

BOARD OF PUBLIC WORKS AND SAFETY
Agenda Request Form

(Form B-01-2012)

Organizations and individuals are asked to submit a request form and supporting documents to be placed on the agenda. You will be contacted by the City confirming the date of the meeting in which your request will be heard. Please make sure that your contact information is accurate in case we need to get in touch with you. The Board of Works meets on the 1st and 3rd Monday of each month at 5:00 p.m. in City Hall located at 70 E. Monroe Street.

Date Submitted:	May 15, 2024	Meeting Date:	May 20, 2024
Contact Information:			
Requested by:	Joanna Tennell		
On Behalf of Organization or Individual:		Platinum Properties Management Company, LLC	
Telephone:	317-736-3631		
Email address:	jtennell@franklin.in.gov		
Mailing Address:	70 E. Monroe Street, Franklin, IN 46131		
Describe Request:			
Approval and acceptance of Subdivision Performance and Maintenance Bonds and Secondary Plat for Kingsbridge, Sec. 1:			
Performance Bonds: 5361489: Erosion Control - \$246,106.20 4531760: Storm sewers, swales & underdrains - \$576,374.34 5361494: Survey monuments - \$26,760.00 5361495: Street signs - \$14,502.00 5361496: Park improvements pursuant to Kingsbridge Park Development Agreement - \$391,320.00 5681017: Lift station - \$156,000.00			
Maintenance Bonds: 5072787: Earthwork - \$84,214.31 5361490: Sanitary sewers - \$150,649.13 5361491: Streets - \$195,558.13 5361492: Sidewalks - \$8,360.00 5361493: Plantings & mounding - \$4,750.00			
List Supporting Documentation Provided:			
1. Subdivision Performance & Maintenance Bonds			
2. Original plat for signature to be provided at meeting			
Who will present the request?			
Name:	Joanna Tennell	Telephone:	317-736-3631

In order for an individual and/or agency to be considered for new business on the Board of Works agenda, this reservation form and supporting documents must be received in the Mayor's office no later than 4:00 p.m. on the Wednesday before the meeting.



Subdivision Performance Bond

Bond Number 5361489
Project Name Kingsbridge, Section 1
Improvements Erosion Control

KNOW ALL MEN BY THESE PRESENTS, that We, the undersigned,
Developer's Company Name Platinum Properties Management Company, LLC as Principal
Developer's Company Address 9757 Westpoint Drive, Suite 600, Indianapolis, Indiana 46256 and
Surety Company Name Great American Insurance Company
Surety Company Address 12906 Shelbyville Road, Suite 100, Louisville, KY 40243 as Surety are held and firmly bound
unto the City of Franklin, Indiana, in the penal sum of (See below) DOLLARS, \$246,106.20
for the payment of which we bind ourselves, our heirs, executors, administrators and assigns.
(Two Hundred Forty-six Thousand One Hundred Six and 20/100ths)

SEALED AND DATED THIS 12th DAY OF April, 2024. THE CONDITIONS OF THE
ABOVE OBLIGATION ARE SUCH THAT:

WHEREAS, (Kingsbridge, Section 1 - Erosion Control

) have not been improved as required by the regulations and procedures of the City of Franklin, Indiana.

Platinum Properties

Kingsbridge, Section 1 - Erosion

NOW, THEREFORE, if said Management Company, LLC shall construct said Control according
to specifications and regulations of the City of Franklin, Indiana, and comply with all the provisions of the ordinances, rules
and regulations of the City of Franklin, Indiana, in relation to the mode, manner or form in which said work shall be done,
and shall pay and save the City of Franklin, Indiana, against loss of damage which may arise by reason of delay in
completion of said work, by reason of the manner in which said work is done or the quality of the materials furnished being
in violation of the requirements of any law of the State of Indiana, or any ordinance of the City of Franklin, Indiana, controlling
such work, then this obligation to be void; otherwise to be and remain in full force and effect. This performance bond shall
be and remain in full force and effect until such time it is officially released by the Board of Public Works and Safety, City of
Franklin, Indiana.

BY: *Developer's Company Name (printed)* Platinum Properties Management Company, LLC
Signature for Developer's Company Steven R. Edwards
Signatory Name & Title (printed) STEVEN R. EDWARDS CHIEF FINANCIAL OFFICER

BY: *Surety Company Name* Great American Insurance Company
Signature of Attorney-in-Fact Brenda Johnston
Attorney-in-Fact (printed) Brenda Johnston

Accepted by the Franklin Board of Public Works and Safety this ____ day of _____, 20 ____.

Steve Barnett, Board Member

Ken Austin, Board Member

Tina Gross, Board Member

ATTEST:

Jan Jones, Clerk-Treasurer

Released by the Franklin Board of Public Works and Safety this ____ day of _____, 20 ____.

Board Member

Board Member

Board Member

ATTEST:

Clerk-Treasurer

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 TWELVE

No. 0 22228

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
MICHAEL J. MARSELLA	GINGER J. KRAHN	ALL
MICHAEL H. BILL	ROBERT BAUMGARTNER	\$100,000,000
EDWARD L. MOURNIGHAN	KIMBERLY E. KINKEAD	
BRENDA JOHNSTON	REBECCA A. VIRT	
CYNTHIA L. JENKINS	CINDY L. STELLHORN	
ELEXIS RICHARDS	EMILY DAUGHETEE	

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 11TH day of AUGUST, 2023.

Attest

GREAT AMERICAN INSURANCE COMPANY



Atty L C. B.

Assistant Secretary

Mark V. Vicario

Divisional Senior Vice President

STATE OF OHIO, COUNTY OF HAMILTON - ss:

MARK VICARIO (877-377-2405)

On this 11TH day of AUGUST, 2023, 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 12th day of April, 2024



Atty L C. B.

Assistant Secretary



Subdivision Performance Bond

Bond Number 4531760
Project Name Kingsbridge, Section 1
Improvements Storm Sewers, Swales & Underdrains

KNOW ALL MEN BY THESE PRESENTS, that We, the undersigned,
Developer's Company Name Platinum Properties Management Company, LLC as Principal
Developer's Company Address 9757 Westpoint Drive, Suite 600, Indianapolis, Indiana 46256 and
Surety Company Name Great American Insurance Company
Surety Company Address 12906 Shelbyville Road, Suite 100, Louisville, KY 40243 as Surety are held and firmly bound
unto the City of Franklin, Indiana, in the penal sum of (See below) DOLLARS, \$576,374.34
for the payment of which we bind ourselves, our heirs, executors, administrators and assigns.

(Five Hundred Seventy-six Thousand Three Hundred Seventy-Four and 34/100ths)

SEALED AND DATED THIS 12th DAY OF April, 2024. THE CONDITIONS OF THE
ABOVE OBLIGATION ARE SUCH THAT:

WHEREAS, (Kingsbridge, Section 1 - Storm Sewers, Swales & Underdrains

) have not been improved as required by the regulations and procedures of the City of Franklin, Indiana.

Platinum Properties

Kingsbridge, Section 1

NOW, THEREFORE, if said Management Company, LLC shall construct said Storm Sewers, Swales & Underdrains according to specifications and regulations of the City of Franklin, Indiana, and comply with all the provisions of the ordinances, rules and regulations of the City of Franklin, Indiana, in relation to the mode, manner or form in which said work shall be done, and shall pay and save the City of Franklin, Indiana, against loss of damage which may arise by reason of delay in completion of said work, by reason of the manner in which said work is done or the quality of the materials furnished being in violation of the requirements of any law of the State of Indiana, or any ordinance of the City of Franklin, Indiana, controlling such work, then this obligation to be void; otherwise to be and remain in full force and effect. This performance bond shall be and remain in full force and effect until such time it is officially released by the Board of Public Works and Safety, City of Franklin, Indiana.

BY: Developer's Company Name (printed) Platinum Properties Management Company, LLC
Signature for Developer's Company Steven R. Edwards
Signatory Name & Title (printed) STEVEN R. EDWARDS CHIEF FINANCIAL OFFICER

BY: Surety Company Name Great American Insurance Company
Signature of Attorney-in-Fact Brenda Johnston
Attorney-in-Fact (printed) Brenda Johnston

Accepted by the Franklin Board of Public Works and Safety this ____ day of _____, 20 ____.

Steve Barnett, Board Member

Ken Austin, Board Member

Tina Gross, Board Member

ATTEST:

Jan Jones, Clerk-Treasurer

Released by the Franklin Board of Public Works and Safety this ____ day of _____, 20 ____.

Board Member

Board Member

Board Member

ATTEST:

Clerk-Treasurer

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this power of attorney is not more than TWELVE

No. 0 22228

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Name	Address	Limit of Power
MICHAEL J. MARSELLA	GINGER J. KRAHN	ALL OF
MICHAEL H. BILL	ROBERT BAUMGARTNER	CARMEL, INDIANA
EDWARD L. MOURNIGHAN	KIMBERLY E. KINKEAD	
BRENDA JOHNSTON	REBECCA A. VIRT	
CYNTHIA L. JENKINS	CINDY L. STELLHORN	
ELEXIS RICHARDS	EMILY DAUGHETEE	

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 11TH day of AUGUST, 2023.

Attest

GREAT AMERICAN INSURANCE COMPANY



Stephen C. Beraha

Assistant Secretary

Mark Vicario

Divisional Senior Vice President

STATE OF OHIO, COUNTY OF HAMILTON - ss:

MARK VICARIO (877-377-2405)

On this 11TH day of AUGUST, 2023, 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

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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 12th day of April, 2024



Stephen C. Beraha

Assistant Secretary



Subdivision Performance Bond

Bond Number 5361494
Project Name Kingsbridge, Section 1
Improvements Survey Monuments

KNOW ALL MEN BY THESE PRESENTS, that We, the undersigned,
Developer's Company Name Platinum Properties Management Company, LLC as Principal
Developer's Company Address 9757 Westpoint Drive, Suite 600, Indianapolis, Indiana 46256 and
Surety Company Name Great American Insurance Company
Surety Company Address 12906 Shelbyville Road, Suite 100, Louisville, KY 40243 as Surety are held and firmly bound
unto the City of Franklin, Indiana, in the penal sum of (See below) DOLLARS, \$26,760.00
for the payment of which we bind ourselves, our heirs, executors, administrators and assigns.
(Twenty-Six Thousand Seven Hundred Sixty and 00/100ths)

SEALED AND DATED THIS 12th DAY OF April, 2024. THE CONDITIONS OF THE
ABOVE OBLIGATION ARE SUCH THAT:

WHEREAS, (Kingsbridge, Section 1 - Survey Monuments

) have not been improved as required by the regulations and procedures of the City of Franklin, Indiana.

Platinum Properties

Kingsbridge, Section 1 -

NOW, THEREFORE, if said Management Company, LLC shall construct said Survey Monuments according
to specifications and regulations of the City of Franklin, Indiana, and comply with all the provisions of the ordinances, rules
and regulations of the City of Franklin, Indiana, in relation to the mode, manner or form in which said work shall be done,
and shall pay and save the City of Franklin, Indiana, against loss of damage which may arise by reason of delay in
completion of said work, by reason of the manner in which said work is done or the quality of the materials furnished being
in violation of the requirements of any law of the State of Indiana, or any ordinance of the City of Franklin, Indiana, controlling
such work, then this obligation to be void; otherwise to be and remain in full force and effect. This performance bond shall
be and remain in full force and effect until such time it is officially released by the Board of Public Works and Safety, City of
Franklin, Indiana.

Developer's Company Name (printed) Platinum Properties Management Company, LLC
BY: Signature for Developer's Company Steve R. Edwards
Signatory Name & Title (printed) STEVEN R. EDWARDS CHIEF FINANCIAL OFFICER
Surety Company Name Great American Insurance Company
BY: Signature of Attorney-in-Fact Brenda Johnston
Attorney-in-Fact (printed) Brenda Johnston

Accepted by the Franklin Board of Public Works and Safety this ____ day of _____, 20 ____.

Steve Barnett, Board Member

Ken Austin, Board Member

Tina Gross, Board Member

ATTEST:

Jan Jones, Clerk-Treasurer

Released by the Franklin Board of Public Works and Safety this ____ day of _____, 20 ____.

Board Member

Board Member

Board Member

ATTEST:

Clerk-Treasurer

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this power of attorney is not more than TWELVE

No. 0 22228

POWER OF ATTORNEY

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Name	Address	Limit of Power
MICHAEL J. MARSELLA	GINGER J. KRAHN	ALL
MICHAEL H. BILL	ROBERT BAUMGARTNER	\$100,000,000
EDWARD L. MOURNIGHAN	KIMBERLY E. KINKEAD	
BRENDA JOHNSTON	REBECCA A. VIRT	
CYNTHIA L. JENKINS	CINDY L. STELLHORN	
ELEXIS RICHARDS	EMILY DAUGHETEE	

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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 11TH day of AUGUST, 2023.

GREAT AMERICAN INSURANCE COMPANY



Atty L C. B.

Assistant Secretary

Mark V. Vicario

Divisional Senior Vice President

STATE OF OHIO, COUNTY OF HAMILTON - ss:

On this 11TH day of AUGUST, 2023, 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.

MARK VICARIO (877-377-2405)



SUSAN A KOHORST
Notary Public
State of Ohio
My Comm. Expires
May 18, 2025

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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 12th day of April, 2024



Atty L C. B.

Assistant Secretary



Subdivision Performance Bond

Bond Number 5361495
Project Name Kingsbridge, Section 1
Improvements Street Signs

KNOW ALL MEN BY THESE PRESENTS, that We, the undersigned,
Developer's Company Name Platinum Properties Management Company, LLC as Principal
Developer's Company Address 9757 Westpoint Drive, Suite 600, Indianapolis, Indiana 46256 and
Surety Company Name Great American Insurance Company
Surety Company Address 12906 Shelbyville Road, Suite 100, Louisville, KY 40243 as Surety are held and firmly bound
unto the City of Franklin, Indiana, in the penal sum of (See below) DOLLARS, \$14,502.00
for the payment of which we bind ourselves, our heirs, executors, administrators and assigns.
(Fourteen Thousand Five Hundred Two and 00/100ths)

SEALED AND DATED THIS 12th DAY OF April, 2024. THE CONDITIONS OF THE
ABOVE OBLIGATION ARE SUCH THAT:

WHEREAS, (Kingsbridge, Section 1 - Street Signs

) have not been improved as required by the regulations and procedures of the City of Franklin, Indiana.

Platinum Properties

Kingsbridge, Section 1 -

NOW, THEREFORE, if said Management Company, LLC shall construct said Street Signs according
to specifications and regulations of the City of Franklin, Indiana, and comply with all the provisions of the ordinances, rules
and regulations of the City of Franklin, Indiana, in relation to the mode, manner or form in which said work shall be done,
and shall pay and save the City of Franklin, Indiana, against loss of damage which may arise by reason of delay in
completion of said work, by reason of the manner in which said work is done or the quality of the materials furnished being
in violation of the requirements of any law of the State of Indiana, or any ordinance of the City of Franklin, Indiana, controlling
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be and remain in full force and effect until such time it is officially released by the Board of Public Works and Safety, City of
Franklin, Indiana.

Developer's Company Name (printed) Platinum Properties Management Company, LLC
BY: Signature for Developer's Company STEVEN R EDWARDS
Signatory Name & Title (printed) CHIEF FINANCIAL OFFICER
Surety Company Name Great American Insurance Company
BY: Signature of Attorney-in-Fact Elexis Richards
Attorney-in-Fact (printed) Elexis Richards

Accepted by the Franklin Board of Public Works and Safety this ____ day of _____, 20 ____.

Steve Barnett, Board Member Ken Austin, Board Member Tina Gross, Board Member

ATTEST: _____
Jan Jones, Clerk-Treasurer

Released by the Franklin Board of Public Works and Safety this ____ day of _____, 20 ____.

Board Member Board Member Board Member

ATTEST: _____
Clerk-Treasurer

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Atty L C B

Assistant Secretary

Mark V Vicario

Divisional Senior Vice President

STATE OF OHIO, COUNTY OF HAMILTON - ss:

MARK VICARIO (877-377-2405)

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Signed and sealed this 12th day of April, 2024



Atty L C B

Assistant Secretary



Subdivision Performance Bond

Bond Number 5361496
Project Name Kingsbridge
Improvements Park Improvements pursuant to Kingsbridge

Park Development Agreement

KNOW ALL MEN BY THESE PRESENTS, that We, the undersigned,
Developer's Company Name Platinum Properties Management Company, LLC as Principal
Developer's Company Address 9757 Westpoint Drive, Suite 600, Indianapolis, Indiana 46256 and
Surety Company Name Great American Insurance Company
Surety Company Address 12906 Shelbyville Road, Suite 100, Louisville, KY 40243 as Surety are held and firmly bound
unto the City of Franklin, Indiana, in the penal sum of (See below) _____ DOLLARS, \$391,320.00
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ABOVE OBLIGATION ARE SUCH THAT:

WHEREAS, (Kingsbridge - Park Improvements pursuant to Kingsbridge Park Development Agreement

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NOW, THEREFORE, if said Platinum Properties Park Improvements pursuant to Kingsbridge
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be and remain in full force and effect until such time it is officially released by the Board of Public Works and Safety, City of
Franklin, Indiana.

BY: *Developer's Company Name (printed)* Platinum Properties Management Company, LLC
Signature for Developer's Company Steven R. Edwards
Signatory Name & Title (printed) STEVEN R. EDWARDS CHIEF FINANCIAL OFFICER

BY: *Surety Company Name* Great American Insurance Company
Signature of Attorney-in-Fact Brenda Johnston
Attorney-in-Fact (printed) Brenda Johnston

Accepted by the Franklin Board of Public Works and Safety this _____ day of _____, 20____.

Steve Barnett, Board Member Ken Austin, Board Member Tina Gross, Board Member

ATTEST: _____
Jan Jones, Clerk-Treasurer

Released by the Franklin Board of Public Works and Safety this _____ day of _____, 20____.

Board Member Board Member Board Member

ATTEST: _____
Clerk-Treasurer

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 TWELVE

No. 0 22228

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
MICHAEL J. MARSELLA	GINGER J. KRAHN	ALL
MICHAEL H. BILL	ROBERT BAUMGARTNER	\$100,000,000
EDWARD L. MOURNIGHAN	KIMBERLY E. KINKEAD	
BRENDA JOHNSTON	REBECCA A. VIRT	
CYNTHIA L. JENKINS	CINDY L. STELLHORN	
ELEXIS RICHARDS	EMILY DAUGHETEE	

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 11TH day of AUGUST, 2023

Attest

GREAT AMERICAN INSURANCE COMPANY



Atty L C B

Assistant Secretary

Mark Vicario

Divisional Senior Vice President

STATE OF OHIO, COUNTY OF HAMILTON - ss:

MARK VICARIO (877-377-2405)

On this 11TH day of AUGUST, 2023, 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 12th day of April, 2024



Atty L C B

Assistant Secretary



Subdivision Performance Bond

Bond Number 5681017
Project Name Kingsbridge Section 1
Improvements Lift Station

KNOW ALL MEN BY THESE PRESENTS, that We, the undersigned,
Developer's Company Name Platinum Properties Mgmt. Co., LLC as Principal
Developer's Company Address 9757 Westpoint Drive, Suite 600, Indianapolis, IN 46256 and
Surety Company Name Great American Insurance Company
Surety Company Address 12906 Shelbyville Road, Suite 100, Louisville, KY 40243 as Surety are held and firmly
bound unto the City of Franklin, Indiana, in the penal sum of **See below DOLLARS, \$156,000.00
for the payment of which we bind ourselves, our heirs, executors, administrators and assigns.

****One hundred fifty-six thousand dollars**

SEALED AND DATED THIS 14th DAY OF May, 2024. THE CONDITIONS OF THE
ABOVE OBLIGATION ARE SUCH THAT:

WHEREAS, Kingsbridge Section 1, Lift Station

have not been improved as required by the regulations and procedures of the City of Franklin, Indiana.

NOW, THEREFORE, if said Platinum Properties Mgmt. Co., LLC shall construct said Lift Station
according to specifications and regulations of the City of Franklin, Indiana, and comply with all the provisions of the
ordinances, rules and regulations of the City of Franklin, Indiana, in relation to the mode, manner or form in which said
work shall be done, and shall pay and save the City of Franklin, Indiana, against loss of damage which may arise by
reason of delay in completion of said work, by reason of the manner in which said work is done or the quality of the
materials furnished being in violation of the requirements of any law of the State of Indiana, or any ordinance of the City
of Franklin, Indiana, controlling such work, then this obligation to be void; otherwise to be and remain in full force and
effect. This performance bond shall be and remain in full force and effect until such time it is officially released by the
Board of Public Works and Safety, City of Franklin, Indiana.

BY: *Developer's Company Name (printed)* Platinum Properties Mgmt. Co., LLC
Signature for Developer's Company Steven R. Edwards
Signatory Name & Title (printed) STEVEN R. EDWARDS CHIEF FINANCIAL OFFICER

BY: *Surety Company Name* Great American Insurance Company
Signature of Attorney-in-Fact Emily Daugherty
Attorney-in-Fact (printed) Emily Daugherty

Accepted by the Franklin Board of Public Works and Safety this _____ day of _____, 20 ____.

Steve Barnett, Board Member

Ken Austin, Board Member

Tina Gross, Board Member

ATTEST:

Jan Jones, Clerk-Treasurer

Released by the Franklin Board of Public Works and Safety this ____ day of _____, 20____.

Board Member *Board Member* *Board Member*

ATTEST: _____
Clerk-Treasurer

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 TWELVE

No. 0 22228

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
MICHAEL J. MARSELLA	GINGER J. KRAHN	ALL
MICHAEL H. BILL	ROBERT BAUMGARTNER	\$100,000,000
EDWARD L. MOURNIGHAN	KIMBERLY E. KINKEAD	
BRENDA JOHNSTON	REBECCA A. VIRT	
CYNTHIA L. JENKINS	CINDY L. STELLHORN	
ELEXIS RICHARDS	EMILY DAUGHETEE	

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 11TH day of AUGUST, 2023

Attest

GREAT AMERICAN INSURANCE COMPANY



Atty L C. B.

Assistant Secretary

Mark V. Vicario

Divisional Senior Vice President

STATE OF OHIO, COUNTY OF HAMILTON - ss:

On this 11TH day of AUGUST, 2023

MARK VICARIO (877-377-2405)

, 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 14th day of May, 2024



Atty L C. B.

Assistant Secretary



GREAT AMERICAN

INSURANCE GROUP

Subdivision Maintenance Bond

Bond Number	<u>5072787</u>
Project Name	<u>Kingsbridge, Section 1</u>
Improvements	<u>Earthwork</u>

KNOW ALL MEN BY THESE PRESENTS, that We, the undersigned,

Developer's Company Name Platinum Properties Management Company, LLC as Principal
 Developer's Company Address 9757 Westpoint Drive, Suite 600, Indianapolis, Indiana 46256 and
 Surety Company Name Great American Insurance Company
 Surety Company Address 12906 Shelbyville Road, Suite 100, Louisville, KY 40243 as Surety are held and firmly
 bound unto the City of Franklin, Indiana, in the penal sum of Eighty-Four Thousand Two Hundred Fourteen and 31/100ths Dollars,
 (\$ 84,214.31) for the payment of which we bind ourselves, our heirs, executors, administrators and assigns.

SEALED AND DATED THIS 12th DAY OF April, 2024. THE CONDITIONS OF THE
 ABOVE OBLIGATION ARE SUCH THAT:

WHEREAS, (Platinum Properties Management Company, LLC) has installed and completed improvements of
 (Kingsbridge, Section 1 -Earthwork)

NOW, THEREFORE, warrants its workmanship and all materials used in the work to be in accordance with
 the standards, specifications, and requirements of the City of Franklin, Indiana, and if (Platinum Properties Management
 Company, LLC), at its own expense for a period of three (3) years from the date of acceptance by the City of
 Franklin, Indiana, shall make all repairs which may become necessary by reason of improper workmanship or
 materials, then this obligation to be null and void, otherwise to be and remain in full force and effect.

It is a further condition of this bond that if it is not released by official action of the Board of Public Works and
 Safety within the stated three (3) years from the date of acceptance, such term shall automatically extend for an
 additional one hundred and eighty (180) day period.

BY:	Developer's Company Name (printed)	<u>Platinum Properties Management Company, LLC</u>
	Signature for Developer's Company	<u>STEVEN R. EDWARDS</u>
	Signatory Name & Title (printed)	<u>CHIEF FINANCIAL OFFICER</u>

BY:	Surety Company Name	<u>Great American Insurance Company</u>
	Signature of Attorney-in-Fact	<u>Brenda Johnston</u>
	Attorney-in-Fact (printed)	<u>Brenda Johnston</u>

 Accepted by the Franklin Board of Public Works and Safety this ____ day of _____, 20 ____.

<u>Steve Barnett, Board Member</u>	<u>Ken Austin, Board Member</u>	<u>Tina Gross, Board Member</u>
------------------------------------	---------------------------------	---------------------------------

ATTEST: _____
Jan Jones, Clerk-Treasurer

 Released by the Franklin Board of Public Works and Safety this ____ day of _____, 20____.

<u>Board Member</u>	<u>Board Member</u>	<u>Board Member</u>
---------------------	---------------------	---------------------

ATTEST: _____
Clerk-Treasurer

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 TWELVE

No. 0 22228

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
MICHAEL J. MARSELLA	GINGER J. KRAHN	ALL
MICHAEL H. BILL	ROBERT BAUMGARTNER	\$100,000,000
EDWARD L. MOURNIGHAN	KIMBERLY E. KINKEAD	
BRENDA JOHNSTON	REBECCA A. VIRT	
CYNTHIA L. JENKINS	CINDY L. STELLHORN	
ELEXIS RICHARDS	EMILY DAUGHETEE	

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 11TH day of AUGUST, 2023

Attest

GREAT AMERICAN INSURANCE COMPANY



Atty L C. B.

Assistant Secretary

Mark V. Vicario

Divisional Senior Vice President

STATE OF OHIO, COUNTY OF HAMILTON - ss:

On this 11TH day of AUGUST, 2023

MARK VICARIO (877-377-2405)

, 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 12th day of April, 2024



Atty L C. B.

Assistant Secretary



Subdivision Maintenance Bond

Bond Number 5361490
Project Name Kingsbridge, Section 1
Improvements Sanitary Sewers

KNOW ALL MEN BY THESE PRESENTS, that We, the undersigned,

Developer's Company Name Platinum Properties Management Company, LLC as Principal
Developer's Company Address 9757 Westpoint Drive, Suite 600, Indianapolis, Indiana 46256 and
Surety Company Name Great American Insurance Company
Surety Company Address 12906 Shelbyville Road, Suite 100, Louisville, KY 40243 as Surety are held and firmly
bound unto the City of Franklin, Indiana, in the penal sum of One Hundred Fifty Thousand Six Hundred Forty-Nine and 13/100ths Dollars,
(\$ 150,649.13) for the payment of which we bind ourselves, our heirs, executors, administrators and assigns.

SEALED AND DATED THIS 12th DAY OF April, 2024. THE CONDITIONS OF THE
ABOVE OBLIGATION ARE SUCH THAT:

WHEREAS, (Platinum Properties Management Company, LLC) has installed and completed improvements of
(Kingsbridge, Section 1 -Sanitary Sewers)

NOW, THEREFORE, warrants its workmanship and all materials used in the work to be in accordance with
the standards, specifications, and requirements of the City of Franklin, Indiana, and if (Platinum Properties Management
Company, LLC), at its own expense for a period of three (3) years from the date of acceptance by the City of
Franklin, Indiana, shall make all repairs which may become necessary by reason of improper workmanship or
materials, then this obligation to be null and void, otherwise to be and remain in full force and effect.

It is a further condition of this bond that if it is not released by official action of the Board of Public Works and
Safety within the stated three (3) years from the date of acceptance, such term shall automatically extend for an
additional one hundred and eighty (180) day period.

BY: Developer's Company Name (printed) Platinum Properties Management Company, LLC
Signature for Developer's Company Steven R. Edwards
Signatory Name & Title (printed) STEVEN R. EDWARDS CHIEF FINANCIAL OFFICER

BY: Surety Company Name Great American Insurance Company
Signature of Attorney-in-Fact Brenda Johnston
Attorney-in-Fact (printed) Brenda Johnston

Accepted by the Franklin Board of Public Works and Safety this ____ day of _____, 20 ____.

Steve Barnett, Board Member Ken Austin, Board Member Tina Gross, Board Member

ATTEST: _____
Jan Jones, Clerk-Treasurer

Released by the Franklin Board of Public Works and Safety this ____ day of _____, 20 ____.

Board Member Board Member Board Member

ATTEST: _____
Clerk-Treasurer

GREAT AMERICAN INSURANCE COMPANY®

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The number of persons authorized by
this power of attorney is not more than TWELVE

No. 0 22228

POWER OF ATTORNEY

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Name	Address	Limit of Power
MICHAEL J. MARSELLA	GINGER J. KRAHN	ALL
MICHAEL H. BILL	ROBERT BAUMGARTNER	\$100,000,000
EDWARD L. MOURNIGHAN	KIMBERLY E. KINKEAD	
BRENDA JOHNSTON	REBECCA A. VIRT	
CYNTHIA L. JENKINS	CINDY L. STELLHORN	
ELEXIS RICHARDS	EMILY DAUGHETEE	

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 11TH day of AUGUST, 2023.

GREAT AMERICAN INSURANCE COMPANY



Atty L C. B.

Assistant Secretary

Mark V. Vicario

Divisional Senior Vice President

STATE OF OHIO, COUNTY OF HAMILTON - ss:

On this 11TH day of AUGUST, 2023,

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.

MARK VICARIO (877-377-2405)



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 12th day of April, 2024.



Atty L C. B.

Assistant Secretary



GREAT AMERICAN
INSURANCE GROUP

Subdivision Maintenance Bond

Bond Number 5361491
Project Name Kingsbridge, Section 1
Improvements Streets

KNOW ALL MEN BY THESE PRESENTS, that We, the undersigned,

Developer's Company Name Platinum Properties Management Company, LLC as Principal

Developer's Company Address 9757 Westpoint Drive, Suite 600, Indianapolis, Indiana 46256 and

Surety Company Name Great American Insurance Company

Surety Company Address 12906 Shelbyville Road, Suite 100, Louisville, KY 40243 as Surety are held and firmly bound unto the City of Franklin, Indiana, in the penal sum of (See below) Dollars,

(\$ 195,558.13) for the payment of which we bind ourselves, our heirs, executors, administrators and assigns.

(One Hundred Ninety-Five Thousand Five Hundred Fifty-eight and 13/100ths)

SEALED AND DATED THIS 12th DAY OF April, 2024. THE CONDITIONS OF THE ABOVE OBLIGATION ARE SUCH THAT:

WHEREAS, (Platinum Properties Management Company, LLC) has installed and completed improvements of (Kingsbridge, Section 1 -Streets)

NOW, THEREFORE, warrants its workmanship and all materials used in the work to be in accordance with the standards, specifications, and requirements of the City of Franklin, Indiana, and if (Platinum Properties Management Company, LLC), at its own expense for a period of three (3) years from the date of acceptance by the City of Franklin, Indiana, shall make all repairs which may become necessary by reason of improper workmanship or materials, then this obligation to be null and void, otherwise to be and remain in full force and effect.

It is a further condition of this bond that if it is not released by official action of the Board of Public Works and Safety within the stated three (3) years from the date of acceptance, such term shall automatically extend for an additional one hundred and eighty (180) day period.

BY: Developer's Company Name (printed) Platinum Properties Management Company, LLC
Signature for Developer's Company Steven R. Edwards
Signatory Name & Title (printed) STEVEN R. EDWARDS CHIEF FINANCIAL OFFICER

BY: Surety Company Name Great American Insurance Company
Signature of Attorney-in-Fact Brenda Johnston
Attorney-in-Fact (printed) Brenda Johnston

Accepted by the Franklin Board of Public Works and Safety this _____ day of _____, 20 ____.

Steve Barnett, Board Member Ken Austin, Board Member Tina Gross, Board Member

ATTEST: _____
Jan Jones, Clerk-Treasurer

Released by the Franklin Board of Public Works and Safety this _____ day of _____, 20 ____.

Board Member Board Member Board Member

ATTEST: _____
Clerk-Treasurer

GREAT AMERICAN INSURANCE COMPANY®

Administrative Office: 301 E 4TH STREET • CINCINNATI, OHIO 45202 • 513-369-5000 • FAX 513-723-2740

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No. 0 22228

POWER OF ATTORNEY

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Name	Address	Limit of Power
MICHAEL J. MARSELLA	GINGER J. KRAHN	ALL
MICHAEL H. BILL	ROBERT BAUMGARTNER	\$100,000,000
EDWARD L. MOURNIGHAN	KIMBERLY E. KINKEAD	
BRENDA JOHNSTON	REBECCA A. VIRT	
CYNTHIA L. JENKINS	CINDY L. STELLHORN	
ELEXIS RICHARDS	EMILY DAUGHETEE	

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 11TH day of AUGUST 2023

Attest

GREAT AMERICAN INSURANCE COMPANY



Atty L C. B.

Assistant Secretary

Mark V. Vicario

Divisional Senior Vice President

STATE OF OHIO, COUNTY OF HAMILTON - ss:

MARK VICARIO (877-377-2405)

On this 11TH day of AUGUST, 2023, 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 12th day of April, 2024



Atty L C. B.

Assistant Secretary



Subdivision Maintenance Bond

Bond Number 5361492
Project Name Kingsbridge, Section 1
Improvements Sidewalks

KNOW ALL MEN BY THESE PRESENTS, that We, the undersigned,

Developer's Company Name Platinum Properties Management Company, LLC as Principal

Developer's Company Address 9757 Westpoint Drive, Suite 600, Indianapolis, Indiana 46256 and

Surety Company Name Great American Insurance Company

Surety Company Address 12906 Shelbyville Road, Suite 100, Louisville, KY 40243 as Surety are held and firmly bound unto the City of Franklin, Indiana, in the penal sum of Eight Thousand Three Hundred Sixty & No/100 Dollars, (\$ 8,360.00) for the payment of which we bind ourselves, our heirs, executors, administrators and assigns.

SEALED AND DATED THIS 12th DAY OF April, 2024. THE CONDITIONS OF THE ABOVE OBLIGATION ARE SUCH THAT:

WHEREAS, (Platinum Properties Management Company, LLC) has installed and completed improvements of (Kingsbridge, Section 1 -Sidewalks)

NOW, THEREFORE, warrants its workmanship and all materials used in the work to be in accordance with the standards, specifications, and requirements of the City of Franklin, Indiana, and if (Platinum Properties Management Company, LLC), at its own expense for a period of three (3) years from the date of acceptance by the City of Franklin, Indiana, shall make all repairs which may become necessary by reason of improper workmanship or materials, then this obligation to be null and void, otherwise to be and remain in full force and effect.

It is a further condition of this bond that if it is not released by official action of the Board of Public Works and Safety within the stated three (3) years from the date of acceptance, such term shall automatically extend for an additional one hundred and eighty (180) day period.

BY: Developer's Company Name (printed) Platinum Properties Management Company, LLC
Signature for Developer's Company Steve R. Edwards
Signatory Name & Title (printed) STEVEN R. EDWARDS CHIEF FINANCIAL OFFICER

BY: Surety Company Name Great American Insurance Company
Signature of Attorney-in-Fact Brenda Johnston
Attorney-in-Fact (printed) Brenda Johnston

Accepted by the Franklin Board of Public Works and Safety this ____ day of _____, 20 ____.

Steve Barnett, Board Member Ken Austin, Board Member Tina Gross, Board Member

ATTEST: Jan Jones, Clerk-Treasurer

Released by the Franklin Board of Public Works and Safety this ____ day of _____, 20 ____.

Board Member Board Member Board Member

ATTEST: Clerk-Treasurer

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 TWELVE

No. 0 22228

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
MICHAEL J. MARSELLA	GINGER J. KRAHN	ALL
MICHAEL H. BILL	ROBERT BAUMGARTNER	\$100,000,000
EDWARD L. MOURNIGHAN	KIMBERLY E. KINKEAD	
BRENDA JOHNSTON	REBECCA A. VIRT	
CYNTHIA L. JENKINS	CINDY L. STELLHORN	
ELEXIS RICHARDS	EMILY DAUGHETEE	

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 11TH day of AUGUST 2023



Atty L C B

Assistant Secretary

GREAT AMERICAN INSURANCE COMPANY

Mark Vicario

Divisional Senior Vice President

STATE OF OHIO, COUNTY OF HAMILTON - ss:

On this 11TH day of AUGUST, 2023

, 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.

MARK VICARIO (877-377-2405)



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 12th day of April, 2024



Atty L C B

Assistant Secretary



Subdivision Maintenance Bond

Bond Number 5361493
Project Name Kingsbridge, Section 1
Improvements Plantings and Mounding

KNOW ALL MEN BY THESE PRESENTS, that We, the undersigned,

Developer's Company Name Platinum Properties Management Company, LLC as Principal
Developer's Company Address 9757 Westpoint Drive, Suite 600, Indianapolis, Indiana 46256 and
Surety Company Name Great American Insurance Company
Surety Company Address 12906 Shelbyville Road, Suite 100, Louisville, KY 40243 as Surety are held and firmly bound unto the City of Franklin, Indiana, in the penal sum of Four Thousand Seven Hundred Fifty & No/100 Dollars, (\$ 4,750.00) for the payment of which we bind ourselves, our heirs, executors, administrators and assigns.

SEALED AND DATED THIS 12th DAY OF April, 2024. THE CONDITIONS OF THE ABOVE OBLIGATION ARE SUCH THAT:

WHEREAS, (Platinum Properties Management Company, LLC) has installed and completed improvements of (Kingsbridge, Section 1 -Plantings and Mounding)

NOW, THEREFORE, warrants its workmanship and all materials used in the work to be in accordance with the standards, specifications, and requirements of the City of Franklin, Indiana, and if (Platinum Properties Management Company, LLC), at its own expense for a period of three (3) years from the date of acceptance by the City of Franklin, Indiana, shall make all repairs which may become necessary by reason of improper workmanship or materials, then this obligation to be null and void, otherwise to be and remain in full force and effect.

It is a further condition of this bond that if it is not released by official action of the Board of Public Works and Safety within the stated three (3) years from the date of acceptance, such term shall automatically extend for an additional one hundred and eighty (180) day period.

BY: Developer's Company Name (printed) Platinum Properties Management Company, LLC
Signature for Developer's Company Steven R. Edwards
Signatory Name & Title (printed) STEVEN R. EDWARDS CHIEF FINANCIAL OFFICER

BY: Surety Company Name Great American Insurance Company
Signature of Attorney-in-Fact Brenda Johnston
Attorney-in-Fact (printed) Brenda Johnston

Accepted by the Franklin Board of Public Works and Safety this ____ day of _____, 20 ____.

Steve Barnett, Board Member Ken Austin, Board Member Tina Gross, Board Member

ATTEST: _____
Jan Jones, Clerk-Treasurer

Released by the Franklin Board of Public Works and Safety this ____ day of _____, 20 ____.

Board Member Board Member Board Member

ATTEST: _____
Clerk-Treasurer

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MICHAEL J. MARSELLA	GINGER J. KRAHN	ALL
MICHAEL H. BILL	ROBERT BAUMGARTNER	\$100,000,000
EDWARD L. MOURNIGHAN	KIMBERLY E. KINKEAD	
BRENDA JOHNSTON	REBECCA A. VIRT	
CYNTHIA L. JENKINS	CINDY L. STELLHORN	
ELEXIS RICHARDS	EMILY DAUGHETEE	

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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 11TH day of AUGUST 2023

Attest

GREAT AMERICAN INSURANCE COMPANY



Atty L C. B.

Assistant Secretary

Mark V. Vicario

Divisional Senior Vice President

STATE OF OHIO, COUNTY OF HAMILTON - ss:

MARK VICARIO (877-377-2405)

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SUSAN A KOHORST
Notary Public
State of Ohio
My Comm. Expires
May 18, 2025

Susan A Kohorst

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Signed and sealed this 12th day of April, 2024



Atty L C. B.

Assistant Secretary