

PRIVATE STREET SIGN INSTALLATION GUARANTEE

HP Capital Group 2, LLC (owner), the fee simple title holder to the real estate located in Pinellas County, Florida, described as Harbor Landing (SP# 4713) do hereby for themselves and their heirs and assigns, acknowledge and declare that the following condition will be met and performed with respect to the said real estate:

Street name signs and regulatory signs will be installed prior to project completion as required by Pinellas County and will be in accordance with the "Manual on Uniform Traffic Control Devices for Streets and Highways" and the "Pinellas County Land Development Code" latest revision.

It is further agreed that said street and regulatory signs will be physically installed before issuance of a Certificate of Occupancy on any residence.

IN WITNESS WHEREOF, the said HP Capital Group 2, LLC (owner), have hereunto set their hands and seals this 5th day of September, 2023.

Angelo Cappelli

Witness 1 Signature

ANGELO CAPPELLI

(Print Witness 1 name/title)

Chris Hemmer

Witness 2 Signature

Chris Hemmer

(Print Witness 2 name/title)

HP Capital Group 2, LLC (*)

Corporation Name/Owner

Fred Hemmer

Fred Hemmer, Manager, HP Capital Managers LLC

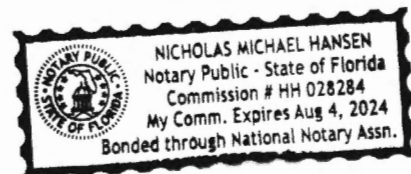
(Corporate Seal)

FOR A CORPORATION:

STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me this 5th day of September, 2023 by Fred Hemmer, Manager, HP Capital Managers LLC (*), on behalf of the corporation. He is X personally known to me _____ or has produced _____ as identification.

[Signature] (signature of notary)
(full notary stamp or stamp and raised seal)



(*)--HP Capital Group 2, LLC, a Florida limited liability company
By: HP Capital Managers, LLC, as Manager
By: Fred Hemmer, as Manager

SIDEWALK GUARANTEE

HP Capital Group 2, LLC, (owner) the fee simple title holders to the real estate located in Pinellas County, Florida, described as Harbor Landing do hereby for themselves and their heirs and assigns, acknowledge and declare that the following condition will be met and performed with respect to the said real estate:

A 5' wide sidewalk will be constructed on the west side of the street of Pleasant Avenue from Valley Road south to the site and then within the site as detailed on the approved construction plans. It is agreed that the sidewalk along all areas without lot frontage will be physically installed before Pinellas County's acceptance of the roads. It is further agreed that said sidewalk will be physically installed before issuance of a Certificate of Occupancy on any residence. Sidewalks along the streets adjacent to the lot must be in place before the Certificate of Occupancy will be issued for that lot.

IN WITNESS WHEREOF, the said HP Capital Group 2, LLC (owner), have hereunto set their hands and seals this 5th day of September, 2023.

Angelo Capelli

Witness 1 Signature

ANGELO CAPPELLI

(Print Witness 1 name/title)

Chris Hemmer

Witness 2 Signature

Chris Hemmer

(Print Witness 2 name/title)

HP Capital Group 2, LLC

Corporation Name/Owner

Fred Hemmer

Fred Hemmer, Manager, HP Capital Managers LLC (*)

(Corporate Seal)

FOR A CORPORATION:

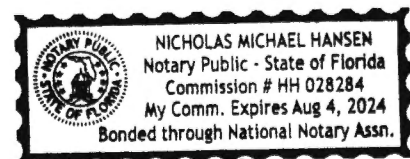
STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me by means of X physical presence or _____ online notarization, this 5th day of September, 2023, by _____
Fred Hemmer, who acknowledged himself/herself to be the _____
Manager, HP Capital Managers, LLC (*)
_____, a Florida corporation, and that he/she, in such capacity, being authorized to do so, executed the foregoing instrument for the purpose therein contained by signing on behalf of said companies. He/She is X personally known to me _____ or has produced _____
_____ as identification.

Nicholas Michael Hansen

(signature of notary)

(Full notary stamp or stamp and raised seal)



(*)--HP Capital Group 2, LLC, a Florida limited liability company

By: HP Capital Managers, LLC, as Manager

By: Fred Hemmer, as Manager

KEN BURKE, CLERK OF COURT
AND COMPTROLLER PINELLAS COUNTY, FL
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