

PERFORMANCE BOND

BOND # PB01242800327

That we, COI Avon Landings Phase II, LLC
c/o VanTrust Real Estate, 950 Goodale Boulevard, Ste 100 Columbus, OH 43212
as Principal, and Philadelphia Indemnity Insurance Company, a corporation organized and
existing under the laws of the State of PA and duly authorized to transact business in the State
of IN, as Surety, are held and firmly bound unto Town of Avon
as Obligee, in the sum of Two Million Seven Hundred Seventy Nine Thousand Seven Hundred Fifty Three Dollars and 60/100 (\$2,779,753.60) Dollars,
lawful money of the United States of America, to be paid to said Obligee, its successors and assigns, jointly and
severally, firmly by these presents.

WHEREAS, the Principal and the Obligee have entered into an agreement for Avon Landings Industrial
Phase 2 - Public Roadway

NOW, THEREFORE, the condition of the above obligation is such that if the above named Principal does
and shall well and truly observe, perform, fulfill and keep its obligations as set forth in the above mentioned
agreement, then this obligation shall be void; otherwise to remain in full force and effect.

This bond is subject to the following conditions:

FIRST: That in the event of a default on the part of the Principal in observing, performing, fulfilling and
keeping the terms and provision of said written agreement as aforesaid, a written statement of such default with full
details thereof shall be given to the Surety promptly, and in any event, within thirty days after the Obligee shall
learn of such default, such notice to be delivered personally or by registered mail to the Surety at its office located at
One Bala Plaza, Suite 100 Bala Cynwyd, PA 19004-0950.

SECOND: That no claim, suit or action under this Bond by reason of any such default shall be brought
against Surety unless asserted or commenced within twelve (12) months after the effective date of termination of this
bond.

THIRD: In no event shall Surety's aggregate liability under this Bond exceed the Bond Penalty as stated
above.

IN WITNESS WHEREOF, the above bounden Principal and the above bounden Surety have hereunto set
their hands and seals, all on the 4th day of June, 2024

Attest:

Principal: COI Avon Landings Phase II, LLC

BY:

[Handwritten signature]

(SEAL)



Witness:

Surety: Philadelphia Indemnity Insurance Company

BY:

John P. Harney - Witness

BY:

Josefina Rojo - Attorney-in-Fact

(SEAL)

(Attorney-in-Fact must attach Power of Attorney)

PHILADELPHIA INDEMNITY INSURANCE COMPANY

One Bala Plaza, Suite 100
Bala Cynwyd, PA 19004-0950

Power of Attorney

Surety Bond Number: **PB01242800327**
Principal: **COI Avon Landings Phase II, LLC**
Obligee: **Town of Avon**

KNOW ALL PERSONS BY THESE PRESENTS: That **PHILADELPHIA INDEMNITY INSURANCE COMPANY** (the Company), a corporation organized and existing under the laws of the Commonwealth of Pennsylvania, does hereby constitute and appoint Josefina Rojo its true and lawful Attorney-in-fact with full authority to execute on its behalf bonds, undertakings, recognizances and other contracts of indemnity and writings obligatory in the nature thereof, issued in the course of its business and to bind the Company thereby, in an amount not to exceed \$75,000,000.

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 PHILADELPHIA INDEMNITY INSURANCE COMPANY on the 14th of November, 2016.

RESOLVED: That the Board of Directors hereby authorizes the President or any Vice President of the Company: (1) Appoint Attorney(s) in Fact and authorize the Attorney(s) in Fact to execute on behalf of the Company bonds and undertakings, contracts of indemnity and other writings obligatory in the nature thereof and to attach the seal of the Company thereto; and (2) to remove, at any time, any such Attorney-in-Fact and revoke the authority given. And, be it

FURTHER RESOLVED: That the signatures of such officers and the seal of the Company may be affixed to any such Power of Attorney or certificate relating thereto by facsimile, and any such Power of Attorney 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 to which it is attached.

IN TESTIMONY WHEREOF, PHILADELPHIA INDEMNITY INSURANCE COMPANY HAS CAUSED THIS INSTRUMENT TO BE SIGNED AND ITS CORPORATE SEAL TO BE AFFIXED BY ITS AUTHORIZED OFFICE THIS 5TH DAY OF MARCH, 2021.

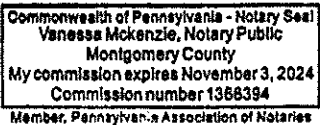


(Seal)

John Glomb, President & CEO
Philadelphia Indemnity Insurance Company

On this 5th day of March, 2021 before me came the individual who executed the preceding instrument, to me personally known, and being by me duly sworn said that he is the therein described and authorized officer of the **PHILADELPHIA INDEMNITY INSURANCE COMPANY**; that the seal affixed to said instrument is the Corporate seal of said Company; that the said Corporate Seal and his signature were duly affixed.

Notary Public:



residing at:

Bala Cynwyd, PA

My commission expires:

November 3, 2024

I, Edward Sayago, Corporate Secretary of PHILADELPHIA INDEMNITY INSURANCE COMPANY, do hereby certify that the foregoing resolution of the Board of Directors and the Power of Attorney issued pursuant thereto on the 5th day March, 2021 are true and correct and are still in full force and effect. I do further certify that John Glomb, who executed the Power of Attorney as President, was on the date of execution of the attached Power of Attorney the duly elected President of PHILADELPHIA INDEMNITY INSURANCE COMPANY.

In Testimony Whereof I have subscribed my name and affixed the facsimile seal of each Company this 4th day of June, 2024



Edward Sayago, Corporate Secretary
PHILADELPHIA INDEMNITY INSURANCE COMPANY