

EXHIBIT - B
MAINTENANCE BOND

BOND NUMBER: ██████████

KNOWN ALL MEN BY THESE PRESENTS, That we: 68V Iron Horse 2024, LLC,
(Contractor or Owner) as Principal, and Euler Hermes North America Insurance Company, (Surety) a corporate of the
State of Maryland, as surety, are held and firmly bound unto: **BALDWIN COUNTY COMMISSION,
BALDWIN COUNTY, ALABAMA** in the sum of \$ 590,794.18, lawful money of the United States of America,
to be paid to the said: **BALDWIN COUNTY COMMISSION, BALDWIN County, Alabama** its certain
attorney or assigns, to which payment well and truly to be made we do bind ourselves, our heirs, executors,
administrators, successors and assigns, and every one of them, jointly and severally, firmly be these presents.

IN TESTIMONY WHEREOF, The said Principal has hereunto set his hand and seal, and said
Surety has caused its corporate seal to be hereunto affixed, duly attested by its Attorney-in-Fact this 4th day
of November, 2025.

WHEREAS, The said Principal did enter into a contract entitled Subdivision Roadway Drainage Improvement
Acceptance Agreement (the "Agreement") with the said **BALDWIN COUNTY
COMMISSION, BALDWIN COUNTY, ALABAMA** for **IRON HORSE – PHASE 1** (Name of Development)
and in said Agreement is required to maintain the said work in good condition for a period of two years from the
date the Baldwin County Commission votes in the affirmative to accept for maintenance the roadway and
drainage improvements made the subject of the Agreement.

NOW THE CONDITION OF THIS OBLIGATION IS SUCH, That if the Principal shall well and
truly, at the request of the said Obligee, or its proper representative or representatives, maintain
the said work in good condition. The term of the bond extends 24 months beyond the full
execution of the Agreement including any necessary extensions during repair periods.

Attest:
Austin Spivak

Austin Spivak

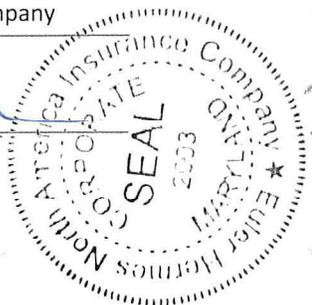
COUNTERSIGNED:

Owner: 68V Iron Horse 2024, LLC

By: *[Signature]*

Surety: Euler Hermes North America Insurance Company

By: *[Signature]*
Elba Irene McCullough, Attorney-in-Fact



EULER HERMES NORTH AMERICA INSURANCE COMPANY
100 International Drive, 22nd Floor • Baltimore, Maryland 21202

The number of persons authorized by this
Power of Attorney is not more than: **15**

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS: That EULER HERMES NORTH AMERICA INSURANCE COMPANY (EULER HERMES), a corporation organized and existing under the laws of the state of Maryland, 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 and in its name, place, and stead to execute on behalf of EULER HERMES, as surety, any and all bonds, undertakings, and contracts of suretyship, or other written obligations in the nature thereof; provided that the liability of EULER HERMES 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
Robert M Coon, Clayton T Bruin, Benjamin Kenneth Taylor, Alaine Nanette Drane, Windy D Lovelady, Brittany B Irby, Brooke Gagne, Beverly Jones, III, Cody James McCluskey, Suzanne Helena Young, James Jackson Roberts, III, Traci J DeGroat, Steven Dana Scobey, Theresa Simmons Stump, Elba Irene McCullough	All United States offices of Scott Insurance	Unlimited

This Power of Attorney revokes all previous powers issued on behalf of the attorney(s)-in-fact named above.

IN WITNESS WHEREOF, EULER HERMES has caused these presents to be signed and attested by its appropriate officers and its corporate seal hereunder affixed this 1st day of December, 20 23.



James Daly, President and CEO-The Americas

Nicholas P. Verna II, Senior Vice President and Regional Head of Surety and Guarantee, Americas

State of Maryland, County of Baltimore

On this 1st day of December, 20 23, before me personally appeared Nicholas P. Verna II, to me known, being duly sworn, deposes and says that he resides in Southeastern, PA; that he is Senior Vice President and Regional Head of Surety and Guarantee, Americas of Euler Hermes North America Insurance Company, the Company described herein and which executed the above instrument; that he know the seal of EULER HERMES; that the seal affixed to said instrument is such corporate seal; that it was so affixed by authority of the Board of Directors of EULER HERMES; and that he signed his name thereto by like authority.



Notary Public

This Commission Expires February 2, 2026

This Power of Attorney is granted by authority of the following resolutions adopted by the Board of Directors of EULER HERMES NORTH AMERICA INSURANCE COMPANY (Company) by unanimous consent on October 1, 2015.

RESOLVED: That the President, Executive Vice President, Senior Vice President, Vice President, Secretary, and Assistant Vice Secretary, be and hereby are authorized from time to time to appoint one or more Attorneys-in-Fact to execute on behalf of the company, as surety, and any and all bonds, undertakings and contracts of suretyship, or other written obligation in the nature thereof; to proscribe their respective duties and all respective limits of their authority; and to revoke any such appointment at any time.

RESOLVED FURTHER: That the Company seal and signature of the aforesaid officers and may be affixed by facsimile to any Power of Attorney given for the execution of any bond, undertaking, contract of suretyship, or other written obligations 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 thought manually affixed.

CERTIFICATION

I, Nicholas P. Verna II, Senior Vice President and Regional Head of Surety & Guarantee, Americas of EULER HERMES NORTH AMERICA INSURANCE COMPANY, do hereby certify that the foregoing Power of Attorney and the Resolutions of the Board of Directors of October 1, 2015, have not been revoked and are now in full force and effect.

Signed and sealed this 4th day of November, 20 25.



Nicholas P. Verna II, Senior Vice President and Regional Head of Surety and Guarantee, Americas

