PERFORMANCE AGREEMENT

THIS AGREEMENT, made and entered into this _____ day of _____, 2009, between **Sandco, Inc.**, whose mailing address is 4708 Capital Circle NW, Tallahassee, FL 32303, hereinafter called the "**Contractor**", and **Leon County, Florida**, a charter county and a political subdivision of the State of Florida, hereinafter called the County.

WHEREAS, the Developer has heretofore presented a map or plat of **River's Landing Phase I** to the Board of County Commissioners of Leon County, Florida, which map or plat was approved by said Board, and

WHEREAS, as a condition to the acceptance and recording of said map or plat, the County required that the Contractor enter into an agreement to construct and install traffic islands, install the final overlay of asphalt, sidewalks, landscaping and other incomplete infrastructure in said subdivision as noted in the Rivers Landing Phase I Performance Bond Letter from Synergy Design and Engineering dated 04/28/09 in Rivers Landing Phase I and in accordance with plans and specifications approved by the County within a period of two (2) years date hereof and to post bond in the amount of $ 326,719.03 conditioned for the faithful performance of said agreement, said bond to have as surety thereon some surety company authorized to do business under the laws of the State of Florida.

WHEREAS, the Contractor further agrees to provide routine maintenance, as needed, of the incomplete infrastructure during the two (2) years period of the performance agreement. The Contractor further agrees that if they fail to respond to maintenance complaints in a timely manner (3 days) that the County may complete the repairs and the Contractor agrees to reimburse the County of any and all maintenance costs, and

NOW THEREFORE, THIS INDENTURE WITNESSETH: That the Contractor hereby agrees to construct and install traffic islands, install the final overlay of asphalt, sidewalks, landscaping and other incomplete infrastructure as noted in the Rivers Landing Phase I Performance Bond Letter from Synergy Design and Engineering dated 04/28/09 in Rivers Landing Phase I **(Rivers Landing Phase I)** in accordance with plans and specifications approved by the County, within a period of two (2) years from date hereof.

PERFORMANCE OF THIS AGREEMENT by the Contractor shall be secured by a/an (Surety Bond/Irrevocable Letter of Credit/Certificate of Deposit) in the amount of $ 326,719.03 with surety thereon approved by the County.

IN WITNESS WHEREOF, the **Contractor** and **Leon County** have caused these presents to be executed in their names on the date first above written, its corporate seal affixed by its appropriate officers and Leon County Commissioners and its seal affixed by the Clerk of said Board, the day and year first above written.

SANDCO, INC.

By: _____ (Seal)
Behzad Ghazvini, President

ATTEST:
_____ (Seal)
Its Secretary

COUNTY OF LEON

The foregoing instrument was acknowledged before me this 28th day of May, 2009, by Behzad Ghazvini and Hossein Ghazvini, President and Secretary, respectively, on behalf of Sandco, Inc., and who are personally known to me, or have produced N/A as identification.

NOTARY PUBLIC

Signature _____

Typed or Printed Name F Michael Dimitroff
Commission Number DD472703
My Commission expires 10/22/09

F. Michael Dimitroff
Commission # DD472703
Expires October 22, 2009
Bonded Troy Fain - Insurance, Inc 800-385-7019

LEON COUNTY, FLORIDA

BY: _____
Bryan Desloge Chairman
Board of County Commissioners

ATTEST:
Bob Inzer, Clerk of the Circuit Court
Leon County, Florida

BY _____

APPROVED AS TO FORM:
Leon County Attorney=s Office

BY: _____
Herbert W.A. Thiele, Esq.

Bond # 964013140

PERFORMANCE BOND

WHEREAS Sandco, Inc. HAS DELIVERED TO THE Board of County Commissioners of Leon County, Florida hereinafter called the Board, a certain map or plat of a subdivision named and designated River's Landing - Phase 1 and,

WHEREAS, as a condition to acceptance, approval and recording of said map or plat the Board has required that Sandco, Inc. enter into agreement relative to construction, paving and maintenance of the roads and streets and construction and installation of all drainage facilities in said subdivision, and to post or to cause to be posted a bond in the amount of $ $326,719.03----- condition upon the faithful performance of said agreement, said bond to have as surety hereon a surety company authorized to do business in the State of Florida, and approved by the Board and,

WHEREAS Sandco, Inc. for valuable consideration has agreed to post bond for and in behalf of Leon County, Florida

THEREFORE, KNOW ALL MEN BY THESE PRESENT: That Sandco, Inc. as principal, and Liberty Mutual Insurance Company a surety company authorized to do business in the State of Florida, as surety, are held and firmly bound unto Leon County, for which payment well and truly to be made the said principal surety bond themselves and their respective successors and assigns, jointly and severally, by these presents.

The condition of this obligation is that if Sandco, Inc. shall faithfully perform the contract on part and shall fully identify and save harmless Leon County from all costs and damages which the County may suffer by reason of failure so to do, and shall fully reimburse and repay said County for all outlay and expenses which the County may incur in

making good any default in the performance of said contract, then this obligation shall be null and void, otherwise remain in full force and effect, a copy of said contract being attached hereto and made a part hereof by reference.

IN WITNESS WHEREOF, the said principal and said surety have hereunto caused their corporate names to be signed and their corporate seals affixed this 27th day of May, A.D., 2009.

THIS BOND IS EFFECTIVE July 14, 2009.

Sandco, Inc.

PRINCIPAL

By: _____ (SEAL)
Its President

ATTEST:

_____ (SEAL)
Its Secretary

Liberty Mutual Insurance Company (SEAL)

SURETY

By: Cindi Cavallaro (SEAL)
Its Attorney-in-Fact
Cindi Cavallaro

CORPORATE SEAL

THIS POWER OF ATTORNEY IS NOT VALID UNLESS IT IS PRINTED ON RED BACKGROUND.

2325766

This Power of Attorney limits the acts of those named herein, and they have no authority to bind the Company except in the manner and to the extent herein stated.

LIBERTY MUTUAL INSURANCE COMPANY
BOSTON, MASSACHUSETTS
POWER OF ATTORNEY

ATTACHMENT # 1
PAGE 5 OF 7

KNOW ALL PERSONS BY THESE PRESENTS:

That Liberty Mutual Insurance Company (the "Company"), a Massachusetts stock insurance company, pursuant to and by authority of the By-law and Authorization hereinafter set forth, does hereby name, constitute and appoint **BOBBY BACON, BOBBY NYLEN, PHILLIP BACON, VAN MADSEN, BARBARA LEWANDOWSKI, CINDI CAVALLARO, ALL OF THE CITY OF TALLAHASSEE, STATE OF FLORIDA**

, each individually if there be more than one named, its true and lawful attorney-in-fact to make, execute, seal, acknowledge and deliver, for and on its behalf as surety and as its act and deed, any and all undertakings, bonds, recognizances and other surety obligations, in the penal sum not exceeding **TWENTY-FIVE MILLION AND 00/100**********DOLLARS ($ **25,000,000.00**********) each, including but not limited to consents of surety for the release of retained percentages and/or final estimates on construction contracts or similar authority requested by the Department of Transportation, State of Florida, and the execution of such undertakings, bonds, recognizances and other surety obligations, in pursuance of these presents, shall be as binding upon the Company as if they had been duly signed by the president and attested by the secretary of the Company in their own proper persons.

That this power is made and executed pursuant to and by authority of the following By-law and Authorization:

ARTICLE XIII - Execution of Contracts: Section 5. Surety Bonds and Undertakings.
Any officer of the Company authorized for that purpose in writing by the chairman or the president, and subject to such limitations as the chairman or the president may prescribe, shall appoint such attorneys-in-fact, as may be necessary to act in behalf of the Company to make, execute, seal, acknowledge and deliver as surety any and all undertakings, bonds, recognizances and other surety obligations. Such attorneys-in-fact, subject to the limitations set forth in their respective powers of attorney, shall have full power to bind the Company by their signature and execution of any such instruments and to attach thereto the seal of the Company. When so executed such instruments shall be as binding as if signed by the president and attested by the secretary.

By the following instrument the chairman or the president has authorized the officer or other official named therein to appoint attorneys-in-fact:

Pursuant to Article XIII, Section 5 of the By-laws, Garnet W. Elliott, an Assistant Secretary of Liberty Mutual Insurance Company, is hereby authorized to appoint such attorneys-in-fact as may be necessary to act in behalf of the Company to make, execute, seal, acknowledge and deliver as surety any and all undertakings, bonds, recognizances and other surety obligations.

IN WITNESS WHEREOF, this Power of Attorney has been subscribed by an authorized officer or official of the Company and the corporate seal of Liberty Mutual Insurance Company has been affixed thereto in Plymouth Meeting, Pennsylvania this 22nd day of April, 2008.

LIBERTY MUTUAL INSURANCE COMPANY

By Garnet W. Elliott
Garnet W. Elliott, Assistant Secretary

COMMONWEALTH OF PENNSYLVANIA ss.
COUNTY OF MONTGOMERY

On this 22nd day of April, 2008, before me, a Notary Public, personally came Garnet W. Elliott, to me known, and acknowledged that he is an Assistant Secretary of Liberty Mutual Insurance Company; that he knows the seal of said corporation and that he executed the above Power of Attorney and affixed the corporate seal of Liberty Mutual Insurance Company thereto with the authority and at the direction of said corporation.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my notarial seal at Plymouth Meeting, Pennsylvania, on the day and year first above written.

TERESA PASTELLA COMMONWEALTH OF PENNSYLVANIA NOTARIAL SEAL

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Teresa Pastella, Notary Public
Plymouth Twp., Montgomery County
My Commission Expires Mar. 28, 2009
Member, Pennsylvania Association of Notaries

Teresa Pastella
Notary Public

CERTIFICATE

I, the undersigned, Assistant Secretary of Liberty Mutual Insurance Company, do hereby certify that the original power of attorney of which the foregoing is a full, true and correct copy, is in full force and effect on the date of this certificate; and I do further certify that the officer or official who executed the said power of attorney is an Assistant Secretary specially authorized by the chairman or the president to appoint attorneys-in-fact as provided in Article XIII, Section 5 of the By-laws of Liberty Mutual Insurance Company.

This certificate and the above power of attorney may be signed by facsimile or mechanically reproduced signatures under and by authority of the following vote of the board of directors of Liberty Mutual Insurance Company at a meeting duly called and held on the 12th day of March, 1980.

VOTED that the facsimile or mechanically reproduced signature of any assistant secretary of the company, wherever appearing upon a certified copy of any power of attorney issued by the company in connection with surety bonds, shall be valid and binding upon the company with the same force and effect as though manually affixed.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed the corporate seal of the said company, this 27th day of May, 2009.

David M. Carey
David M. Carey, Assistant Secretary

Not valid for mortgage, note, loan, letter of credit, bank deposit, currency rate, interest rate or residual value guarantees.

To confirm the validity of this Power of Attorney call 1-610-832-8240 between 9:00 am and 4:30 pm EST on any business day.

Liberty Mutual.

Interchange Corporate Center
450 Plymouth Road, Suite 400
Plymouth Meeting, PA. 19462-1644
Ph. (610) 832-8240

CHANGE RIDER

To be attached to and form a part of surety bond number 964013140, dated the 27th day of May, 2009, issued by Liberty Mutual Insurance Company, a Massachusetts stock insurance company, as surety (the "Surety"), on behalf of

Sandco, Inc., as principal (the "Principal"),

in favor of

Board of County Commissioners of Leon County, Florida, as obligee (the "Obligee").

The Principal and the Surety hereby consent to changing the attached bond as follows: (Insert Paragraph) NOW THEREFORE, THIS INDENTURE WITNESSETH: That Sandco, Inc., as principal, hereby agrees to construct and install traffic islands, install the final overlay of asphalt, sidewalks landscaping and other incomplete infrastructure as noted in the River's Landing Phase I Performance Bond Letter from Synergy Design and Engineering dated 4/28/09 in River's Landing Phase I in accordance with plans and specifications approved by the County, within a period of two(2) years from date hereof.

This change is effective the 27th day of May, 2009. The attached bond shall be subject to all of its terms, conditions and limitations except as herein modified.

IN WITNESS WHEREOF, said Principal and Surety have caused these presents to be duly signed and sealed this 1st day of June, 2009.

WITNESS / ATTEST

F Michael Dougherty

Sandco, Inc.
(Principal)

By: Behzad Ghazvini (Seal)
Name: Behzad Ghazvini
Title: President

LIBERTY MUTUAL INSURANCE COMPANY
(Surety)

By: Cindi Cavallaro (Seal)
Cindi Cavallaro Attorney-in-Fact

ACCEPTED:

Board of County Commissioners of Leon County, Florida
(Obligee)

By: (Seal)
Name:
Title:
Date:

THIS POWER OF ATTORNEY IS NOT VALID UNLESS IT IS PRINTED ON RED BACKGROUND.

This Power of Attorney limits the acts of those named herein, and they have no authority to bind the Company except in the manner and to the extent herein stated.

2325768

LIBERTY MUTUAL INSURANCE COMPANY
BOSTON, MASSACHUSETTS
POWER OF ATTORNEY

ATTACHMENT # 1
PAGE 7 OF 7

KNOW ALL PERSONS BY THESE PRESENTS:

That Liberty Mutual Insurance Company (the "Company"), a Massachusetts stock insurance company, pursuant to and by authority of the By-law and Authorization hereinafter set forth, does hereby name, constitute and appoint BOBBY BACON, BOBBY NYLEN, PHILLIP BACON, VAN MADSEN, BARBARA LEWANDOWSKI, CINDI CAVALLARO, ALL OF THE CITY OF TALLAHASSEE, STATE OF FLORIDA

, each individually if there be more than one named, its true and lawful attorney-in-fact to make, execute, seal, acknowledge and deliver, for and on its behalf as surety and as its act and deed, any and all undertakings, bonds, recognizances and other surety obligations, in the penal sum not exceeding TWENTY-FIVE MILLION AND 00/100********** DOLLARS ($ 25,000,000.00**********) each, including but not limited to consents of surety for the release of retained percentages and/or final estimates on construction contracts or similar authority requested by the Department of Transportation, State of Florida, and the execution of such undertakings, bonds, recognizances and other surety obligations, in pursuance of these presents, shall be as binding upon the Company as if they had been duly signed by the president and attested by the secretary of the Company in their own proper persons.

That this power is made and executed pursuant to and by authority of the following By-law and Authorization:

ARTICLE XIII - Execution of Contracts: Section 5. Surety Bonds and Undertakings.
Any officer of the Company authorized for that purpose in writing by the chairman or the president, and subject to such limitations as the chairman or the president may prescribe, shall appoint such attorneys-in-fact, as may be necessary to act in behalf of the Company to make, execute, seal, acknowledge and deliver as surety any and all undertakings, bonds, recognizances and other surety obligations. Such attorneys-in-fact, subject to the limitations set forth in their respective powers of attorney, shall have full power to bind the Company by their signature and execution of any such instruments and to attach thereto the seal of the Company. When so executed such instruments shall be as binding as if signed by the president and attested by the secretary.

By the following instrument the chairman or the president has authorized the officer or other official named therein to appoint attorneys-in-fact:

Pursuant to Article XIII, Section 5 of the By-laws, Garnet W. Elliott, an Assistant Secretary of Liberty Mutual Insurance Company, is hereby authorized to appoint such attorneys-in-fact as may be necessary to act in behalf of the Company to make, execute, seal, acknowledge and deliver as surety any and all undertakings, bonds, recognizances and other surety obligations.

IN WITNESS WHEREOF, this Power of Attorney has been subscribed by an authorized officer or official of the Company and the corporate seal of Liberty Mutual Insurance Company has been affixed thereto in Plymouth Meeting, Pennsylvania this 22nd day of April, 2008

LIBERTY MUTUAL INSURANCE COMPANY

By Garnet W. Elliott
Garnet W. Elliott, Assistant Secretary

COMMONWEALTH OF PENNSYLVANIA ss.
COUNTY OF MONTGOMERY

On this 22nd day of April, 2008, before me, a Notary Public, personally came Garnet W. Elliott, to me known, and acknowledged that he is an Assistant Secretary of Liberty Mutual Insurance Company; that he knows the seal of said corporation; and that he executed the above Power of Attorney and affixed the corporate seal of Liberty Mutual Insurance Company thereto with the authority and at the direction of said corporation.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my notarial seal at Plymouth Meeting, Pennsylvania, on the day and year first above written.

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Teresa Pastella, Notary Public
Plymouth Twp., Montgomery County
My Commission Expires Mar. 28, 2009
Member, Pennsylvania Association of Notaries

Teresa Pastella
Notary Public

CERTIFICATE

I, the undersigned, Assistant Secretary of Liberty Mutual Insurance Company, do hereby certify that the original power of attorney of which the foregoing is a full, true and correct copy, is in full force and effect on the date of this certificate; and I do further certify that the officer or official who executed the said power of attorney is an Assistant Secretary specially authorized by the chairman or the president to appoint attorneys-in-fact as provided in Article XIII, Section 5 of the By-laws of Liberty Mutual Insurance Company.

This certificate and the above power of attorney may be signed by facsimile or mechanically reproduced signatures under and by authority of the following vote of the board of directors of Liberty Mutual Insurance Company at a meeting duly called and held on the 12th day of March, 1980.

VOTED that the facsimile or mechanically reproduced signature of any assistant secretary of the company, wherever appearing upon a certified copy of any power of attorney issued by the company in connection with surety bonds, shall be valid and binding upon the company with the same force and effect as though manually affixed.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed the corporate seal of the said company, this 1st day of June, 2009

David M. Carey
David M. Carey, Assistant Secretary

Not valid for mortgage, note, loan, letter of credit, bank deposit, currency rate, interest rate or residual value guarantees.

To confirm the validity of this Power of Attorney call 1-610-832-8240 between 9:00 am and 4:30 pm EST on any business day