPANY (MUTUAL) and MERCHANTS NATIONAL BONDING, INC., both being corporations of the State of Iowa, d/b/a Merchants National Indemnity Company (in California only) (herein collectively called the "Companies") do hereby make, constitute and appoint, individually,

Cheryl A Foley; Emily J Golecki; Jeffrey W Reich; Kim E Niv; Lisa A Roseland; Nathan K Reich; Robert P Olinn; Sarah K Olinn; Sonja Amanda Floree Harris; Susan L Reich; Teresa L Durham

their true and lawful Attorney(s)-in-Fact, to sign its name as surety(ies) and to execute, seal and acknowledge any and all bonds, undertakings, contracts and other written instruments 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.

This Power-of-Attorney is granted and is signed and sealed by facsimile under and by authority of the following By-Laws adopted by the Board of Directors of Merchants Bonding Company (Mutual) on April 23, 2011 and amended August 14, 2015 and April 27, 2024 and adopted by the Board of Directors of Merchants National Bonding, Inc., on October 16, 2015 and amended on April 27, 2024.

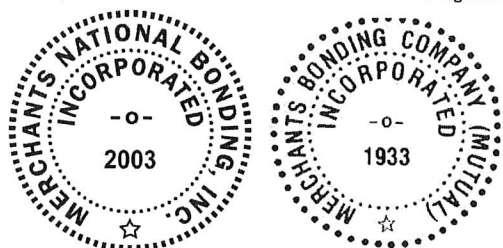
"The President, Secretary, Treasurer, or any Assistant Treasurer or any Assistant Secretary or any Vice President shall have power and authority to appoint Attorneys-in-Fact, and to authorize them to execute on behalf of the Company, and attach the seal of the Company thereto, bonds and undertakings, recognizances, contracts of indemnity and other writings obligatory in the nature thereof."

"The signature of any authorized officer and the seal of the Company may be affixed by facsimile or electronic transmission to any Power of Attorney or Certification thereof authorizing the execution and delivery of any bond, undertaking, recognizance, or other suretyship obligations of the Company, and such signature and seal when so used shall have the same force and effect as though manually fixed."

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 Companies have caused this instrument to be signed and sealed this 24th day of March, 2025.



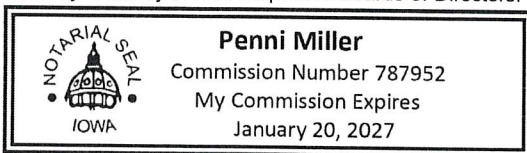
MERCHANTS BONDING COMPANY (MUTUAL)  
MERCHANTS NATIONAL BONDING, INC.  
d/b/a MERCHANTS NATIONAL INDEMNITY COMPANY

By

President

STATE OF IOWA  
COUNTY OF DALLAS ss.

On this 24th day of March, 2025, before me appeared Larry Taylor, to me personally known, who being by me duly sworn did say that he is President of MERCHANTS BONDING COMPANY (MUTUAL) and MERCHANTS NATIONAL BONDING, INC.; and that the seals affixed to the foregoing instrument are the Corporate Seals of the Companies; and that the said instrument was signed and sealed in behalf of the Companies by authority of their respective Boards of Directors.



(Expiration of notary's commission does not invalidate this instrument)

Notary Public

I, Elisabeth Sandersfeld, Secretary of MERCHANTS BONDING COMPANY (MUTUAL) and MERCHANTS NATIONAL BONDING, INC., do hereby certify that the above and foregoing is a true and correct copy of the POWER-OF-ATTORNEY executed by said Companies, which is still in full force and effect and has not been amended or revoked.

In Witness Whereof, I have hereunto set my hand and affixed the seal of the Companies on this 8<sup>th</sup> day of April, 2026.



Secretary