

Final Plat Information

Consider Acceptance of \$1,320,062.00 Guaranty Performance/Maintenance Agreement for Streets, Stormwater Management Facilities and Sidewalks in Laurel Fields FKA Lee Land Farms

Subject Subdivision is located off Lee Land Road

NAME OF SUBDIVISION: Laurel Fields FKA Lee Land Farms  
NAME OF OWNER/DEVELOPER: Lee Land Farms, LLC  
ADDRESS: 1280 S 800 E, Ste 200,  
Orem, UT 84097

TYPE OF MAINTENANCE BOND: Guaranty Performance/Maintenance  
DATE OF BOND: February 23, 2026  
AMOUNT OF BOND: \$1,320,062.00

FINANCIAL INSTITUTION: Great Midwest Insurance Company  
AND ADDRESS: 800 Gessner Rd, Suite 600  
Houston, TX 77024

Account No.: GM-204138

COMM.		R/W	LENGTH	WIDTH	TYPE	STATE
DIST.	STREET NAME	IN	IN	IN	OF	REF.
		FEET	FEET	FEET	SURFACE	NO.
4	Juniper Way	50	1256	20	P.M.	----
4	Meadowvale Lane	50	1998	20	P.M.	----

NOTES:

NUMBER OF LOTS: 174  
CURB & GUTTER: 24" Rolled Back  
TOTAL ACRES OF S/D: 42.5 AC

STATE OF GEORGIA,  
COUNTY OF HALL

**GUARANTY PERFORMANCE/MAINTENANCE AGREEMENT**

KNOW ALL MEN BY THESE PRESENTS, that we, Lee Land Farms LLC (owner/principal, hereinafter referred to as "Principal"), and Great Midwest Insurance Company (surety), a company entitled and licensed to do business as a surety in the State of Georgia and Hall County, (hereinafter referred to as "Surety"), are held and bound unto Hall County, Georgia in the sum of \$ 1,320,062.00 \* (hereinafter referred to as "bonded amount") for payment of which we bind ourselves, our heirs, executors, administrators and assigns.

WHEREAS, Lee Land Farms LLC (principal) is owner of the Subdivision known as Laurel Fields FKA Lee Land Farms Subdivision, which subdivision is shown on a plat prepared by Floyd & Associates, inc, Georgia Registered Surveyor Number 2801, and

WHEREAS, Lee Land Farms LLC (principal) wishes to induce the Board of Commissioners of Hall County, Georgia to approve the street system shown on the Final Plat of Laurel Fields FKA Lee Land Farms Subdivision for recording purposes, and

WHEREAS, Lee Land Farms LLC (principal) wishes to induce the Board of Commissioners of Hall County, Georgia to accept the streets shown on the Final Plat of Laurel Fields FKA Lee Land Farms Subdivision for public maintenance (not applicable to private developments);

Lee Land Farms LLC (principal) and Great Midwest Insurance Company (surety) agree in consideration of the foregoing,

NOW, THEREFORE BE IT RESOLVED, Lee Land Farms LLC (principal) agrees that all construction of the street system of Laurel Fields FKA Lee Land Farms

Subdivision will be completed and maintained for fifteen (15) months according to the terms and requirements as shown on the recorded Final Plat and of the Subdivision Regulations in force in Hall County, Georgia.

Lee Land Farms LLC (principal), and

Great Midwest Insurance Company (surety) agree to the following:

Sidewalks will be completed throughout entire subdivision as shown on recorded final plat within one (1) year of signing of said final plat. One inch of "F" mix asphalt may be placed anytime prior to final platting or up to one (1) year after final plat approval. In addition, Principal and Surety agree that if either the sidewalks, cuts, fills, sub-grades, shoulders, pavement, grassing, storm water management facilities, or traffic signs in Laurel Fields FKA Lee Land Farms Subdivision are improperly maintained or are found to be defective from faults in design, materials or workmanship as shown on the recorded Final Plat, or as set out in the Subdivision Regulations in force in Hall County, Georgia, then upon demand from Hall County,

Great Midwest Insurance Company (surety) shall pay the bond amount to Hall County.

**Terms of Guaranty:**

Lee Land Farms LLC (principal) and

Great Midwest Insurance Company (surety) shall be bound by the provisions of

this agreement until a properly authorized letter is received by

Great Midwest Insurance Company (surety) from Hall County authorizing release of

Lee Land Farms LLC (principal) and

Great Midwest Insurance Company (surety) from this Guaranty Agreement.

NOTWITHSTANDING the above provisions, this Guaranty Performance/Maintenance Agreement is hereby issued on 2/23/2026 (Date) and expires on 2/23/2028

(Date, minimum 24 months from date of issuance), and the Issuer will have no more liability after that date. When

the indicated expiration date falls on Sunday or a legal holiday, or for any reason the Issuer is not open for business, the expiration date shall be extended to the next succeeding business day. Jurisdiction for any civil litigation necessary for collection of bond claims hereunder shall be in the Superior Court of Hall County, Georgia.

IN WITNESS WHEREOF, the undersigned have hereunto signed their names and affixed their seals, this

23 day of February, 2026.

- Lee Land Farms LLC  
PRINCIPAL  
By:   
(Corporate Officer or other authorized representative)

Principal's Address:  
1280 S 800 E, Ste 200, Orem, UT 84097

- Great Midwest Insurance Company  
SURETY  
By:   
(Authorized Representative)

Surety's Address:  
800 Gessner Rd, Suite 600 Houston, TX 77024

- Approved:  
Hall County  
By: \_\_\_\_\_  
(Chairman)

\* The amount of the bond equals 30 percent of all completed infrastructure including base, paving, grassing, stormwater management facilities, and sidewalks plus 100 percent of the cost of all incomplete infrastructure such as remaining sidewalks and asphalt topping. The unit cost data used in the calculations will be based upon the latest Georgia Department of Transportation (GADOT) Item Mean Summary, or the latest Hall County contract data, whichever is higher.

POWER OF ATTORNEY

GM-204138

Great Midwest Insurance Company

KNOW ALL MEN BY THESE PRESENTS, that GREAT MIDWEST INSURANCE COMPANY, a Texas Corporation, with its principal office in Houston, TX, does hereby constitute and appoint:

Pamela A. Glover, Scott Lewis, Robert Norton, Gregory Smith, Alana M. Tompkins

its true and lawful Attorney(s)-In-Fact to make, execute, seal and deliver for, and on its behalf as surety, any and all bonds, undertakings or other writings obligatory in nature of a bond.

This authority is made under and by the authority of a resolution which was passed by the Board of Directors of GREAT MIDWEST INSURANCE COMPANY, on the 1st day of October, 2018 as follows:

Resolved, that the President, or any officer, be and hereby is, authorized to appoint and empower any representative of the Company or other person or persons as Attorney-In-Fact to execute on behalf of the Company any bonds, undertakings, policies, contracts of indemnity or other writings obligatory in nature of a bond not to exceed Ten Million dollars (\$10,000,000.00), which the Company might execute through its duly elected officers, and affix the seal of the Company thereto. Any said execution of such documents by an Attorney-In-Fact shall be as binding upon the Company as if they had been duly executed and acknowledged by the regularly elected officers of the Company. Any Attorney-In-Fact, so appointed, may be removed in the Company's sole discretion and the authority so granted may be revoked as specified in the Power of Attorney.

Resolved, that the signature of the President and the seal of the Company may be affixed by facsimile on any power of attorney granted, and the signature of the Secretary, and the seal of the Company may be affixed by facsimile to any certificate of any such power and any such power or certificate bearing such facsimile signature and seal shall be valid and binding on the Company. Any such power so executed and sealed and certificate so executed and sealed shall, with respect to any bond of undertaking to which it is attached, continue to be valid and binding on the Company.

IN WITNESS THEREOF, GREAT MIDWEST INSURANCE COMPANY, has caused this instrument to be signed by its President, and its Corporate Seal to be affixed this 15th day of October, 2018.

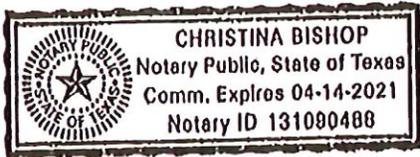


GREAT MIDWEST INSURANCE COMPANY

BY [Signature] Peter B. Smith President

ACKNOWLEDGEMENT

On this 15th day of October, 2018, before me, personally came Peter B. Smith to me known, who being duly sworn, did depose and say that he is the President of GREAT MIDWEST INSURANCE COMPANY, the corporation described in and which executed the above instrument; that he executed said instrument on behalf of the corporation by authority of his office under the By-laws of said corporation.



BY [Signature] Christina Bishop Notary Public

CERTIFICATE

I, the undersigned, Secretary of GREAT MIDWEST INSURANCE COMPANY, A Texas Insurance Company, DO HEREBY CERTIFY that the original Power of Attorney of which the foregoing is a true and correct copy, is in full force and effect and has not been revoked and the resolutions as set forth are now in force.

Signed and Sealed at Houston, TX this 23 Day of February, 2026.



BY [Signature] Leslie K. Shaunty Secretary

WARNING: Any person who knowingly and with intent to defraud any insurance company or other person, files and application for insurance of claim containing any materially false information, or conceals for the purpose of misleading, information concerning any fact material thereto, commits a fraudulent insurance act, which is a crime and subjects such person to criminal and civil penalties.



## Hall County

2875 Browns Bridge Road  
Gainesville, GA 30504

P.O. Box 1435  
Gainesville, GA 30503

Receipt No.: 294581

Receipt Date: 01/13/2026

# RECEIPT

### RECORD & PAYOR INFORMATION

Record ID: HSUB25-0024  
 Record Type: H - Subdivision - Final Plat  
 Property Address: 2522 LEE LAND ROAD, GAINESVILLE, GA 30507  
 Record Name: Laurel Fields (FKA Lee Land Farms) FP  
 Description: Preliminary approved plans are HDEV24-0124  
 Payor:  
 Primary Contact: Jill Tompkins

### PAYMENT DETAIL

Date	Payment Method	Reference	Cashier	Comments	Amount
01/13/2026	CreditCard	[REDACTED]	PUBLICUSER170 2		\$3,460.00

### FEE DETAIL

Fee Description	Invoice #	Quantity	Unit	Fee Amount	Current Paid
Sign Fee	318455	4	Quantity	\$320.00	\$320.00
Bond Deposit	318455	1		\$1,000.00	\$1,000.00
Final Subdivision Plat	318455	174	Lots	\$2,140.00	\$2,140.00
				<u>\$3,460.00</u>	<u>\$3,460.00</u>