SUBJECT: Forest Brooke Phase 6C PI#3948

DEPARTMENT: Development Review Division of Development Services Department

SECTION: Project Review & Processing

BOARD DATE: October 7, 2025
CONTACT: Lee Ann Kennedy

RECOMMENDATION:

Authorize the Development Services Department, as the administrative authority designated by Resolution R25-042 to receive, review and process plat or replat submittals, to accept the dedications to Hillsborough County as reflected on the attached plat for the Forest Brooke Phase 6C, located in Section 17, Township 32 and Range 20. Further authorize the Development Services Department to administratively accept the Subdivision's public improvement facilities (on-site paving, water & wastewater and off-site sidewalks) for maintenance upon proper completion, submittal and approval of all required documentation. Also provide the administrative rights to release the performance securities for construction and lot corners upon final acceptance by the Development Review Division of Development Services Department and also provide the administrative rights to release the warranty security upon expiration of the warranty period, warranty inspection and correction of any failure, deterioration or damage to the Improvement Facilities. Accept a Performance Bond in the amount of \$3,569,482.88, a Warranty Bond in the amount of \$92,148.95 and authorize the Chairman to execute the Subdivider's Agreement for Construction and Warranty of Required Improvements. Also accept a Performance Bond for Placement of Lot Corners in the amount of \$33,750.00 and authorize the Chairman to execute the Subdivider's Agreement for Performance - Placement of Lot Corners.

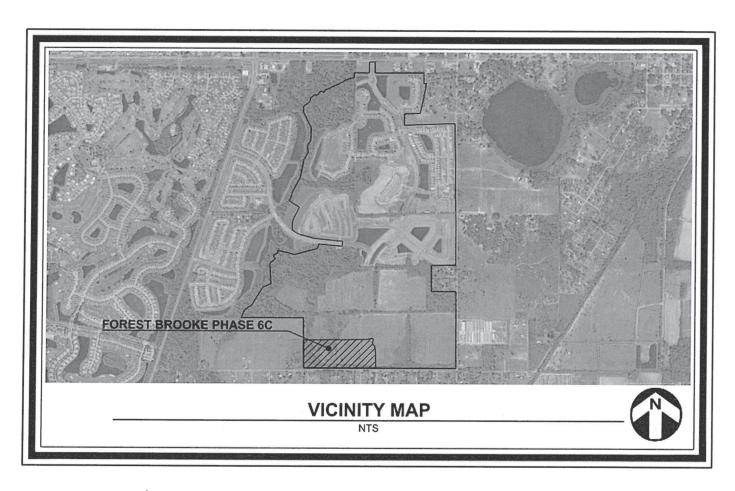
School Concurrency was approved for this project based on a Developer Agreement and a payment of \$1,138,777.00 was made on September 2, 2025.

BACKGROUND:

On December 31, 2024, Permission to Construct Prior to Platting was issued for Forest Brooke Phase 6C, after construction plan review was completed on December 10, 2024. The developer has submitted the required Bonds which the County Attorney's Office has reviewed and approved. The developer is Lennar Homes LLC. and the engineer Hamilton Engineering & Surveying, LLC.



VICINITY MAP





SUBDIVIDER'S AGREEMENT FOR CONSTRUCTION AND WARRANTY OF REQUIRED ON-SITE AND OFF-SITE IMPROVEMENTS

This Agreement made and entered into thisday of, 20, by and between Lennar Homes, LLC, hereinafter referred to as the "Subdivider" and
Hillsborough County, a political subdivision of the State of Florida, hereinafter referred to as the "County."
<u>Witnesseth</u>
WHEREAS, the Board of County Commissioners of Hillsborough County has established a Land Development Code, hereinafter referred to as "LDC", pursuant to the authority contained in Chapters 125, 163 and 177, Florida Statutes; and
WHEREAS, the LDC affects the subdivision of land within the unincorporated areas of Hillsborough County; and
WHEREAS, pursuant to the LDC, the Subdivider has submitted to the Board of County Commissioners of Hillsborough County, Florida, for approval and recordation, a plat of a subdivision known as Forest Brooke Phase 6C (hereafter, the "Subdivision"); and
WHEREAS, a final plat of a subdivision within the unincorporated areas of Hillsborough County shall not be approved and recorded until the Subdivider has guaranteed to the satisfaction of the County that the improvements within the platted area and the off-site improvements required as a condition of the approval of the Subdivision will be installed; and
WHEREAS, the off-site and on-site improvements required by the LDC in connection with the Subdivision are to be installed after recordation of said plat under guarantees posted with the County; and
WHEREAS, the Subdivider has or will file with the Hillsborough County Development Review Division of the Development Services Department drawings, plans, specifications and other information relating to the construction of roads, streets, grading, sidewalks, stormwater drainage systems, water, wastewater and reclaimed water systems and easements and rights-of-way as shown on such plat and as required for approval of the subdivision, in accordance with the specifications found in the aforementioned LDC and required by the County; and
WHEREAS, the Subdivider agrees to build and construct the aforementioned off-site and on-site improvements as required in connection with the Subdivision; and
WHEREAS, pursuant to the LDC, the Subdivider will request the County to accept, upon completion, the following on-site and off-site improvements for maintenance as listed below and identified as applicable to this project:
Paving, Storm Drainage System, Sanitary Sewer Collection System and Water Distribution System
(hereafter, the "County Improvements"); and
WHEREAS, the County requires the Subdivider to warranty the aforementioned County Improvements against any defects in workmanship and materials and agrees to correct any such defects which arise during the warranty period; and
WHEREAS , the County requires the Subdivider to submit to the County an instrument guaranteeing the performance of said warranty and obligation to repair.
NOW, THEREFORE, in consideration of the intent and desire of the Subdivider as set forth herein, to gain approval of the County to record said plat, and to gain acceptance for maintenance by the County of the aforementioned

The terms, conditions and regulations contained in the LDC, are hereby incorporated by reference and

The Subdivider agrees to well and truly build, construct and install the on-site and off-site improvements required within and in connection with the Subdivision, within twelve (12) months

County Improvements, the Subdivider and County agree as follows:

made a part of this Agreement.

1.

2.

1 of 5

from and after the date that the Board of County Commissioners approves the final plat and accepts the performance bond rendered pursuant to paragraph 4 below, in exact accordance with the drawings, plans, specifications and other data and information filed with the Hillsborough County Development Review Division of Development Services Department by the Subdivider.

- 3. The Subdivider agrees to warranty the County Improvements constructed in connection with the Subdivision against failure, deterioration or damage resulting from defects in workmanship and materials, for a period of two (2) years following the date of acceptance of said Improvements for maintenance by the County. The Subdivider further agrees to correct within the above described warranty period any such failure, deterioration, or damage existing in the Improvements so that said County Improvements thereafter comply with the technical specifications contained in the LDC established by the County.
- 4. The Subdivider agrees to, and in accordance with the requirements of the LDC does hereby deliver to the County, an instrument ensuring the performance and a separate instrument providing a warranty of the obligations described in paragraphs 2 and 3 respectively above, specifically identified as:

a.	Letters of Credit, number		_, dated	
	and number	dated		_, w i t h
				by
	order of			,
b.	A Performance Bond, number	30247867	_dated, _07/0	1/2025
		with		
		as Princip		
	The Continental Insurance Compa	any as Surety	, or	
	A Warranty Bond, number 302	47867M	_dated, _07/0	1/2025
		with		
		as Princip		
	The Continental Insurance Compa	any as Surety	, or	
c.	Cashier/Certified Checks, numb			
	deposited by the County into a upon receipt. No interest shal received by the County pursuant	non-interest bea Il be paid to the	aring escrow Subdivider o	account

Copies of said letter of credit, performance and warranty bonds, escrow agreements, or cashier/certified checks is attached hereto and by reference made a part hereof.

- 5. Once construction is completed, the Subdivider shall submit a written certification, signed and sealed by the Engineer-of-Record, stating that the improvements are constructed in accordance with:
 - a. The plans, drawings, and specifications submitted to and approved by the County's Development Review Division of Development Services Department; and
 - b. All applicable County regulations relating to the construction of improvement facilities.

An authorized representative of the County's Development Services Department will review the Engineer's Certification and determine if any discrepancies exists between the constructed improvements and said certifications.

6. Should the Subdivider seek and the County grant, pursuant to the terms contained in the LDC, an extension of time period established for construction of those on-site and off-site improvements described in paragraph 2, the Subdivider shall provide the County with an instrument ensuring the completion of said improvements within the extended period. The instrument shall be in the form of a letter of credit, performance bond, escrow agreement, or cashier/certified check, as required by the LDC.

2 of 5 03/2025

- 7. In the event the Subdivider shall fail or neglect to fulfill its obligations under this Agreement as set forth in paragraph 2 and as required by the LDC, the Subdivider shall be liable to pay for the cost of construction and installation of the improvements to the final total cost including, but not limited to, engineering, legal and contingent costs, together with any damages, either direct or consequential, which the County may sustain as a result of the failure of the Subdivider to carry out and execute all of the provisions of this Agreement and the provisions of the LDC.
- 8. In the event the Subdivider shall fail or neglect to fulfill its obligations under this Agreement as set forth in paragraph 3 and as required by the LDC, the Subdivider shall be liable to pay for the cost of reconstruction of defective County Improvements to the final total cost, including, but not limited to, engineering, legal and contingent costs, together with any damages, either direct or consequential, which the County may sustain as a result of the Subdivider's failure or neglect to perform.
- 9. The County agrees, pursuant to the terms contained in the LDC, to record the plat of the Subdivision at such time as the plat complies with the provisions of the LDC and has been approved in the manner prescribed therein.
- 10. The County agrees, pursuant to the terms contained in the LDC, to accept the Improvements for maintenance upon proper completion, approval by the County's Development Review Division of the Development Services Department, and the submittal and approval of all documentation required by this Agreement and the LDC.
- 11. The County agrees, pursuant to the terms contained in the LDC, to issue a letter of compliance to allow the release of certificates of occupancy upon receipt of all of the following:
 - a. The Engineer-of-Record's Certification referred to in paragraph 5 above; and
 - Acknowledgement by the Development Services Department that all necessary inspections have been completed and are satisfactory, and that no discrepancies exist between the constructed improvements and the Engineer's Certification; and
 - c. Provide that all applicable provisions of the LDC have been met.
- 12. In the event that the improvement facilities are completed prior to the end of the construction period described in paragraph 2, the Subdivider may request that the County accept the County improvements for maintenance at the time of completion. In addition to the submittal, inspections, and approvals otherwise required by this Agreement and the LDC, the Subdivider shall accompany its request for acceptance with a new or amended warranty instrument, in a form prescribed by the LDC, guaranteeing the obligations set forth in paragraph 3 for a period of two (2) years from the date of the final inspection approval. Provided that said warranty instrument is approved as to form and legal sufficiency by the County Attorney's Office, the County's Development Services Department may accept the new or amended warrany instrument on behalf of the County, and release the original warranty instrument received pursuant to this Agreement, where appropriate. All portions of this Agreement pertaining to the warranty shall apply to any new or amended warranty instrument accepted pursuant to this paragraph.
- 13. If any article, section, clause or provision of this Agreement may be deemed or held invalid by any court of competent jurisdiction for any reason or cause, the same shall not affect or invalidate the remaining portions of this Agreement, which shall remain in full force and effect.
- 14. This document contains the entire agreement of these parties. It shall not be modified or altered except in writing signed by the parties.

3 of 5 03/2025

IN WITNESS WHEREOF, the parties hereto have executed this A	greement, effective as of the date set forth above.
ATTEST:	Subdivider:
Contesper	By Cal Malat
Witness Signature	Authorized Corporate Officer or Individual
	(Sign before Notary Public and 2 Witnesses)
courtney mai	KEITH MALCUIT
Printed Name of Witness	Name (typed, printed or stamped)
Rolloon Kingly	٧۴ Title
Witness Signature	
7	4301 W BDY SCONT BIVD #600
Printed Name of Witness	Tampa, FL 33007 Address of Signer
Trinted Name of Witness	Address of Signer
	813-618-4905
	Phone Number of Signer
NOTARY PUBLIC	
CORPORATE SEAL	
(When Appropriate)	
ATTEST:	
VICTOR D. CRIST	BOARD OF COUNTY COMMISSIONERS
Clerk of the Circuit Court	HILLSBOROUGH COUNTY, FLORIDA
By: Deputy Clerk	By: Chair
Deputy Clerk	Citali
	APPROVED BY THE COUNTY ATTORNEY
	APPHOVED
	BY And Legal
	Approved As To Form And Legal Sufficiency.
	Sufficiency.

Representative Acknowledgement STATE OF FLORIDA **COUNTY OF HILLSBOROUGH** The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this ennar (type of authority,...e.g. officer, trustee, attorney in fact) (name of party on behalf of whom instrument was executed) Personally Known OR Produced Identification (Signature of Notary Public - State of Florida) Type of Identification Produced (Print, Type, or Stamp Commissioned Name of Notary Public) Courtney Mai Comm.: HH 651843 Expires: Mar. 16, 2029 Notary Public - State of Florida **Individual Acknowledgement** STATE OF FLORIDA COUNTY OF HILLSBOROUGH The foregoing instrument was acknowledged before me by means of \square physical presence or \square online notarization, this (name of person acknowledging) (day) Personally Known OR Produced Identification (Signature of Notary Public - State of Florida) Type of Identification Produced (Print, Type, or Stamp Commissioned Name of Notary Public)

(Notary Seal)

(Commission Number)

(Expiration Date)

Bond No. 30247867

SUBDIVISION PERFORMANCE BOND On-site and Off-site

called the Principal, and The Continental Insurance Company called the Surety, are held and firmly bound unto the BOARD OF COUNTY COMMISSIONERS OF HILLSBOROUGH COUNTY, FLORIDA, in the sum of Three Million Five Hundred Sixty-Nine Thousand Four Hundred Eighty-Two and 88/100 (\$3,569,482.88) Dollars for the payment of which sum, well and truly to be made, we bind ourselves, our heirs, executors, administrators, and successors, jointly and severally, firmly by these presents.

WHEREAS, the Board of County Commissioners of Hillsborough County has adopted subdivision regulations in its Land Development Code pursuant to the authority granted to it in Chapters 125, 163 and 177, Florida Statutes, which regulations are by reference hereby incorporated into and made a part of this performance bond; and

WHEREAS, these subdivision regulations affect the subdivision of land within the unincorporated areas of Hillsborough County; and

WHEREAS, these subdivision regulations require the construction of on-site and off-site improvements in connection with the platting of the Forest Brooke Phase 6C subdivision; and

WHEREAS, the Principal has filed with the Development Review Division of the Development Services Department of Hillsborough County, Florida, drawings, plans and specifications and other data and information relating to construction, grading, paving and curbing of streets, alleys and other rights-of-way shown on such plat, sidewalks, bridges, culverts, gutters, water and wastewater and other necessary drainage facilities, in accordance with the specifications found in the aforementioned subdivision regulations and required by the Board of County Commissioners of Hillsborough County, Florida, and the County Engineer; and

WHEREAS, said improvements are to be built and constructed in the aforementioned platted area and associated off-site area; and

WHEREAS, the aforementioned subdivision regulations require the Principal to submit an instrument ensuring completion of construction of the aforementioned improvements within a time period established by said regulations; and

WHEREAS, the Principal, pursuant to the terms of the aforementioned subdivision regulations has entered into a Subdivider's Agreement, hereafter the "Agreement", the terms of which require the Principal to submit an instrument ensuring completion of construction of required improvements; and

WHEREAS, the terms of said Agreement are by reference, hereby, incorporated into and made a part of this Subdivision Performance Bond.

 $\label{eq:NOW,THEREFORE} \textbf{NOW, THEREFORE,} \ \text{the conditions of this obligation are such, that:}$

A.	If the Principal shall well and truly build, construct, and install in the platted area known as Forest Brooke Phase 6C subdivision
	all grading, paving, curbing of streets, alleys or other rights-of-way shown on such plat,
	sidewalks, bridges, culverts, gutters, water and wastewater and other necessary drainage
	facilities, to be built and constructed in the platted area and all off-site improvements in
	exact accordance with the drawings, plans, specifications, and other data and information filed
	with the Development Review Division of the Development Services Department of Hillsborough
	County by the Principal, and shall complete all of said building, construction, and installation within twelve (12) months from the date that the Board of County Commissioners
	approves the final plat and accepts this performance bond; and
В.	If the Principal shall faithfully perform the Agreement at the times and in the manner prescribed in said Agreement;
THEN THIS OBL	LIGATION SHALL BE NULL AND VOID; OTHERWISE, TO REMAIN IN FULL UNTIL 07/01/2026
SIGNED, SEAL	LED AND DATED this $\frac{1st}{}$ day of $\frac{July}{}$, 20 $\frac{25}{}$.
ATTEST:	Lennar Homes, LLC, a Florida limited liability
Momo &	company
MOMO ANS	BELLINI, WITNESS BEN GAINER, VP Seal
	The Continental Insurance Company
	Surety Seal
ATTEST:	
Kvista	M- fee By Rathanat
Krista M. Le	All
	Ratthanatevy Lor, Attorney-In-Fact
	ARROVED BY THE COUNTY ATTORNEY

Approved As To Form And Legal Sufficiency. W. awwaled

Know All Men By These Presents, That The Continental Insurance Company, a Pennsylvania insurance company, is a duly organized and existing insurance company having its principal office in the City of Chicago, and State of Illinois, and that it does by virtue of the signature and seal herein affixed hereby make, constitute and appoint

Heidi Bockus, Krista M Lee, Ratthanatevy Lor, Individually

of Seattle, TN, its true and lawful Attorney(s)-in-Fact with full power and authority hereby conferred to sign, seal and execute for and on its behalf bonds, undertakings and other obligatory instruments of similar nature

- In Unlimited Amounts -

and to bind them thereby as fully and to the same extent as if such instruments were signed by a duly authorized officer of the insurance company and all the acts of said Attorney, pursuant to the authority hereby given is hereby ratified and confirmed.

This Power of Attorney is made and executed pursuant to and by authority of the By-Law and Resolutions, printed on the reverse hereof, duly adopted, as indicated, by the Board of Directors of the insurance company.

In Witness Whereof, The Continental Insurance Company has caused these presents to be signed by its Vice President and its corporate seal to be hereto affixed on this 4th day of June, 2023.



The Continental Insurance Company

State of South Dakota, County of Minnehaha, ss:

On this 4th day of June, 2023, before me personally came Larry Kasten to me known, who, being by me duly sworn, did depose and say: that he resides in the City of Sioux Falls, State of South Dakota; that he is a Vice President of The Continental Insurance Company, a Pennsylvania insurance company, described in and which executed the above instrument; that he knows the seal of said insurance company; that the seal affixed to the said instrument is such corporate seal; that it was so affixed pursuant to authority given by the Board of Directors of said insurance company and that he signed his name thereto pursuant to like authority, and acknowledges same to be the act and deed of said insurance company.



My Commission Expires March 2, 2026

M. Bent

Notary Public

CERTIFICATE

I, D. Johnson, Assistant Secretary of The Continental Insurance Company, a Pennsylvania insurance company, do hereby certify that the Power of Attorney herein above set forth is still in force, and further certify that the By-Law and Resolutions of the Board of Directors of the insurance company printed on the reverse hereof is still in force. In testimony whereof I have hereunto subscribed my name and affixed the seal of the said insurance company this lst day of July, 2025.



The Continental Insurance Company

Bent

D. Johnson

Assistant Secretary

Form F6850-4-2023

SURETY RIDER

To be attached to and form a part of	
Bond No. 30247867	
Forest Brooke Phase 6C	
effective July 1, 2025	
(MONTH-DAY-YEAR)	
executed by Lennar Homes, LLC.	s Principal,
(PRINCIPAL)	
and by The Continental Insurance Company , as Surety,	
in favor of Board of County Commissioners of Hillsborough County, Florida (OBLIGEE)	
in consideration of the mutual agreements herein contained the Principal and the Surety hereby consent to changing	
The Expiration Date From: 7/1/2026 To: 9/12/2026	
Nothing herein contained shall vary, alter or extend any provision or condition of this bond except as herein expressly stated.	
This rider	
is effective July 1, 2025 (MONTH-DAY-YEAR)	
Signed and Sealed July 21, 2025	
(MONTH-DAY-YEAR)	
Lennar Homes, LLC, a Florida limited liability company	
(PRINCIPAL)	
By: P-8 - (PRINCIPAL)	
The Continental Incurance Comment	
The Continental Insurance Company (SURETY)	
By: Satthanatur	
Ratthanatevy Lor, Attorney-In-Fact	
APPROVED BY THE COUNTY ATT	DRNEY

Approved As To Form And Legal Sufficiency.

Know All Men By These Presents, That The Continental Insurance Company, a Pennsylvania insurance company, is a duly organized and existing insurance company having its principal office in the City of Chicago, and State of Illinois, and that it does by virtue of the signature and seal herein affixed hereby make, constitute

and appoint			
Ratthanatevy Lor	,	Individually	
of Seattle , WA and on its behalf bonds, undertakings and other oblig	atory instruments of similar natu	ire	y hereby conferred to sign, seal and execute for
Surety Bond Number: 30247867 Principal: Lennar Homes, LLC Obligee: Board of County Commissi	- In Unimit	ted Amounts -	
and to bind them thereby as fully and to the same extr Attorney, pursuant to the authority hereby given is he	ent as if such instruments were streby ratified and confirmed.	signed by a duly authorized officer of t	he insurance company and all the acts of said
This Power of Attorney is made and executed p Directors of the insurance company.	ursuant to and by authority of th	e By-Laws and Resolutions, printed be	elow, duly adopted, as indicated, by the Board of
In Witness Whereof, The Continental Insurance this 13th day of March, 2024.	e Company has caused these pro	esents to be signed by its Vice Presiden	nt and its corporate seal to be hereto affixed on
	E DE CO	The Continental Insurance	Luotur
State of South Dakota, County of Minnehaha, ss: On this 13th day of March, 2024, before me per of Sioux Falls, State of South Dakota; that he is a Vice executed the above instrument; that he knows the seal oursuant to authority given by the Board of Directors he act and deed of said insurance company.	e President of The Continental I of said insurance company: tha	nsurance Company, a Pennsylvania in t the seal affixed to the said instrumen	surance company, described in and which
M. BENT MOTARY PUBLIC SOUTH DAKOTA	PD	m	Bent
My Commission Expire	s March 2, 2026	M. Bent	Notary Public
	CERTI	FICATE	
I, Paula Kolsrud, Assistant Secretary of The Conbove set forth is still in force, and further certify that estimony whereof I have hereunto subscribed my nan	the By-Laws and Resolutions of	the Board of Directors of the insurant	tereby certify that the Power of Attorney herein ce company printed below are still in force. Inday of July, 2025
	THE INSUR	The Continental Insurar	nce Company
	- CONTRACTOR OF THE PARTY OF TH		Kolarud
	and and dead and and and and and and and and and a	Paula Kolsrud	Assistant Secretary
DOPTED BY THE BOARD OF DIRECTORS OF	-	ws and Resolutions	
DOPTED BY THE BOARD OF DIRECTORS OF T			
This Power of Attorney is made and executed pu	rsuant to and by authority of the	following resolution duly adopted by	the Board of Directors of the Company at a

meeting held on May 10, 1995. "RESOLVED: That any Senior or Group Vice President may authorize an officer to sign specific documents, agreements and instruments on behalf of the

Company provided that the name of such authorized officer and a description of the documents, agreements or instruments that such officer may sign will be provided in writing by the Senior or Group Vice President to the Secretary of the Company prior to such execution becoming effective."

This Power of Attorney is signed by Larry Kasten, Vice President, who has been authorized pursuant to the above resolution to execute power of attorneys on behalf of The Continental Insurance Company.

This Power of Attorney is signed and sealed by facsimile under and by the authority of the following Resolution adopted by the Board of Directors of the Company by unanimous written consent dated the 25th day of April, 2012:

"Whereas, the bylaws of the Company or specific resolution of the Board of Directors has authorized various officers (the "Authorized Officers") to execute various policies, bonds, undertakings and other obligatory instruments of like nature; and

Whereas, from time to time, the signature of the Authorized Officers in addition to being provided in original, hard copy format, may be provided via facsimile or otherwise in an electronic format (collectively, "Electronic Signatures"); Now therefore be it resolved: that the Electronic Signature of any Authorized Officer shall be valid and binding on the Company."

This Power of Attorney may be signed by digital signature and sealed by a digital or otherwise electronic-formatted corporate seal under and by the authority of the following Resolution adopted by the Board of Directors of the Company by unanimous written consent dated the 27th day of April, 2022:

"RESOLVED: That it is in the best interest of the Company to periodically ratify and confirm any corporate documents signed by digital signatures and to ratify and confirm the use of a digital or otherwise electronic-formatted corporate seal, each to be considered the act and deed of the Company.

Form F6850-2/2024

4 1 M

SURETY RIDER

To be attached to and form a part of Forest Brooke Phase 6C	
To be allasticate and form a part of 1 diest blooke Filase oc	
Bond No. <u>30247867</u>	
dated July 1, 2025	
(MONTH-DAY-YEAR)	
executed by Lennar Homes, LLC	, as Principal,
(PRINCIPAL)	, do i inicipal,
and by The Continental Insurance Company	and Committee
and by	_, as Surety,
in favor of Board of County Commissioners, Hillsborough County, Florida	
(OBLIGEE)	
in consideration of the mutual agreements herein contained the Principal and the Surety herek	ov consent to changing
Expiration Date FROM: 09/12/2026	
TO: 10/09/2026	
10. 10/09/2020	
*	
Nothing herein contained shall vary, alter or extend any provision or condition of this bond exce	nt as herein expressly stated
This rider	pt as noton expressly stated.
is effective July 28, 2025	
(MONTH-DAY-YEAR)	
Signed and Sealed	
(MONTH-DAY-YEAR)	
Lennar Homes, LLC, a Florida limited liability company	
(PRINCIPAL)	
By: Principal)	
The Continental Insurance Company	
(SURETY)	
By: WWWWW WWWW Amanda R Turman Avina, Attorney-in-Fact	
Amanda R Turman Aviña, Attorney-in-Fact	
	THE COUNTY ATTORNEY
	APPROVED BY THE COUNTY ATTORNEY

S-0443/GEEF 10/99

Approved As To Form And Legal Sufficiency.

Know All Men By These Presents, That The Continental Insurance Company, a Pennsylvania insurance company, is a duly organized and existing insurance company having its principal office in the City of Chicago, and State of Illinois, and that it does by virtue of the signature and seal herein affixed hereby make, constitute and appoint

Amanda	R	Turman	Avina
--------	---	--------	-------

Amanda K Tumlan Avina		, Individually	
of Houston Texas and on its behalf bonds, undertakings and other ob	ligatory instruments of similar n	ature	ity hereby conferred to sign, seal and execute for
Surety Bond Number: 30247867	- In Unlin	nited Amounts -	
Principal: Lennar Homes, LLC			
	ssioners, Hillsborough County	y Florida	
and to bind them thereby as fully and to the same of Attorney, pursuant to the authority hereby given is	extent as if such instruments wer hereby ratified and confirmed.	e signed by a duly authorized officer of	the insurance company and all the acts of said
This Power of Attorney is made and executed Directors of the insurance company.	d pursuant to and by authority of	the By-Laws and Resolutions, printed	below, duly adopted, as indicated, by the Board of
In Witness Whereof, The Continental Insurathis 13th day of March, 2024.	ance Company has caused these	presents to be signed by its Vice Presid	ent and its corporate seal to be hereto affixed on
	NA CONTRACTOR OF THE PARTY OF T	The Continental Insuranc	e Company Vice President
or Stoux Palls, State of South Dakota; that he is a \ executed the above instrument; that he knows the s pursuant to authority given by the Board of Director the act and deed of said insurance company. M. BENT MOTARY PUBLICATION OF THE PROPERTY PUBLICATION OF THE PUBLICATION OF	vice President of The Continenta eal of said insurance company; t rs of said insurance company an	Il Insurance Company, a Pennsylvania i	nt is such cornorate seal; that it was so affixed
My Commission Exp	ires March 2, 2026	M. Bent	Notary Public
	CERT	TIFICATE	4
I, Paula Kolsrud, Assistant Secretary of The Cabove set forth is still in force, and further certify the testimony whereof I have hereunto subscribed my record to the control of the cont	at the By-Laws and Resolutions	of the Board of Directors of the insurar	hereby certify that the Power of Attorney herein nee company printed below are still in force. In day of
	L INSUE	The Continental Insura	ance Company
		Paula Kolsrud	Kolorud Assistant Secretary
	Authorizing Ry-1	Laws and Resolutions	Assistant Secretary
ADOPTED BY THE BOARD OF DIRECTORS OF			
This Power of Attorney is made and executed meeting held on May 10, 1995.	pursuant to and by authority of t	he following resolution duly adopted by	y the Board of Directors of the Company at a

"RESOLVED: That any Senior or Group Vice President may authorize an officer to sign specific documents, agreements and instruments on behalf of the Company provided that the name of such authorized officer and a description of the documents, agreements or instruments that such officer may sign will be provided in writing by the Senior or Group Vice President to the Secretary of the Company prior to such execution becoming effective."

This Power of Attorney is signed by Larry Kasten, Vice President, who has been authorized pursuant to the above resolution to execute power of attorneys on behalf of The Continental Insurance Company.

This Power of Attorney is signed and sealed by facsimile under and by the authority of the following Resolution adopted by the Board of Directors of the Company by unanimous written consent dated the 25th day of April, 2012:

"Whereas, the bylaws of the Company or specific resolution of the Board of Directors has authorized various officers (the "Authorized Officers") to execute various policies, bonds, undertakings and other obligatory instruments of like nature; and

Whereas, from time to time, the signature of the Authorized Officers in addition to being provided in original, hard copy format, may be provided via facsimile or otherwise in an electronic format (collectively, "Electronic Signatures"); Now therefore be it resolved: that the Electronic Signature of any Authorized Officer shall be valid and binding on the Company."

This Power of Attorney may be signed by digital signature and scaled by a digital or otherwise electronic-formatted corporate scal under and by the authority of the following Resolution adopted by the Board of Directors of the Company by unanimous written consent dated the 27th day of April, 2022:

"RESOLVED: That it is in the best interest of the Company to periodically ratify and confirm any corporate documents signed by digital signatures and to ratify and confirm the use of a digital or otherwise electronic-formatted corporate seal, each to be considered the act and deed of the Company."

Form F6850-2/2024

SURETY RIDER

To be attached to and form a part of	
Bond No. 30247867	
Forest Brooke Phase 6C	
dated July 1, 2025	
effective (MONTH-DAY-YEAR)	
executed by Lennar Homes, LLC	, as Principal,
(PRINCIPAL)	
and by The Continental Insurance Company	, as Surety,
in favor of Board of County Commissioners of Hillsborou (OBLIGEE)	igh County, Florida
	ntained the Principal and the Surety hereby consent to changing
	Го: 11/7/2026
Nothing herein contained shall vary, after or extend a	ny provision or condition of this bond except as herein expressly stated.
This rider	ny providion of condition of this bond except as notein expressly stated.
is effective August 28, 2025 (MONTH-DAY-YEAR)	
Signed and Sealed August 28, 2025	
(MONTH-DAY-YEAR)	
Lennar Homes, LLC, a Florida limited liability	/ company
By: (PRINCIPAL)	
(PRINCIPAL)	
The Continental Insurance Company	
(SURETY)	
By:	
Ratthanatevy Lor, Attorney-In-Fact	APPROVED BY THE COUNTY ATTORNEY
	AFFROZE

S-0443/GEEF 10/99

Approved As To Form And Legal Sufficiency.

Know All Men By These Presents, That The Continental Insurance Company, a Pennsylvania insurance company, is a duly organized and existing insurance company having its principal office in the City of Chicago, and State of Illinois, and that it does by virtue of the signature and seal herein affixed hereby make, constitute and appoint

Heidi Bockus, Krista M Lee, Ratthanatevy Lor, Individually

of Seattle, TN, its true and lawful Attorney(s)-in-Fact with full power and authority hereby conferred to sign, seal and execute for and on its behalf bonds, undertakings and other obligatory instruments of similar nature

- In Unlimited Amounts -

and to bind them thereby as fully and to the same extent as if such instruments were signed by a duly authorized officer of the insurance company and all the acts of said Attorney, pursuant to the authority hereby given is hereby ratified and confirmed.

This Power of Attorney is made and executed pursuant to and by authority of the By-Law and Resolutions, printed on the reverse hereof, duly adopted, as indicated, by the Board of Directors of the insurance company.

In Witness Whereof, The Continental Insurance Company has caused these presents to be signed by its Vice President and its corporate seal to be hereto affixed on this 4th day of June, 2023.



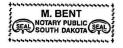
The Continental Insurance Company

Larry Kasten

Vice President

State of South Dakota, County of Minnehaha, ss:

On this 4th day of June, 2023, before me personally came Larry Kasten to me known, who, being by me duly sworn, did depose and say: that he resides in the City of Sioux Falls, State of South Dakota; that he is a Vice President of The Continental Insurance Company, a Pennsylvania insurance company, described in and which executed the above instrument; that he knows the seal of said insurance company; that the seal affixed to the said instrument is such corporate seal; that it was so affixed pursuant to authority given by the Board of Directors of said insurance company and that he signed his name thereto pursuant to like authority, and acknowledges same to be the act and deed of said insurance company.



My Commission Expires March 2, 2026

M Rent

Notary Public

CERTIFICATE

I, D. Johnson, Assistant Secretary of The Continental Insurance Company, a Pennsylvania insurance company, do hereby certify that the Power of Attorney herein above set forth is still in force, and further certify that the By-Law and Resolutions of the Board of Directors of the insurance company printed on the reverse hereof is still in force. In testimony whereof I have hereunto subscribed my name and affixed the seal of the said insurance company this ^{28th} day of ^{August 2025}.



The Continental Insurance Company

Bent

D. Johnson

Assistant Secretary

Form F6850-4-2023

Authorizing By-Laws and Resolutions

ADOPTED BY THE BOARD OF DIRECTORS OF THE CONTINENTAL INSURANCE COMPANY:

This Power of Attorney is made and executed pursuant to and by authority of the following resolutions duly adopted by the Board of Directors of the Company at a meeting held on May 10, 1995.

"RESOLVED: That any Senior or Group Vice President may authorize an officer to sign specific documents, agreements and instruments on behalf of the Company provided that the name of such authorized officer and a description of the documents, agreements or instruments that such officer may sign will be provided in writing by the Senior or Group Vice President to the Secretary of the Company prior to such execution becoming effective.

This Power of Attorney is signed by Larry Kasten, Vice President, who has been authorized pursuant to the above resolution to execute power of attorneys on behalf of The Continental Insurance Company.

This Power of Attorney is signed and sealed by facsimile under and by the authority of the following Resolution adopted by the Board of Directors of the Company by unanimous written consent dated the 25th day of April, 2012.

"Whereas, the bylaws of the Company or specific resolution of the Board of Directors has authorized various officers (the "Authorized Officers") to execute various policies, bonds, undertakings and other obligatory instruments of like nature; and

Whereas, from time to time, the signature of the Authorized Officers, in addition to being provided in original, hard copy format, may be provided via facsimile or otherwise in an electronic format (collectively, "Electronic Signatures"), Now therefore be it resolved: that the Electronic Signature of any Authorized Officer shall be valid and binding on the Company."

This Power of Attorney may be signed by digital signature and sealed by a digital or otherwise electronic-formatted corporate seal under and by the authority of the following Resolution adopted by the Board of Directors of the Company by unanimous written consent dated the 27th day of April, 2022.

"RESOLVED: That it is in the best interest of the Company to periodically ratify and confirm any corporate documents signed by digital signatures and to ratify and confirm the use of a digital or otherwise electronic-formatted corporate seal, each to be considered the act and deed of the Company."

Engineer's Certification of Total Cost and Quantities

PAVING	_\$_	1,075,404.00
STORM DRAINAGE	\$	748,033.35
SANITARY SEWER COLLECTION	\$	508,404.35
WATER DISTRIBUTION SYSTEM:	\$	523,744.60
TOTAL:	_\$_	2,855,586.30
125% PERFORMANCE BOND AMOUNT:	\$	3,569,482.88

6/13/25

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No 61636 **
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SSIONALLIN
Lucas Carlo DE

Lucas Carlo, P.E.

Florida Registered Professional Engineer #61636

Hamilton Engineering and Surveying, LLC CA#65325

Item Description	Estimated Quantity	Unit	Unit Price		Total Price
Sawcut & Match Existing Asphalt	1	LS	\$560.0	0 \$	560.0
1 1/2" Asphaltic Surface Course (Type SP-12.5)	10,605	SY	\$18.7	5 \$	198,843.7
8" Cement Treated Base	10,605	SY	\$26.1	5 \$	277,320.7
12" Compacted Subgrade	10,605	SY	\$3.4	0 \$	36,057.0
Stabilized Curb Pad	6,960	LF	\$4.0	5 \$	28,188.0
Type D Curb - Trench	890	LF	\$18.1	5 \$	16,153.5
Type F Curb	500	_LF	\$30.4	5 \$	15,225.0
Miami Curb	6,460	LF	\$25.3	0 \$	163,438.0
4" Thick Concrete Sidewalk	7,720	SF	\$8.7	0 \$	67,164.0
6" Thick Concrete Sidewalk	1,330	SF	\$9.60	0 \$	12,768.0
Curb Ramps with 5' ADA Mats	23	EA	\$1,050.00	0 \$	24,150.0
Anchor Block Retaining Wall w/ Handrail	298	LF	\$390.00		116,220.0
Striping and Signage	_ = 1 1	LS	\$36,500.00	0 \$	36,500.0
Bishop Road Sidewalk					
Maintenance of Traffic	1	LS	\$2,835.00	0 \$	2,835.0
Site Preparation & Grading	I	LS	\$2,850.00	0 \$	2,850.0
6" Thick Concrete Sidewalk	5,530	SF	\$11.40		63,042.0
Sod Right of Way (Bahia)	3860	SY	\$3.65	5 \$	14,089.0
			TOTAL	\$	1,075,404.0
STORM DRAINAGE		-	TOTAL	\$	1,075,404.00
Connect to Existing Storm Inlet	1	EA	TOTAL \$7,350.00	\$	7,350.00
Connect to Existing Storm Inlet 14"x23" ERCP	1 32	EA LF			7,350.00
Connect to Existing Storm Inlet			\$7,350.00	\$ \$	7,350.00 3,360.00
Connect to Existing Storm Inlet 14"x23" ERCP	32	LF	\$7,350.00 \$105.00	\$ \$ \$	7,350.00 3,360.00 158,348.10
Connect to Existing Storm Inlet 14"x23" ERCP 18" HP Storm	32 2,598	LF LF LF	\$7,350.00 \$105.00 \$60.95 \$85.15	\$ \$ \$ \$	7,350.00 3,360.00 158,348.10 33,974.83
Connect to Existing Storm Inlet 14"x23" ERCP 18" HP Storm 24" HP Storm	32 2,598 399 148	LF LF LF LF	\$7,350.00 \$105.00 \$60.95 \$85.15 \$130.00	\$ \$ \$ \$	7,350.00 3,360.00 158,348.10 33,974.8: 19,240.00
Connect to Existing Storm Inlet 14"x23" ERCP 18" HP Storm 24" HP Storm 80" HP Storm	32 2,598 399 148 346	LF LF LF LF	\$7,350.00 \$105.00 \$60.95 \$85.15 \$130.00 \$145.00	\$ \$ \$ \$ \$	7,350.00 3,360.00 158,348.10 33,974.83 19,240.00 50,170.00
Connect to Existing Storm Inlet 14"x23" ERCP 18" HP Storm 24" HP Storm 30" HP Storm 66" HP Storm	32 2,598 399 148 346 609	LF LF LF LF LF	\$7,350.00 \$105.00 \$60.95 \$85.15 \$130.00 \$145.00 \$185.00	\$ \$ \$ \$ \$ \$	7,350.00 3,360.00 158,348.10 33,974.85 19,240.00 50,170.00 112,665.00
Connect to Existing Storm Inlet 14"x23" ERCP 18" HP Storm 24" HP Storm 30" HP Storm 16" HP Storm 12" HP Storm 12" HP Storm	32 2,598 399 148 346 609	LF LF LF LF LF LF	\$7,350.00 \$105.00 \$60.95 \$85.15 \$130.00 \$145.00 \$185.00 \$7,700.00	\$ \$ \$ \$ \$ \$	7,350.00 3,360.00 158,348.10 33,974.83 19,240.00 50,170.00 112,665.00 123,200.00
Connect to Existing Storm Inlet 14"x23" ERCP 18" HP Storm 24" HP Storm 30" HP Storm 36" HP Storm 42" HP Storm 43" HP Storm 44" LUTD Inlet	32 2,598 399 148 346 609 16	LF LF LF LF LF LF LF	\$7,350.00 \$105.00 \$60.95 \$85.15 \$130.00 \$145.00 \$7,700.00 \$14,500.00	\$ \$ \$ \$ \$ \$ \$	7,350.00 3,360.00 158,348.10 33,974.82 19,240.00 50,170.00 112,665.00 123,200.00 87,000.00
Connect to Existing Storm Inlet 14"x23" ERCP 18" HP Storm 24" HP Storm 30" HP Storm 16" HP Storm 12" HP Storm 17" HP Storm 18" HP Storm 19" HP Storm 19" HP Storm 19" HP Storm 19" HP Storm 10" HP Storm	32 2,598 399 148 346 609 16 6	LF LF LF LF LF LF EA	\$7,350.00 \$105.00 \$60.95 \$85.15 \$130.00 \$145.00 \$185.00 \$7,700.00 \$14,500.00 \$4,800.00	\$ \$ \$ \$ \$ \$ \$ \$	7,350.00 3,360.00 158,348.10 33,974.8: 19,240.00 50,170.00 112,665.00 123,200.00 87,000.00 28,800.00
Connect to Existing Storm Inlet 14"x23" ERCP 18" HP Storm 24" HP Storm 30" HP Storm 66" HP Storm 12" HP Storm 12" HP Storm 14" HP Storm 15" HP Storm	32 2,598 399 148 346 609 16 6	LF LF LF LF LF EA EA	\$7,350.00 \$105.00 \$60.95 \$85.15 \$130.00 \$145.00 \$17,700.00 \$14,500.00 \$4,800.00 \$8,000.00	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	7,350.00 3,360.00 158,348.10 33,974.83 19,240.00 50,170.00 112,665.00 123,200.00 87,000.00 28,800.00 16,000.00
Connect to Existing Storm Inlet 14"x23" ERCP 18" HP Storm 24" HP Storm 30" HP Storm 36" HP Storm 42" HP Storm 52" HP Storm Type 1 Curb Inlet Type 1 Curb Inlet w/ j-bottom Grate Inlet (Type C) Grate Inlet (Type C/J) Type P Manhole	32 2,598 399 148 346 609 16 6	LF LF LF LF LF EA EA EA	\$7,350.00 \$105.00 \$60.95 \$85.15 \$130.00 \$145.00 \$7,700.00 \$14,500.00 \$4,800.00 \$4,800.00 \$4,300.00	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	7,350.00 3,360.00 158,348.10 33,974.83 19,240.00 50,170.00 112,665.00 123,200.00 87,000.00 28,800.00 16,000.00 8,600.00
Connect to Existing Storm Inlet 14"x23" ERCP 18" HP Storm 24" HP Storm 36" HP Storm 42" HP Storm 42" HP Storm 42" HP Storm Grype 1 Curb Inlet Type 1 Curb Inlet w/ j-bottom Grate Inlet (Type C) Grate Inlet (Type C/J) Type P Manhole Type J Manhole	32 2,598 399 148 346 609 16 6 2 2	LF LF LF LF LF EA EA EA	\$7,350.00 \$105.00 \$60.95 \$85.15 \$130.00 \$145.00 \$17,700.00 \$14,500.00 \$4,800.00 \$4,300.00 \$14,000.00	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	7,350.00 3,360.00 158,348.10 33,974.8: 19,240.00 50,170.00 112,665.00 123,200.00 87,000.00 28,800.00 16,000.00 8,600.00 28,000.00
Connect to Existing Storm Inlet 14"x23" ERCP 18" HP Storm 24" HP Storm 30" HP Storm 16" HP Storm 12" HP Storm 12" HP Storm 12" HP Storm 14" HP Storm 15" HP Storm	32 2,598 399 148 346 609 16 6 2 2 2	LF LF LF LF LF EA EA EA	\$7,350.00 \$105.00 \$60.95 \$85.15 \$130.00 \$145.00 \$185.00 \$7,700.00 \$14,500.00 \$4,800.00 \$4,300.00 \$14,000.00 \$2,000.00	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	7,350.00 3,360.00 158,348.10 33,974.85 19,240.00 50,170.00 112,665.00 123,200.00 87,000.00 28,800.00 16,000.00 28,000.00 28,000.00
Connect to Existing Storm Inlet 14"x23" ERCP 18" HP Storm 24" HP Storm 30" HP Storm 16" HP Storm 17" HP Storm 19" I Curb Inlet 19" I Curb Inlet 19" I Curb Inlet (Type C) 19" I Curb Inlet (Type C) 19" I Curb Inlet (Type C) 19" I Curb Inlet 19" I Curb Inlet (Type C) 19" I Curb In	32 2,598 399 148 346 609 16 6 2 2 2 2	LF LF LF LF LF EA EA EA EA	\$7,350.00 \$105.00 \$60.95 \$85.15 \$130.00 \$145.00 \$185.00 \$7,700.00 \$4,800.00 \$4,800.00 \$4,300.00 \$14,000.00 \$2,000.00 \$665.00	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	7,350.00 3,360.00 158,348.10 33,974.83 19,240.00 50,170.00 112,665.00 123,200.00 87,000.00 28,800.00 16,000.00 28,000.00 28,000.00 665.00
Connect to Existing Storm Inlet 14"x23" ERCP 18" HP Storm 24" HP Storm 30" HP Storm 66" HP Storm Figure 1 Curb Inlet Figure 1 Curb Inlet (Type C) Firste Inlet (Type C) Firste Inlet (Type C/J) Figure P Manhole Figure J Manhole 8" MES Lip Rap at End Section Connect Storm to Existing Pond	32 2,598 399 148 346 609 16 6 2 2 2 2 1	LF LF LF LF LF EA EA EA EA EA	\$7,350.00 \$105.00 \$60.95 \$85.15 \$130.00 \$145.00 \$17,700.00 \$14,500.00 \$4,800.00 \$4,300.00 \$14,000.00 \$2,000.00 \$665.00 \$8,300.00	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	7,350.00 3,360.00 158,348.10 33,974.85 19,240.00 50,170.00 112,665.00 123,200.00 87,000.00 28,800.00 28,000.00 28,000.00 2,000.00 665.00 8,300.00
Connect to Existing Storm Inlet 14"x23" ERCP 18" HP Storm 24" HP Storm 30" HP Storm 16" HP Storm 17" HP Storm 19" I Curb Inlet 19" I Curb Inlet 19" I Curb Inlet (Type C) 19" I Curb Inlet (Type C) 19" I Curb Inlet (Type C) 19" I Curb Inlet 19" I Curb Inlet (Type C) 19" I Curb In	32 2,598 399 148 346 609 16 6 2 2 2 2	LF LF LF LF LF EA EA EA EA	\$7,350.00 \$105.00 \$60.95 \$85.15 \$130.00 \$145.00 \$185.00 \$7,700.00 \$4,800.00 \$4,800.00 \$4,300.00 \$14,000.00 \$2,000.00 \$665.00	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	7,350.00 3,360.00 158,348.10 33,974.85 19,240.00 50,170.00 112,665.00

Item Description	Estimated Quantity	Unit	Unit Price	7	Total Price
Connect to Existing Manhole	1	EA	\$15,000.00	\$	15,000.00
8" PVC (0-6' CUT)	1,849	LF	\$39.85	\$	73,682.65
8" PVC (6-8' CUT)	1,308	LF	\$41.40	\$	54,151.20
Sanitary Manhole (0-6' CUT)	8	EA	\$6,150.00	\$	49,200.00
Sanitary Manhole (6-8' CUT)	5	EA	\$6,500.00	\$	32,500.00
Double Service	108	EA	\$1,800.00	S	194,400.00
Dewatering	3,155	LF	\$16.25	\$	51,268.75
Sanitary Sewer Testing	3,727	LF	\$10.25	\$	38,201.75

WATER DISTRIBUTION SYSTEM **Item Description Estimated Quantity** Unit **Unit Price Total Price** Connect to Exisitng Water Main 2 EA \$6,700.00 \$ 13,400.00 Temporary Construction Backflow Assembly 2 EA \$ \$30,500.00 61,000.00 8" PVC Water Main (DR 18) 3,348 LF \$45.20 \$ 151,329.60 8" DIP Water Main 220 LF \$91.25 \$ 20,075.00 8" Gate Valve 16 EA \$3,200.00 \$ 51,200.00 8" MJ Bend 52 EA \$550.00 \$ 28,600.00 8" MJ Tee

Fire Hydrant Assy.

Water Service Short Single

Water Service Long Single

Chlorination & Pressure Testing

2

9

132

84

3,568

LF

EA

EA

EA

\$ LF \$2.50 8,920.00 **TOTAL** \$ 523,744.60

\$

\$

\$

\$

1,780.00

74,700.00

59,400.00

53,340.00

\$890.00

\$8,300.00

\$450.00

\$635.00

SUBDIVISION WARRANTY BOND On-Site and Off-Site

KNOW ALL MEN BY THESE PRESENTS, that we	Lennar Homes, LLc
4301 W Boy Scout Blvd., Suite 600, Tampa, FL	called the Principal, and The Continental Insurance Company
151 N. Franklin Street, Chicago, IL 60606	called the Surety, are held and firmly bound unto the
	HILLSBOROUGH COUNTY, FLORIDA, in the sum of
Ninety Two Thousand One Hundred Forty-Eight and 95	(\$92,148.95) Dollars for the payment of which
we bind ourselves, our heirs, executors, administrators,	, and successors, jointly and severally, firmly by these presents.

WHEREAS, the Board of County Commissioners of Hillsborough County has adopted subdivision regulations in its Land Development Code pursuant to the authority granted to it in Chapters 125, 163 and 177, Florida Statutes, which regulations are by reference hereby incorporated into and made a part of this warranty bond; and

WHEREAS, these subdivision regulations affect the subdivision of land within the unincorporated areas of Hillsborough County; and

WHEREAS, the Principal has made the request that the Board of County Commissioners of Hillsborough County accept the following improvements for maintenance in connection with the Forest Brooke Phase 6C subdivision (hereafter, the "Subdivision"): on-site improvements:

| Paving, Storm Drainage, Sanitary Sever Collection & Water Dist | and off-site improvements: sidewalk | (together, the on-site and off-site improvements are hereafter referred to as the "Improvements"); and

WHEREAS, the aforementioned subdivision regulations require as a condition of acceptance of the Improvements that the Principal provide to the Board of County Commissioners of Hillsborough County a bond warranting the Improvements for a definite period of time in an amount prescribed by the aforementioned subdivision regulations; and

WHEREAS, the Principal, pursuant to the terms of the aforementioned subdivision regulations has entered into a "Subdivider's Agreement", the terms of which agreement require the Principal to submit an instrument warranting the above-described Improvements; and

WHEREAS, the terms of said Subdivider's Agreement are by reference, hereby, incorporated into and made a part of this Warranty Bond.

NOW THEREFORE, THE CONDITIONS OF THIS OBLIGATION ARE SUCH THAT:

- A. If the Principal shall warrant for a period of two years following the date of acceptance of the Improvements for maintenance by the Board of County Commissioners of Hillsborough County, against failure, deterioration, or damage resulting from defects in workmanship and/or materials, and;
- B. If the Principal shall correct within the above described warranty period any such failure, deterioration, or damage existing in the aforementioned Improvements so that said Improvements thereafter comply with the technical specifications contained in the subdivision regulations established by the Board of County Commissioners of Hillsborough County, and;

Krista M. Lee, Witness

said Agreement;	er's Agreement at the times ar	nd in the manner prescribed ir
THEN THIS OBLIGATION SHALL BE NULL AND EFFECT UNTIL 07/01/2028	O VOID; OTHERWISE, TO RE	EMAIN IN FULL FORCE AND
SIGNED, SEALED AND DATED this day	of_July,	20 _25
MOMO ANSELMI, WITNESS	Lennar Homes, LLC, A F company By By Dam Principal BEN GAINER	lorida limited liability Seal
	The Continenta	l Insurance Company Seal
ATTEST:		
Krista M. Lee	By Ratthanal	u

Attorney-In-Fact

Ratthanatevy Lor, Attorney-In-Fact

APPROVED BY THE COUNTY ATTORNEY

Approved As To Form And Legal Sufficiency.

Of awarded

Know All Men By These Presents, That The Continental Insurance Company, a Pennsylvania insurance company, is a duly organized and existing insurance company having its principal office in the City of Chicago, and State of Illinois, and that it does by virtue of the signature and seal herein affixed hereby make, constitute and appoint

Heidi Bockus, Krista M Lee, Ratthanatevy Lor, Individually

of Seattle, TN, its true and lawful Attorney(s)-in-Fact with full power and authority hereby conferred to sign, seal and execute for and on its behalf bonds, undertakings and other obligatory instruments of similar nature

- In Unlimited Amounts -

and to bind them thereby as fully and to the same extent as if such instruments were signed by a duly authorized officer of the insurance company and all the acts of said Attorney, pursuant to the authority hereby given is hereby ratified and confirmed.

This Power of Attorney is made and executed pursuant to and by authority of the By-Law and Resolutions, printed on the reverse hereof, duly adopted, as indicated, by the Board of Directors of the insurance company.

In Witness Whereof, The Continental Insurance Company has caused these presents to be signed by its Vice President and its corporate seal to be hereto affixed on this 4th day of June, 2023.



The Continental Insurance Company

Larry Kasten

Vice President

State of South Dakota, County of Minnehaha, ss:

On this 4th day of June, 2023, before me personally came Larry Kasten to me known, who, being by me duly sworn, did depose and say: that he resides in the City of Sioux Falls, State of South Dakota; that he is a Vice President of The Continental Insurance Company, a Pennsylvania insurance company, described in and which executed the above instrument; that he knows the seal of said insurance company; that the seal affixed to the said instrument is such corporate seal; that it was so affixed pursuant to authority given by the Board of Directors of said insurance company and that he signed his name thereto pursuant to like authority, and acknowledges same to be the act and deed of said insurance company.



My Commission Expires March 2, 2026

M. Bent

Notary Public

CERTIFICATE

I, D. Johnson, Assistant Secretary of The Continental Insurance Company, a Pennsylvania insurance company, do hereby certify that the Power of Attorney herein above set forth is still in force, and further certify that the By-Law and Resolutions of the Board of Directors of the insurance company printed on the reverse hereof is still in force. In testimony whereof I have hereunto subscribed my name and affixed the seal of the said insurance company this lst day of July, 2025.



The Continental Insurance Company

Bent

D. Johnson

Assistant Secretary

Form F6850-4-2023

SURETY RIDER

To be attached to and form a part of	
Bond No. 30247867M	
Forest Brooke Phase 6C - Sidewalk	
dated	
effective July 1, 2025	
(MONTH-DAY-YEAR)	
executed by Lennar Homes, LLC	, as Principal,
(PRINCIPAL)	
and by The Continental Insurance Company , as Surety,	
in toward of County Commissioners of Illians and County Florida	
in favor of Board of County Commissioners of Hillsborough County, Florida (OBLIGEE)	
in consideration of the mutual agreements herein contained the Principal and the Surety hereby consent to char	nging
The Expiration Date From: 7/1/2028 To: 9/12/2028	99
10: 3/12/2026	
	¥
Nothing herein contained shall yang alter or extend any provision or condition of this hand account as however	
Nothing herein contained shall vary, alter or extend any provision or condition of this bond except as herein expre	essiy stated.
This rider is effective July 1, 2025	
(MONTH-DAY-YEAR)	
Signed and Sealed July 21, 2025	
(MONTH-DAY-YEAR)	
Lennar Homes, LLC, a Florida limited liability company (PRINCIPAL)	
ву: В \	
(PRINCIPAL)	
The Continental Insurance Company	
(SURETY)	
By: Tatthanaton	
Ratthanatevy Lor, Attorney-In-Fact	
APPROVED BY THE COUNT	YATTORNEY

S-0443/GEEF 10/99

Approved As To Form And Legal Sufficiency.

Know All Men By These Presents, That The Continental Insurance Company, a Pennsylvania insurance company, is a duly organized and existing insurance company having its principal office in the City of Chicago, and State of Illinois, and that it does by virtue of the signature and seal herein affixed hereby make, constitute and appoint

Ratthanatevy Lor		, Individually	
of Seattle and on its behalf bonds, undertakings and	other obligatory instruments of similar i	nature	y hereby conferred to sign, seal and execute for
	17867M	mited Amounts -	
	Commissioners of Hillsborough Cou	ınty, Florida	
and to bind them thereby as fully and to the Attorney, pursuant to the authority hereby	e same extent as if such instruments we given is hereby ratified and confirmed.	re signed by a duly authorized officer of the	he insurance company and all the acts of said
This Power of Attorney is made and Directors of the insurance company.	executed pursuant to and by authority o	f the By-Laws and Resolutions, printed be	elow, duly adopted, as indicated, by the Board of
In Witness Whereof, The Continent this 13th day of March, 2024.	al Insurance Company has caused these	presents to be signed by its Vice Presiden	nt and its corporate seal to be hereto affixed on
State of South Dakota, County of Minneha On this 13th day of March, 2024, bel of Sioux Falls, State of South Dakota; that	ore me personally came Larry Kasten to	The Continental Insurance Larry Kasten Do me known, who, being by me duly sworr al Insurance Company a Pennsylvania insurance Comp	Vice President Note that he resides in the City
executed the above instrument; that he knot pursuant to authority given by the Board of the act and deed of said insurance company	ws the seal of said insurance company; f Directors of said insurance company a	that the seal affixed to the said instrument	is such corporate seal; that it was so affixed at to like authority, and acknowledges same to be
My Commission	on Expires March 2, 2026	M. Bent	Notary Public
		TIFICATE	
I, Paula Kolsrud, Assistant Secretary above set forth is still in force, and further testimony whereof I have hereunto subscrii	certify that the By-Laws and Resolution	is of the Board of Directors of the insurance	ereby certify that the Power of Attorney herein the company printed below are still in force. In the day of the still below are still in force. In the still below are still below at the still below are still below at the still below are still below at the stil
	LINE DE CONTRACTOR DE CONTRACT	The Continental Insuran	Holorud Assistant Secretary

Authorizing By-Laws and Resolutions

ADOPTED BY THE BOARD OF DIRECTORS OF THE CONTINENTAL INSURANCE COMPANY:

This Power of Attorney is made and executed pursuant to and by authority of the following resolution duly adopted by the Board of Directors of the Company at a meeting held on May 10, 1995.

"RESOLVED: That any Senior or Group Vice President may authorize an officer to sign specific documents, agreements and instruments on behalf of the Company provided that the name of such authorized officer and a description of the documents, agreements or instruments that such officer may sign will be provided in writing by the Senior or Group Vice President to the Secretary of the Company prior to such execution becoming effective."

This Power of Attorney is signed by Larry Kasten, Vice President, who has been authorized pursuant to the above resolution to execute power of attorneys on behalf of The Continental Insurance Company.

This Power of Attorney is signed and sealed by facsimile under and by the authority of the following Resolution adopted by the Board of Directors of the Company by unanimous written consent dated the 25th day of April, 2012:

"Whereas, the bylaws of the Company or specific resolution of the Board of Directors has authorized various officers (the "Authorized Officers") to execute various policies, bonds, undertakings and other obligatory instruments of like nature; and

Whereas, from time to time, the signature of the Authorized Officers in addition to being provided in original, hard copy format, may be provided via facsimile or otherwise in an electronic format (collectively, "Electronic Signatures"); Now therefore be it resolved: that the Electronic Signature of any Authorized Officer shall be valid and binding on the Company."

This Power of Attorney may be signed by digital signature and sealed by a digital or otherwise electronic-formatted corporate seal under and by the authority of the following Resolution adopted by the Board of Directors of the Company by unanimous written consent dated the 27th day of April, 2022:

"RESOLVED: That it is in the best interest of the Company to periodically ratify and confirm any corporate documents signed by digital signatures and to ratify and confirm the use of a digital or otherwise electronic-formatted corporate seal, each to be considered the act and deed of the Company."

Form F6850-2/2024

SURETY RIDER

To be atta	ached to and form a part of Forest Brooke Phase 6C - Sidewalk	
Bond No.	. <u>30247867M</u>	
	·	
dated effective	July 1, 2025	
	(MONTH-DAY-YEAR)	
executed by	Lennar Homes, LLC	, as Principal,
and hor	(PRINCIPAL)	
and by	The Continental Insurance Company , as Surety,	
in favor of	Board of County Commissioners, Hillsborough County, Florida	
la annalida	(OBLIGEE)	
	eration of the mutual agreements herein contained the Principal and the Surety hereby consent to changing	
Expiration Dat	ate FROM: 09/12/2028	
	TO: 11/09/2028	
Nothing he	erein contained shall vary, alter or extend any provision or condition of this bond except as herein expressly stat	
This rider	stanced shall vary, after or exterior any provision or condition of this bond except as herein expressly state	ea.
is effective	July 28, 2025 (MONTH-DAY-YEAR)	
Signed and	d Sealed July 28, 2025	
	(MONTH-DAY-YEAR)	
	Lennar Homes, LLC, a Florida limited liability company (PRINCIPAL)	
By:		
9.	(PRINCIPAL)	
	The Continental Insurance Company	
	(SURETY)	
By:	r: <u>WWAUAA K UWWA UWWA</u> Amanda R Turman Avina, Attorney-in-Fact	
	APRROVED BY THE COUN	TY ATTORNEY
	(1)	

S-0443/GEEF 10/99

Approved As To Form And Legal Sufficiency.

Know All Men By These Presents, That The Continental Insurance Company, a Pennsylvania insurance company, is a duly organized and existing insurance company having its principal office in the City of Chicago, and State of Illinois, and that it does by virtue of the signature and seal herein affixed hereby make, constitute and appoint

Amanda R Turman Av	vina
--------------------	------

Amanda R Turman Avina		2	Individually		
of Houston , and on its behalf bonds, undertakin	Texas , its f	rue and lawful Attorney(s	s)-in-Fact with full power and authore	ority hereby conferred	to sign, seal and execute for
			ed Amounts -		
Surety Bond Number:	30247867M				
Principal: Lennar Ho Obligee: Board of C		Hillsborough County Fl	la della	(/e	
and to bind them thereby as fully a Attorney, pursuant to the authority	nd to the same extent as i hereby given is hereby ra	f such instruments were si tified and confirmed.	gned by a duly authorized officer	of the insurance compa	any and all the acts of said
This Power of Attorney is ma Directors of the insurance company	ide and executed pursuant	to and by authority of the	By-Laws and Resolutions, printed	d below, duly adopted	as indicated, by the Board of
In Witness Whereof, The Co	ontinental Insurance Com	pany has caused these pre	sents to be signed by its Vice Presi	ident and its corporate	seal to be hereto affixed on
	No.	L WS I	The Continental Insuran	ice Company	
	,; ,;		Jany	Lasten	-
State of South Dakota, County of M	Tinnehaha se:	***************************************	Larry Kasten	, -	Vice President
	224, before me personally ta; that he is a Vice Presion he knows the seal of said Board of Directors of said	dent of The Continental In I insurance company: that	the seal affixed to the said instrum	insurance company, o	lescribed in and which
s y y y y y y y y y y y y y y y y y y y	M. BENT NOTARY PUBLIC SEAL SOUTH DAKOTA		m	Benz	4-
My Com	mission Expires Mar	ch 2, 2026	M. Bent	000/0	Notary Public
	•	CERTIF			rotary ratific
I Paula Kolerud Assistant Soc	aratary of The Continents				
bove set forth is still in force, and festimony whereof I have hereunto s	urther certify that the By-	-Laws and Resolutions of	ennsylvania insurance company, d the Board of Directors of the insur insurance company this28th	rance company printed	below are still in force. In lly 2025
	.45	ini insus.	The Continental Insu	rance Company	
		= 200 2:			
	TNO	200		Lapon	ud
		No.	- Coulo		
	••	***********	Paula Kolsrud	Ass	sistant Secretary
		Authorizing By-Lay	ws and Resolutions		

ADOPTED BY THE BOARD OF DIRECTORS OF THE CONTINENTAL INSURANCE COMPANY:

This Power of Attorney is made and executed pursuant to and by authority of the following resolution duly adopted by the Board of Directors of the Company at a meeting held on May 10, 1995.

"RESOLVED: That any Senior or Group Vice President may authorize an officer to sign specific documents, agreements and instruments on behalf of the Company provided that the name of such authorized officer and a description of the documents, agreements or instruments that such officer may sign will be provided in writing by the Senior or Group Vice President to the Secretary of the Company prior to such execution becoming effective."

This Power of Attorney is signed by Larry Kasten, Vice President, who has been authorized pursuant to the above resolution to execute power of attorneys on behalf of The Continental Insurance Company.

This Power of Attorney is signed and sealed by facsimile under and by the authority of the following Resolution adopted by the Board of Directors of the Company by unanimous written consent dated the 25th day of April, 2012:

"Whereas, the bylaws of the Company or specific resolution of the Board of Directors has authorized various officers (the "Authorized Officers") to execute various policies, bonds, undertakings and other obligatory instruments of like nature; and

Whereas, from time to time, the signature of the Authorized Officers in addition to being provided in original, hard copy format, may be provided via facsimile or otherwise in an electronic format (collectively, "Electronic Signatures"); Now therefore be it resolved: that the Electronic Signature of any Authorized Officer shall be valid and binding on the Company."

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Form F6850-2/2024

SURETY RIDER

To be attached to and form a part of	
Bond No. 30247867M	
Forest Brooke Phase 6C - Sidewalk	
dated	
(MONTH-DAY-YEAR)	
executed by Lennar Homes, LLC , as Princ	ipal,
(PRINCIPAL)	
and by The Continental Insurance Company , as Surety,	
in favor of Board of County Commissioners of Hillsborough County, Florida	
(OBLIGEE) in consideration of the mutual agreements herein contained the Principal and the Surety hereby consent to changing	
The Expiration Date From: 11/9/2028 To: 12/7/2028	
10. 12/1/2020	
Nothing herein contained shall vary, alter or extend any provision or condition of this bond except as herein expressly stated.	
This rider is effective August 28, 2025	
is effective August 26, 2025 (MONTH-DAY-YEAR)	
Signed and Sealed August 28, 2025	
(MONTH-DAY-YEAR)	
Lennar Homes, LLC, a Florida limited liability company	
By: B - L P -	
(PRINCIPAL)	
The Continental Insurance Company	
(SURETY)	
By: Kathanatur —	
Ratthanatevy Lor, Attorney-In-Fact	
APPROVED BY THE COLINTY ATTORNEY	

S-0443/GEEF 10/99

Approved As To Form And Legal Sufficiency.

Know All Men By These Presents, That The Continental Insurance Company, a Pennsylvania insurance company, is a duly organized and existing insurance company having its principal office in the City of Chicago, and State of Illinois, and that it does by virtue of the signature and seal herein affixed hereby make, constitute and appoint

Heidi Bockus, Krista M Lee, Ratthanatevy Lor, Individually

1 11

of Seattle, TN, its true and lawful Attorney(s)-in-Fact with full power and authority hereby conferred to sign, seal and execute for and on its behalf bonds, undertakings and other obligatory instruments of similar nature

- In Unlimited Amounts -

and to bind them thereby as fully and to the same extent as if such instruments were signed by a duly authorized officer of the insurance company and all the acts of said Attorney, pursuant to the authority hereby given is hereby ratified and confirmed.

This Power of Attorney is made and executed pursuant to and by authority of the By-Law and Resolutions, printed on the reverse hereof, duly adopted, as indicated, by the Board of Directors of the insurance company.

In Witness Whereof, The Continental Insurance Company has caused these presents to be signed by its Vice President and its corporate seal to be hereto affixed on this 4th day of June, 2023.



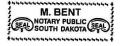
The Continental Insurance Company

Larry Kasten

Vice President

State of South Dakota, County of Minnehaha, ss:

On this 4th day of June, 2023, before me personally came Larry Kasten to me known, who, being by me duly sworn, did depose and say: that he resides in the City of Sioux Falls, State of South Dakota; that he is a Vice President of The Continental Insurance Company, a Pennsylvania insurance company, described in and which executed the above instrument; that he knows the seal of said insurance company; that the seal affixed to the said instrument is such corporate seal; that it was so affixed pursuant to authority given by the Board of Directors of said insurance company and that he signed his name thereto pursuant to like authority, and acknowledges same to be the act and deed of said insurance company.



My Commission Expires March 2, 2026

M Ren

Notary Public

CERTIFICATE

I, D. Johnson, Assistant Secretary of The Continental Insurance Company, a Pennsylvania insurance company, do hereby certify that the Power of Attorney herein above set forth is still in force, and further certify that the By-Law and Resolutions of the Board of Directors of the insurance company printed on the reverse hereof is still in force. In testimony whereof I have hereunto subscribed my name and affixed the seal of the said insurance company this ^{28th} day of August 2025.



The Continental Insurance Company

Bent

D. Johnson

Assistant Secretary

Form F6850-4-2023

Authorizing By-Laws and Resolutions

ADOPTED BY THE BOARD OF DIRECTORS OF THE CONTINENTAL INSURANCE COMPANY:

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Engineer's Certification of Total Cost and Quantities

PAVING	_\$	77,131.00
STORM DRAINAGE		PRIVATE
SANITARY SEWER COLLECTION	\$	403,933.85
WATER DISTRIBUTION SYSTEM:	\$	440,424.60
TOTAL:	\$	921,489.45
10% WARRANTY BOND AMOUNT:	\$	92,148.95

6/13/20



Florida Registered Professional Engineer #61636

Hamilton Engineering and Surveying, LLC CA#65325

Item Description	Estimated Quantity	Unit	Unit Price	Total Price
Bishop Road Sidewalk				
6" Thick Concrete Sidewalk	5,530	SF	\$11.40	63,042.00
Sod Right of Way (Bahia)	3860	SY	\$3.65	14,089.00
			TOTAL	77,131.00

SANITARY SEWER COLLECTION						
Item Description	Estimated Quantity	Unit	Unit Price	Total Price		
8" PVC (0-6' CUT)	1,849	LF	\$39.85	\$	73,682.65	
8" PVC (6-8' CUT)	1,308	LF	\$41.40	\$	54,151.20	
Sanitary Manhole (0-6' CUT)	8	EA	\$6,150.00	\$	49,200.00	
Sanitary Manhole (6-8' CUT)	5	EA	\$6,500.00	\$	32,500.00	
Double Service	108	EA	\$1,800.00	\$	194,400.00	

Item Description	Estimated Quantity	Unit	Unit Price		Total Price
8" PVC Water Main (DR 18)	3,348	LF	\$45.20	\$	151,329.6
B" DIP Water Main	220	LF	\$91.25	\$	20,075.0
8" Gate Valve	16	EA	\$3,200.00	S	51,200.0
8" MJ Bend	52	EA	\$550.00	\$	28,600.0
" MJ Tee	2	LF	\$890.00	\$	1,780.0
Fire Hydrant Assy.	9	EA	\$8,300.00	\$	74,700.0
Vater Service Short Single	132	EA	\$450.00	\$	59,400.0
Vater Service Long Single	84	EA	\$635.00	\$	53,340.0

SUBDIVIDER'S AGREEMENT FOR PERFORMANCE - PLACEMENT OF LOT CORNERS

T Lennar Ho			and entered into this			, 20 erred to a			between ler" and
Hillsboro	ough Co		al subdivision of the State						ci aliu
				Witnesseth					
	ment C	Code, hereinaft	ard of County Comm er referred to as "LDC" p						
V	VHERE	AS , the LDC af	fects the subdivision of la	nd within the	unincorpo	orated areas o	f Hillsborou	gh Cour	nty; and
of Hills	borou		to the LDC, the Subdi Florida, for approval	and recor	dation, a		a subdivis	sion kr	nown as
County	shall	not be appr	plat of a subdiv oved and recorded ur ill be installed; and						_
			ners required by Florida sted with the County; and		e Subdivis	ion are to be	installed aft	er reco	rdation of
W	VHERE	AS , the Subdiv	ider agrees to install the a	aforemention	ed lot corr	ers in the pla	tted area.		
approval	of the	County to reco	consideration of the ir ord said plat, and to gain a rand County agree as foll	acceptance fo					
1.			nditions and regulations this Agreement.	contained in	the LDC, a	re hereby in	corporated	by refer	ence and
2.	(welve Commissioners	r agrees to well and (12) approves the final plat a corners as required by Fl	months from nd accepts th	and afte	er the date	that the E	Board o	of County
3.	t	he Subdivider	agrees to, and in according the	dance with t	he require				
		a.	Letter of Credit, numbe with order of		ALIVE III		by		
		b.	A Performance Bond, n	umber <u>3024786</u>	69	_dated, _07/01/	2025		
			Lennar Homes, LLC		_as Princip	al, and			
			The Continental Insurance Compa						
		c.	Escrow ageement, date				etween,		
		c.	Cashier/Certified Check						

which shall be deposited by the County into a non-interest bearing

1 of 4

03/2025

escrow account upon receipt. No interest shall be paid to the Subdivider on funds received by the County pursuant to this Agreement.

Copies of said letter of credit, performance and warranty bonds, escrow agreements, or cashier/certified checks is attached hereto and by reference made a part hereof.

- 4. Should the Subdivider seek and the County grant, pursuant to the terms contained in the LDC, an extension of the time period established for installation of lot corners described in paragraph 2, the Subdivider shall provide the County with an instrument ensuring the completion within the extended period. The instrument shall be in the form of a letter of credit, performance bond, escrow agreement, or cashier/certified check as required by the LDC.
- 5. In the event the Subdivider shall fail or neglect to fulfill its obligations under this agreement and as required by the LDC, the Subdivider shall be liable to pay for the cost of installation of the lot corners to the final total cost including, but not limited to, surveying, engineering, legal and contingent costs, together with any damages, either direct or consequential, which the County may sustain as a result of the failure of the Subdivider to carry out and execute all of the provisions of this Agreement and the provisions of the LDC.
- 6. The County agrees, pursuant to the terms contained in the LDC, to record the plat of the Subdivision at such time as the plat complies with the provisions of the LDC and has been approved in a manner as prescribed therein.
- 7. If any article, section, clause or provision of this agreement may be deemed or held invalid by any court of competent jurisdiction for any reason or cause, the same shall not affect or invalidate the remainder of this Agreement, nor any other provisions hereof, or such judgment or decree shall be binding in its operation to the particular portion hereof described in such judgment and decree and held invalid.
- 8. This document contains the entire agreement of the parties. It shall not be modified or altered except in writing signed by the parties.

2 of 4 03/2025

IN WITNESS WHEREOF, the parties hereto have executed this	Agreement, effective as of the date set forth above.
ATTEST:	Subdivider:
Contuglin	By fall Nolant
Witness Signature	Authorized Corporate Officer or Individual (Sign before Notary Public and 2 Witnesses)
	/ (Sign before Notary Fublic and 2 Withesses)
courtney mai	KEITH MALCUIT
Printed Name of Witness	Name (typed, printed or stamped)
Deleoson Kny	VP
Witness Signature	Title
Perpecca KWZIY	4301 W BOY SCOUT BIVD #4000 TOMPO, FL 33607
Printed Name of Witness	Address of Signer
	813-618-4905
	Phone Number of Signer
NOTARY PUBLIC	
NOTANT FUBLIC	
CORPORATE SEAL (When Appropriate)	
ATTEST:	
VICTOR D. CRIST	BOARD OF COUNTY COMMISSIONERS
Clerk of the Circuit Court	HILLSBOROUGH COUNTY, FLORIDA
Ву:	Ву:
Deputy Clerk	Chair

APPROVED BY THE COUNTY ATTORNEY

Approved As To Form And Legal Sufficiency.

3 of 4 03/2025

Representative Acknowledgement STATE OF FLORIDA **COUNTY OF HILLSBOROUGH** The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this ennar (name of party on behalf of whom instrument was executed) (type of authority,...e.g. officer, trustee, attorney in fact) Personally Known OR Produced Identification Type of Identification Produced Type, or Stamp Commissioned Name of Notary Public) Courtney Mai Comm.: HH 651843 Expires: Mar. 16, 2029 Notary Public - State of Florida **Individual Acknowledgement** STATE OF FLORIDA **COUNTY OF HILLSBOROUGH** The foregoing instrument was acknowledged before me by means of \square physical presence or \square online notarization, this (name of person acknowledging) (day) Personally Known OR Produced Identification (Signature of Notary Public - State of Florida) Type of Identification Produced (Print, Type, or Stamp Commissioned Name of Notary Public) (Expiration Date) (Commission Number) (Notary Seal)

SUBDIVISION PERFORMANCE BOND FOR LOT CORNER PLACEMENT

KNOW ALL MEN BY THESE PRESENTS, That we Lennar Homes, LLC

4301 W Boy Scout Blvd., Suite 600, Tampa, FL 33607 called the Principal, and The Continental Insurance Company

151 N. Franklin Street, Chicago, IL 60606 called the Surety, are held and firmly bound unto the BOARD OF COUNTY COMMISSIONERS OF HILLSBOROUGH COUNTY, FLORIDA, in the sum of Thirty Three

Thousand Seven Hundred Fifty and No/100 (\$33,750.00) Dollars for the payment of which sum, well and truly to be made, we bind ourselves, our heirs, executors, administrators, and successors, jointly and severally, firmly by these presents.

WHEREAS, the Board of County Commissioners of Hillsborough County has adopted subdivision regulations in its Land Development Code pursuant to the authority granted to it in Chapters 125, 163 and 177, Florida Statutes, which regulations are by reference hereby incorporated into and made a part of this performance bond; and

WHEREAS, these subdivision regulations affect the subdivision of land within the unincorporated areas of Hillsborough County; and

WHEREAS, pursuant to these subdivision regulations a final plat of the subdivision within the unincorporated areas of Hillsborough County shall not be approved and recorded until the Subdivider has guaranteed to the satisfaction of the County that lot corners will be installed; and

WHEREAS, the lot corners required by Florida Statutes in the subdivision known as Forest Brooke Phase 6C are to be installed after recordation of said plat under guarantees posted with the County; and

WHEREAS, said lot corners are to be installed in the aforementioned platted area; and

WHEREAS, the aforementioned subdivision regulations require the Principal to submit an instrument ensuring completion of installation of the aforementioned lot corners within a time period established by said regulations; and

WHEREAS, the Principal, pursuant to the terms of the aforementioned subdivision regulations has entered into a Subdivider's Agreement for Performance – Placement of Lot Corners, the terms of which Agreement require the Principal to submit an instrument ensuring completion of installation of the required lot corners; and

WHEREAS, the terms of said Subdivider's Agreement are by reference, hereby, incorporated into and made a part of this Subdivision Performance Bond.

NOW THEREFORE, the conditions of this obligation are such, that:

A. If the Principal shall well and truly build, construct, and install in the platted area known as Forest Brooke Phase 6C subdivision all lot corners as required by the State in the platted area in exact accordance with the drawings, plans, specifications, and other data and information filed with the Development Review Division of Development Services Department of Hillsborough County by the Principal, and shall complete all of said building, construction, and installation within 12 months months from the date that the Board of County Commissioners approves the final plan and accepts this performance bond; and

B. If the Principal shall faithfully perform the Subdivider's Agreement at the times and in the manner prescribed in said Agreement;

THEN THIS OBLIGATION SHALL BE NULL AND VOID; OTHERWISE, TO REMAIN IN FULL FORCE AND EFFECT UNTIL 07/01/2026

SIGNED, SEALED AND DATED this 1st day of July , 20 25.

ATTEST:

MOMO ANSELMI, WITNESS

Lennar Homes, LLC, a Florida limited liability

BY: Ben Plainer

PRINCIPAL (SEAL)

BEN GAINER, VP

The Continental Insurance Company

SURETY

(SEAL)

ATTEST:

Krista M. Lee, Witness

ATTORNEY-IN-FACT

(SEAL)

Ratthanatevy Lor, Attorney-In-Fact

APPROVED BY THE COUNTY ATTORNEY

Approved As To Form And Legal

Sufficiency.

as amended

POWER OF ATTORNEY APPOINTING INDIVIDUAL ATTORNEY-IN-FACT

Know All Men By These Presents, That The Continental Insurance Company, a Pennsylvania insurance company, is a duly organized and existing insurance company having its principal office in the City of Chicago, and State of Illinois, and that it does by virtue of the signature and seal herein affixed hereby make, constitute and appoint

Heidi Bockus, Krista M Lee, Ratthanatevy Lor, Individually

of Seattle, TN, its true and lawful Attorney(s)-in-Fact with full power and authority hereby conferred to sign, seal and execute for and on its behalf bonds, undertakings and other obligatory instruments of similar nature

- In Unlimited Amounts -

and to bind them thereby as fully and to the same extent as if such instruments were signed by a duly authorized officer of the insurance company and all the acts of said Attorney, pursuant to the authority hereby given is hereby ratified and confirmed.

This Power of Attorney is made and executed pursuant to and by authority of the By-Law and Resolutions, printed on the reverse hereof, duly adopted, as indicated, by the Board of Directors of the insurance company.

In Witness Whereof, The Continental Insurance Company has caused these presents to be signed by its Vice President and its corporate seal to be hereto affixed on this 4th day of June, 2023.



The Continental Insurance Company

State of South Dakota, County of Minnehaha, ss:

On this 4th day of June, 2023, before me personally came Larry Kasten to me known, who, being by me duly sworn, did depose and say: that he resides in the City of Sioux Falls, State of South Dakota; that he is a Vice President of The Continental Insurance Company, a Pennsylvania insurance company, described in and which executed the above instrument; that he knows the seal of said insurance company; that the seal affixed to the said instrument is such corporate seal; that it was so affixed pursuant to authority given by the Board of Directors of said insurance company and that he signed his name thereto pursuant to like authority, and acknowledges same to be the act and deed of said insurance company.



My Commission Expires March 2, 2026

M. Bent

Notary Public

CERTIFICATE

I, D. Johnson, Assistant Secretary of The Continental Insurance Company, a Pennsylvania insurance company, do hereby certify that the Power of Attorney herein above set forth is still in force, and further certify that the By-Law and Resolutions of the Board of Directors of the insurance company printed on the reverse hereof is still in force. In testimony whereof I have hereunto subscribed my name and affixed the seal of the said insurance company this ^{1st} day of July, ²⁰²⁵.



The Continental Insurance Company

1 Bent

D. Johnson

Assistant Secretary

Form F6850-4-2023

SURETY RIDER

To be attached to and form a part of	
Bond No. 30247869	
Forest Brooke Phase 6C	
dated July 1, 2025	
(MONTH-DAY-YEAR)	
executed by Lennar Homes, LLC	, as Principal,
(PRINCIPAL)	1
and by The Continental Insurance Company , a	as Surety,
in favor of Board of County Commissioners, Hillsborough County FL (OBLIGEE)	
in consideration of the mutual agreements herein contained the Principal and the Surety hereby of	consent to changing
The Expiration Date From: 7/1/2026 To: 9/12/2026	
Nothing havein contained shall years alter an actual and its actua	
Nothing herein contained shall vary, alter or extend any provision or condition of this bond except	as herein expressly stated.
This rider is effective July 1, 2025	
(MONTH-DAY-YEAR) Signed and Sealed July 21, 2025	
(MONTH-DAY-YEAR)	
Lennar Homes, LLC	
(PRINCIPAL)	_
By: (PRINCIPAL)	5.
The Continental Insurance Company (SURETY)	5
By: Ratthanater	
Ratthanatevy Lor, Attorney-In-Fact	
	APPROVED BY THE COUNTY ATTORNEY

S-0443/GEEF 10/99

18.0

Approved As To Form And Legal Sufficiency.

POWER OF ATTORNEY APPOINTING INDIVIDUAL ATTORNEY-IN-FACT

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and appoint			
Ratthanatevy Lor		, Individually	
of Seattle and on its behalf bonds, undertakings an	WA , its true and lawful Attorn d other obligatory instruments of similar	ney(s)-in-Fact with full power and authornature	rity hereby conferred to sign, seal and execute for
Surety Bond Number: 30	- In Unli 247869	mited Amounts -	
Principal: Lennar Homes,		· · · · · · · · · · · · · · · · · · ·	
Obligee: Board of Count	y Commissioners of Hillsborough Cou	unty, Florida	
and to bind them thereby as fully and to Attorney, pursuant to the authority hereb	the same extent as if such instruments we y given is hereby ratified and confirmed.	ere signed by a duly authorized officer of	the insurance company and all the acts of said
This Power of Attorney is made an Directors of the insurance company.	d executed pursuant to and by authority of	of the By-Laws and Resolutions, printed	below, duly adopted, as indicated, by the Board o
In Witness Whereof, The Contine this 13th day of March, 2024.	ntal Insurance Company has caused these	e presents to be signed by its Vice Presid	ent and its corporate seal to be hereto affixed on
	E COOL	The Continental Insurance	Luotum
of Stoux Falls, State of South Dakota; the executed the above instrument; that he kn	efore me personally came Larry Kasten t at he is a Vice President of The Continen nows the seal of said insurance company; of Directors of said insurance company;	tal Insurance Company, a Pennsylvania in that the seal affixed to the said instruments	Vice President orn, did depose and say: that he resides in the City insurance company, described in and which ent is such corporate seal; that it was so affixed lant to like authority, and acknowledges same to b
My Commiss	ion Expires March 2, 2026	M. Bent	Notary Public
	CER	TIFICATE	
above set forth is still in force, and further	y of The Continental Insurance Company recrtify that the By-Laws and Resolution ibed my name and affixed the seal of the	ns of the Board of Directors of the insura	hereby certify that the Power of Attorney herein nee company printed below are still in force. In day of July 2025
	TOOM!	The Continental Insur-	1/ 0 1

Authorizing By-Laws and Resolutions

ADOPTED BY THE BOARD OF DIRECTORS OF THE CONTINENTAL INSURANCE COMPANY:

This Power of Attorney is made and executed pursuant to and by authority of the following resolution duly adopted by the Board of Directors of the Company at a meeting held on May 10, 1995.

"RESOLVED: That any Senior or Group Vice President may authorize an officer to sign specific documents, agreements and instruments on behalf of the Company provided that the name of such authorized officer and a description of the documents, agreements or instruments that such officer may sign will be provided in writing by the Senior or Group Vice President to the Secretary of the Company prior to such execution becoming effective."

This Power of Attorney is signed by Larry Kasten, Vice President, who has been authorized pursuant to the above resolution to execute power of attorneys on behalf of The Continental Insurance Company.

This Power of Attorney is signed and sealed by facsimile under and by the authority of the following Resolution adopted by the Board of Directors of the Company by unanimous written consent dated the 25th day of April, 2012:

"Whereas, the bylaws of the Company or specific resolution of the Board of Directors has authorized various officers (the "Authorized Officers") to execute various policies, bonds, undertakings and other obligatory instruments of like nature; and

Whereas, from time to time, the signature of the Authorized Officers in addition to being provided in original, hard copy format, may be provided via facsimile or otherwise in an electronic format (collectively, "Electronic Signatures"); Now therefore be it resolved: that the Electronic Signature of any Authorized Officer shall be valid and binding on the Company."

This Power of Attorney may be signed by digital signature and sealed by a digital or otherwise electronic-formatted corporate seal under and by the authority of the following Resolution adopted by the Board of Directors of the Company by unanimous written consent dated the 27th day of April, 2022:

"RESOLVED: That it is in the best interest of the Company to periodically ratify and confirm any corporate documents signed by digital signatures and to ratify and confirm the use of a digital or otherwise electronic-formatted corporate seal, each to be considered the act and deed of the Company."

Form F6850-2/2024

SURETY RIDER

To be atta	ached to and form a part of Forest Brooke Phase 6C		
Bond No.	30247869		
dated effective	July 1, 2025		
5,,,55,,,,5	(MONTH-DAY-YEAR)		
executed by	Lennar Homes, LLC		, as Principal,
	(PRINCIPAL)		
and by	The Continental Insurance Company	, as Surety,	
in favor of	Board of County Commissioners, Hillsborough County Florida		
	(OBLIGEE)		
in conside	ration of the mutual agreements herein contained the Principal and the Surety her	eby consent to changing	
Expiration Da	te FROM: 09/12/2026		
	TO: 10/09/2026		
Nathire be			Ye.
	rein contained shall vary, alter or extend any provision or condition of this bond exc	cept as herein expressly state	ed.
This rider is effective	July 28, 2025 (MONTH-DAY-YEAR)		
Signed and	Sealed July 28, 2025		1
oigned and	(MONTH-DAY-YEAR)		
	Lennar Homes, LLC, a Florida limited liability company		
Ву	(PRINCIPAL)		
,	(PRINCIPAL)		
	The Continental Insurance Company		
	(SURETY)		
Ву	Amanda R Turman Avina, Attorney-in-Fact	APPROVED BY THE	COUNTY ATTORNEY
		Molecul	
		Approved As To Form	n And Legal

Sufficiency.

POWER OF ATTORNEY APPOINTING INDIVIDUAL ATTORNEY-IN-FACT

Know All Men By These Presents, That The Continental Insurance Company, a Pennsylvania insurance company, is a duly organized and existing insurance company having its principal office in the City of Chicago, and State of Illinois, and that it does by virtue of the signature and seal herein affixed hereby make, constitute and appoint

Amanda R Turman Avina

To divide aller

, and the familiar / think		, individually	
of Houston, Texas and on its behalf bonds, undertakings and other oblig	atory instruments of similar	nature	rity hereby conferred to sign, seal and execute for
Surety Bond Number: 30247869	- In Unli	mited Amounts -	8
Principal: Lennar Homes, LLC			
Obligee: Board of County Commissi	oners, Hillsborough Coun	ty Florida	
and to bind them thereby as fully and to the same ext Attorney, pursuant to the authority hereby given is he	ent as if such instruments we reby ratified and confirmed.	ere signed by a duly authorized officer of	of the insurance company and all the acts of said
This Power of Attorney is made and executed p Directors of the insurance company.	ursuant to and by authority o	of the By-Laws and Resolutions, printed	below, duly adopted, as indicated, by the Board of
In Witness Whereof, The Continental Insurance this 13th day of March, 2024.	e Company has caused these	e presents to be signed by its Vice President	dent and its corporate seal to be hereto affixed on
	E SOON	The Continental Insuran	ce Company
State of South Dakota, County of Minnehaha, ss:	ist and the	Larry Kasten	Vice President
of this 13th day of March, 2024, before me per of Sioux Falls, State of South Dakota; that he is a Vic executed the above instrument; that he knows the seal pursuant to authority given by the Board of Directors the act and deed of said insurance company.	e President of The Continent of said insurance company;	tal Insurance Company, a Pennsylvania that the seal affixed to the said instrum	ent is such corporate seal; that it was so affixed
M. BENT SEAL SOUTH DAKKET TURNING THE PROPERTY OF THE PROPER	EAD!	m	Bent
My Commission Expire	s March 2, 2026	M. Bent	Notary Public
	CER	TIFICATE	
I, Paula Kolsrud, Assistant Secretary of The Cor above set forth is still in force, and further certify that testimony whereof I have hereunto subscribed my name	the By-Laws and Resolution	ns of the Board of Directors of the insur	o hereby certify that the Power of Attorney herein ance company printed below are still in force. In day of July 2025
	insus.	The Continental Insur	rance Company
	- 1000 COM	Paula Kolsrud	Kolorud Assistant Secretary
	Authorizing By	-Laws and Resolutions	
ADOPTED BY THE BOARD OF DIRECTORS OF T			

This Power of Attorney is made and executed pursuant to and by authority of the following resolution duly adopted by the Board of Directors of the Company at a meeting held on May 10, 1995.

"RESOLVED: That any Senior or Group Vice President may authorize an officer to sign specific documents, agreements and instruments on behalf of the Company provided that the name of such authorized officer and a description of the documents, agreements or instruments that such officer may sign will be provided in writing by the Senior or Group Vice President to the Secretary of the Company prior to such execution becoming effective."

This Power of Attorney is signed by Larry Kasten, Vice President, who has been authorized pursuant to the above resolution to execute power of attorneys on behalf of The Continental Insurance Company.

This Power of Attorney is signed and sealed by facsimile under and by the authority of the following Resolution adopted by the Board of Directors of the Company by unanimous written consent dated the 25th day of April, 2012:

"Whereas, the bylaws of the Company or specific resolution of the Board of Directors has authorized various officers (the "Authorized Officers") to execute various policies, bonds, undertakings and other obligatory instruments of like nature; and

Whereas, from time to time, the signature of the Authorized Officers in addition to being provided in original, hard copy format, may be provided via facsimile or otherwise in an electronic format (collectively, "Electronic Signatures"); Now therefore be it resolved: that the Electronic Signature of any Authorized Officer shall be valid and binding on the Company."

This Power of Attorney may be signed by digital signature and sealed by a digital or otherwise electronic-formatted corporate seal under and by the authority of the following Resolution adopted by the Board of Directors of the Company by unanimous written consent dated the 27th day of April, 2022:

"RESOLVED: That it is in the best interest of the Company to periodically ratify and confirm any corporate documents signed by digital signatures and to ratify and confirm the use of a digital or otherwise electronic-formatted corporate seal, each to be considered the act and deed of the Company."

Form F6850-2/2024

SURETY RIDER

To be attached to and form a part of	
Bond No. 30247869	
Forest Brooke Phase 6C	
dated July 1, 2025	
effective (MONTH-DAY-YEAR)	
executed by Lennar Homes, LLC	, as Principal,
(PRINCIPAL)	
and by The Continental Insurance Company	, as Surety,
in favor of Board of County Commissioners, Hillsborough County FL (OBLIGEE)	
in consideration of the mutual agreements herein contained the Principal and the Surety hereb	y consent to changing
The Expiration Date From: 10/9/2026 To: 11/7/2026	
	•
Nething housing a state of the House of the	
Nothing herein contained shall vary, alter or extend any provision or condition of this bond exce	ot as herein expressly stated.
This rider is effective August 28, 2025	
(MONTH-DAY-YEAR)	
Signed and Sealed August 28, 2025 (MONTH-DAY-YEAR)	
Lennar Homes, LLC, a Florida limited liability company	
(PRINCIPAL)	
By: PRINCIPAL)	<u> </u>
The Continental Insurance Company (SURETY)	
By: Kaithancitus	
Ratthanatevy Lor, Attorney-In-Fact	
APPRO	OVED BY THE COUNTY ATTORNEY
	10

S-0443/GEEF 10/99

Approved As To Form And Legal Sufficiency.

POWER OF ATTORNEY APPOINTING INDIVIDUAL ATTORNEY-IN-FACT

Know All Men By These Presents, That The Continental Insurance Company, a Pennsylvania insurance company, is a duly organized and existing insurance company having its principal office in the City of Chicago, and State of Illinois, and that it does by virtue of the signature and seal herein affixed hereby make, constitute and appoint

Heidi Bockus, Krista M Lee, Ratthanatevy Lor, Individually

of Seattle, TN, its true and lawful Attorney(s)-in-Fact with full power and authority hereby conferred to sign, seal and execute for and on its behalf bonds, undertakings and other obligatory instruments of similar nature

- In Unlimited Amounts -

and to bind them thereby as fully and to the same extent as if such instruments were signed by a duly authorized officer of the insurance company and all the acts of said Attorney, pursuant to the authority hereby given is hereby ratified and confirmed.

This Power of Attorney is made and executed pursuant to and by authority of the By-Law and Resolutions, printed on the reverse hereof, duly adopted, as indicated, by the Board of Directors of the insurance company.

In Witness Whereof, The Continental Insurance Company has caused these presents to be signed by its Vice President and its corporate seal to be hereto affixed on this 4th day of June, 2023.



The Continental Insurance Company

Larry Kasten

Vice President

State of South Dakota, County of Minnehaha, ss:

On this 4th day of June, 2023, before me personally came Larry Kasten to me known, who, being by me duly sworn, did depose and say: that he resides in the City of Sioux Falls, State of South Dakota; that he is a Vice President of The Continental Insurance Company, a Pennsylvania insurance company, described in and which executed the above instrument; that he knows the seal of said insurance company; that the seal affixed to the said instrument is such corporate seal; that it was so affixed pursuant to authority given by the Board of Directors of said insurance company and that he signed his name thereto pursuant to like authority, and acknowledges same to be the act and deed of said insurance company.



My Commission Expires March 2, 2026

M D

Notary Public

CERTIFICATE

I, D. Johnson, Assistant Secretary of The Continental Insurance Company, a Pennsylvania insurance company, do hereby certify that the Power of Attorney herein above set forth is still in force, and further certify that the By-Law and Resolutions of the Board of Directors of the insurance company printed on the reverse hereof is still in force. In testimony whereof I have hereunto subscribed my name and affixed the seal of the said insurance company this ^{28th} day of ^{August 2025}.



The Continental Insurance Company

Bent

D. Johnson

Assistant Secretary

Form F6850-4-2023

Authorizing By-Laws and Resolutions

ADOPTED BY THE BOARD OF DIRECTORS OF THE CONTINENTAL INSURANCE COMPANY:

This Power of Attorney is made and executed pursuant to and by authority of the following resolutions duly adopted by the Board of Directors of the Company at a meeting held on May 10, 1995.

"RESOLVED: That any Senior or Group Vice President may authorize an officer to sign specific documents, agreements and instruments on behalf of the Company provided that the name of such authorized officer and a description of the documents, agreements or instruments that such officer may sign will be provided in writing by the Senior or Group Vice President to the Secretary of the Company prior to such execution becoming effective.

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Whereas, from time to time, the signature of the Authorized Officers, in addition to being provided in original, hard copy format, may be provided via facsimile or otherwise in an electronic format (collectively, "Electronic Signatures"), Now therefore be it resolved: that the Electronic Signature of any Authorized Officer shall be valid and binding on the Company."

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Forest Brooke Phase 6C

SURVEYOR'S COST ESTIMATE FOR PLACEMENT OF LOT CORNERS AND PERMANENT CONTROL POINTS

Listed below is Hamilton Engineering and Surveying, LLC's certified estimate of cost for placement of Permanent Control Points and Lot Corners within the plat of Forest Brooke Phase 6C. This estimate is based on placement of this monumentation on a one-time bases and is issued for the purpose of bonding the monumentation.

216 Lots @ \$125 each = \$27,000.00 *125% = \$33,750.00

Aaron J. Murphy, P.S.M. Vice President Date

8-20-25

FOREST BROOKE PHASE 6C

A SUBDIVISION LYING IN THE SOUTH 1/2 OF SECTION 17, TOWNSHIP 32 SOUTH, RANGE 20 EAST,
HILLSBOROUGH COUNTY, FLORIDA

DESCRIPTION:
A SUBDIVISION LYING IN THE SOUTH 1/2 OF SECTION 17, TOWNSHIP 22 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLOREICH, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN IT THE BOUNTWEST CORNER OF TRACT F OF FOREST BROOKE PHASE ALAS RECORDED IN PLAT BOOK.

PAGE
OF THE WIND PHASE TO SHADE
FOREST BROOKE MA, NORTH BROOKE PLAST STATEMENT OF THE PUBLIC RECORDED OF 113, BLOCK.

20 OF FOREST BROOKE PLAST SHADE PLAST STATEMENT SHADE PLAST STATEMENT SHADE PLAST S

THE ABOVE PARCEL CONTAINING 31.11 ACRES, MORE OR LESS.

- OF THIS COUNTY.
- A ALI PATTED ITILITY EASEMENTS SHALL REGIDES THAT SUPLE RESIDENTS SHALL ALSO BE EASEMENTS AND THE CONSTRUCTION UNSTRUMNON, MANUREMENTS, AND OFFENTION OF CHABLE TREASURED HOWERS HOW SUPPLY AND METHOD HOWERS HOW SUPPLY HOW HAS TALL THAN MANTENANCE. AND OFFENTION OF CASE, TELEVISION EXEMPLES SHALL INTERSERTE HAITH, THE PACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, OAS, OR OTHER PAULO CUILITY.

PLAT NOTES:

BERNINGS SHOWN HEREON ARE GRID BASED ON THE FLORIDA WEST TRANSVERSE MERCATOR STATE
FLAME COORDINATE SYSTEM MADIS DATUM (2007 JADUSTMENT), BEING WEST LINE OF THE SOUTHEAST 14
OF SECTION 17, TOWNSHIP 22 SOUTH, RAWSE 20 EAST MANNO A BEARING OF N DG 52'ST W.

- . SUBDAVISION PLATS BY NO MEANS REFRESENT A DETERMINATION ON WHETHER PROPERTIES MALL OR MILL NOT FLOOD, LAND WITH HEM BOUNDAMES OF THIS PLAT MAY OR MAY NOT BE SUBJECT TO PLOODING. THE DEPELDAMENT REVIEW DIVISION HAS INFORMATION REGARDING PLOODING AND RESTRICTIONS ON DEPELDAMENT.
- NOTICE: THIS PLAT AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDYINGED LANGS DESCRIBED HEREIN AND WILL UNDERN DO CRECUMSTRACES BE SUPPLAITED IN AUTHORITY BY AND YOTHER GRAPHIC ORD DOINGTHE, FORM THE PLAT THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS CYALITY.
- COORDINATES SHOWN HEREON ARE EASED ON THE FLORIDANEST TRANSCREES MERCATOR STATE
 PLANE COORDINATES SYSTEM THE BACK OF ERIO BEGINGIASTS THE LEDGELMAN LAST GYES RETYROR
 NORTH AMERICAN DATIM OF 1921 (NATIONAL SYSTEM REFERENCE SYSTEM 2001 ADALSTINETI), MO
 VERHEID THROUGH MINITIONAL GEOGREES CAMPONTAL CONTROL STATION CHARGE. THE
 COORDINATES ARE INTENDED FOR INFORMATIONAL PURPOSES ONLY.
- LORANAGE ENSURENTS SHALL NOT CONTRIN ANY PERMANENT IMPROVEMENTS, INCLUDING BUT NOT
 LIMITED TO SIGNALLIS DIRECTANS INFERIOR SO AS PROCES, PROTOS, DECOS, PODOS, AND
 CONCINORERS, STRUCTURES, UTILITY SHEDS, BOD SE PROCES, PROTOS, DECOS, PROTOS, DECOS, PROTOS, DECOS, PROTOS, DECOS, PROTOS, CHARGE SHED, PROTOS, STORMANTER, DETENTION PONOS AS REQUIRED BY THE LAND DECOMBENT CODE,
 STORMANTER DETENTION AND RETENTION PONOS AS REQUIRED BY THE LAND DECOMBENT CODE.

- 6. THIS PLAY IS SUBJECT TO THE FOLLOWING ESSELIDITE AND BE POUR PROVINCES:

 A) NOTICE OF ESSTABLISHED FOR INSTRUMENT MUNICIPE ADDRESSION.

 DECLARATION OF RESTRICTINE CONCENSUS PER POLICAL RECORDS BOOK 19915, PAGE 712. AND MARKEDED PER POPULAL RECORDS BOOK 19915, PAGE 914.

 MENCINED PER POPULAL RECORDS BOOK 19915, PAGE 914.

 POLITIES DESERVANTION OF CONVENIENT SCHOOL SEES, RESTRICTIONS, AND EASEMENTS FOR THE AND THE PAGE 914.

 POLITIES DESERVANTION OF CONVENIENT SCHOOL SEES, PERFOLING SEES,

DEDICATION:

THE UNDERSIGNED, AS OWNER OF THE LANDS FLATTED HEREIN DOES HEREBY DEDICATE THIS PLAT OF FOREST BROOKE PHASE OF OF RECORD, FURTHER, THE OWNER DOES HEREBY DEDICATE TO PUBLIC USE ALL EASEMENTS DESIGNATIO ON THE PLAT AS "PUBLIC", THE UNDERSIGNED FURTHER MAKES THE FOLLOWING DEDICATIONS AND RESERVATIONS:

PLAT BOOK_

__PAGE

- LL OR

 1. THE PRIVATE ROADS AND PRIVATE RIGHTS-DEWAY SHOWN HERDON AS TRACT A ARE NOT DEDICATED TO THE ACUCL OUT ASSESSMENT RIGHTS OF THE RIGHTS-OF THE ACUCL OUT ASSESSMENT RIGHTS AND ARE HEREBY RESERVED BY OWNER FOR CONVEYANCE TO A HOMEOWNERS:

 A SELECTION AND MAINTENANCE BRITTY

 SUBSCHIED TO THE RECORDING OF THE DOT THE OWNER AND THE AUGUST AND MAINTENANCE BRITTY

 SUBCINISTON, AS ACCESS FOR HOMESS AND EGRESS OF LOT OWNERS AND THE RUGHTS AND WITE.

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 MAINTENANCE STAFF, AND AND THE SAME OF THE PROVIDERS OF THE PRIVATE ROADS AND FORMATE BOARD.

 AND PRIVATE ROHTS-OF-WAY WITHIN TRACT AND THE AREAS ESSIONATED PROVIDER FOR CASE.

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STEVEN C. PORATH, AUTHORIZED PERSON	OWNER: SSP-HS LOJVA: RP; LLC, A DELIWARE LIMITED LUBILITY COMPANY. AS A GENERAL PARTNER OF SSP-HS-LOT OPTION A POOL 01, LP, A DELIWARE LIMITED PARTNERS'HP

ACKNOWLEDGMENT STATE OF CALIFORNIA COUNTY OF LOS ANGELES

APPEARED BEFORE ME.

STEVENCL-PORATH WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON
WHOSE NAME IS SUBSCIEDED TO THE WITHAN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED
THE SAME IN HIS ALTHOCREED CHAPATY, AND THAT BY ESSORATIDE ON THE INSTRUMENT THE PERSON, OR
THE ENTITY UPON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PEWLTY OF PERJURY UNDER THE LAWS OF THE STATE OF CAUFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT, MITNESS MY HAND AND OFFICIAL SEAL

SIGNATURE OF NOTARY PUBLIC	
(PLACE NOTARY SEAL AND/OR STAMP ABOVE)	

PLAT APPROVAL

THS PLAT HAS BEEN REVIEWED IN ACCORDANCE WITH FLORIDA STATUTES, SECTION 177,261 FOR CHAPTER CONFORMITY,
THE GEOMETRIC DATA HAS NOT BEEN VERIFIED.

CLERK FILE NUMBER

DAY OF

, 2025. TIME

DEPUTY CLERK

CLERK OF CIRCUIT COURT

.PAGE

HEREBY CERTIFY THAT THIS SUBDIVISION PLAT MEETS THE REQUIREMENTS, IN FORM OF CHAPTER 177, PART I OF FLORIDA STATUTES, AND HAS BEEN FILED FOR RECORD IN PLAT

____, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

STATE OF FLORIDA

COUNTY OF HILLSBOROUGH CLERK OF THE CIRCUIT COURT BOARD OF COUNTY COMMISSIONERS THIS PLAT HAS BEEN APPROVED FOR RECORDATION.

EURIORED BY. LIGHTER PROFESSIONAL SURVIEYOR AND IMPPER, LIGENSE # SURVIEY SECTION, GEOSPATIAL AND LAND ACQUISITION SERVICES DEPARTMENT, HILLSBOROLIGH COUNTY

SURVEYOR'S CERTIFICATE:

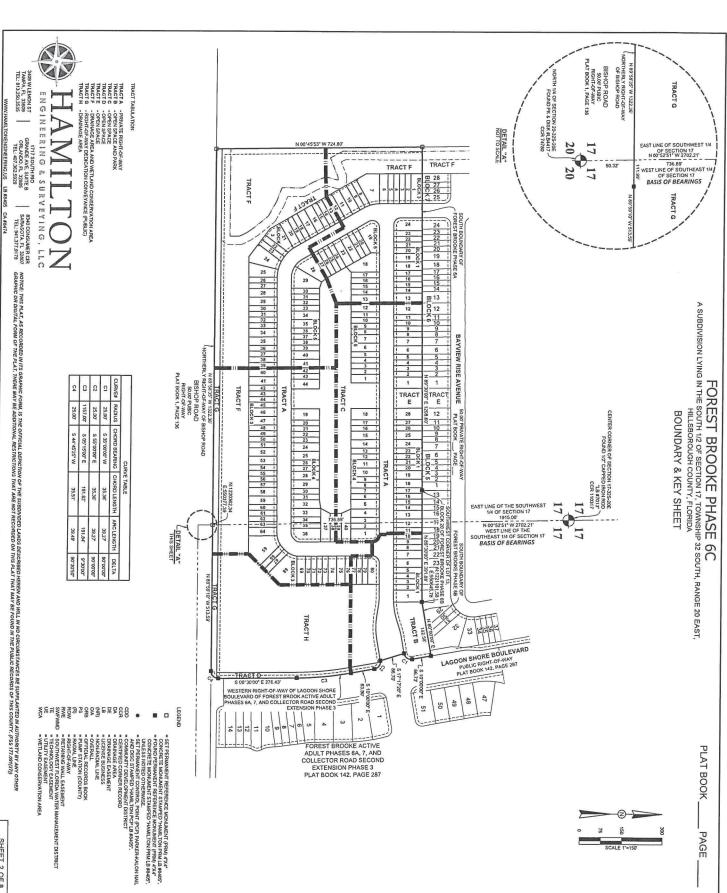
LAGONI, MUSPIN, THE UNDERSIGNED PROFESSIONAL SURVEYOR & MAPPER, HEREBY CERTIFY THAT THAS PLATTED SUBMISSION IS A CORRECT REPRESENTATION OF THE LAND BEING SUBDIVIDED, THAT THAS PLAT WAS PREPARED UNDER MY DIRECTIVE AND SUPERVISION; THAT THAS PLAT COMPARES WITH ALL THE SURPEY REQUESTED FOR CHAPTER 117, PART I, PORGION, STATUTES, AND THE HELLAGOROGICAL COLUMNET, UND DEVELOPMENT CODE, MO THAT PERMANENT CONTROL, PORTIF (PERS), AND CORRECTIVE (PERS), AND CORRE

3409 W. LEMON STREET TEL (813) 250-3535

WWW.HAMILTONENGINEERING.US LB #8405 CA #8474

1717 SOUTH RIO
17409 WLEMON ST GRANDE AVE, SUITE B SAND CONSUMER CIR
1740PA, FL 33595 OPELANO, FL 32505 SARASOTA, FL 32807
17EL: 813.250,3535 TEL: 401.377.9178

SHEET 1 OF 8



SHEET 2 OF 8

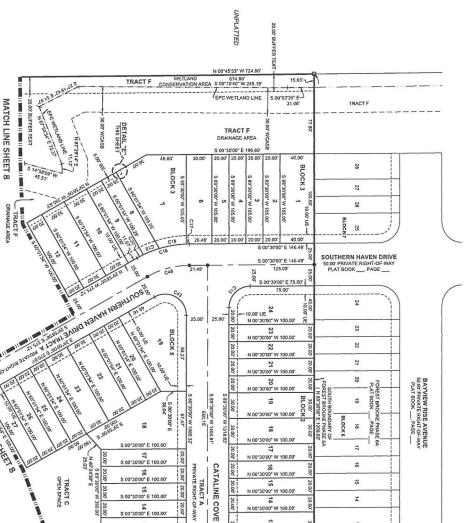
PLAT BOOK

PAGE

FOREST BROOKE PHASE 6C A SUBDIVISION LYING IN THE SOUTH 1/2 OF SECTION 17, TOWNISHIP 32 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA



13



MATCH LINE SHEET 4

NOT TO SCALE

WETLAND CONSERVATION/PRESERVATION AREA NOTE:

WETLAND CONSERVATION/PRESERVATION/REA SHALL BE RETINEED PASSUANT TO THE HILLSBOROUGH COUNTY LAND

CREACEPHERT COE. (DOL) AS A MERICAE, THE HILLSBOROUGH COUNTY BEHINDAMENTAL PROTECTION COMMESSUA, PERCEP, IN ADDITION, A
CAPPTER 1-11, OALES OF THE HILLSBOROUGH COUNTY DAVID DEPELOPMENT COE. PURSUANT TO THE HILLSBOROUGH COUNTY DAVID DEPELOPMENT COE. PURSUANT TO THE STAT, SEC.

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THE PROVINCE STRUCKTED WITHIN THE PROVINCE STATE AND THE STATE DAVID STRUCKTED WITHIN THE PROVINCE STATE AND THE STATE STRUCKTED WITHIN THE PROVINCE STATE AND THE STATE STRUCKTED TO THE PROVINCE STATE AND THE STATE STRUCKTED TO THE PROVINCE STATE AND THE SAFOT SET BACK SHALL BE APPLIED TO THE BOUNDARIES OF THE WETLAND CONSERVATION HETE ARE STRUCKTED AND THE SAFOT SET BACK SHALL BE APPLIED TO THE BOUNDARIES OF THE WETLAND CONSERVATION HETE ARE STRUCKTED AND THE SAFOT SET BACK SHALL BE APPLIED TO THE BOUNDARIES OF THE WETLAND CONSERVATION HETE ARE AND THE SAFOT SET BACK SHALL BE APPLIED TO THE BOUNDARIES OF THE WETLAND CONSERVATION HETE ARE ASSESTED.

8340 CONSUMER CIR SARASOTA, FL 32807 TEL: 941,377,9178

NOTICE. THE PLAT, AS RECORDED HITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEBEM AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT, THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY, (FSS 177.091(71))

		CUF	CURVE TABLE		
CURVE#	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH	DELTA
C15	25.00	S 45"30"00" E	35,36	39.27	90"00"00"
C16	125.00	S 15*14'04" E	63.58	64.29	29*28'08*
C17	125.00	S 01*18'29" E	3.53	3.53"	1.36.57
C18	125.00	S 09"29"32" E	32,10	32.19	14'45'10"
C19	125.00	S 21*30'28* E	20.22	20.24	9'16'42"
C20	125.00	S 28*03'28* E	8.34"	8.34	3*49*18*
C43	25.00	S 29*4557* W	43.18"	52.13	119"28"06"
C48	100.00	S 15*14'03" E	50.87	51.43	29"28'06"

= RIGHT-OF-WAY

= SOUTH-WEST FLORIDA WATER MANAGEMENT DISTRICT

= UTILITY EASEMENT

WETLAND CONSERVATION AREA

WALL LASEMENT

SHEET 3 OF 8

FOREST BROOKE PHASE 6C A SUBDIVISION LYING IN THE SOUTH 1/2 OF SECTION 17, TOWNSHIP 32 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA PLAT BOOK

PAGE

2 BLOCK 6 TRACT A PRIVATE RIGHT-OF-WAY S 89°30'00" W 1080.32" BAYVIEW RISE AVENUE 50.00' PRIVATE RIGHT-OF-WAY PLAT BOOK ____, PAGE ____ 70.00° S.89°30'00° W 1318.02° CATALINE COVE S.89°30'00° W 1404.81° FOREST BROOKE PHAS PLAT BOOK ____, PAGE TRACT C OPEN SPACE TRACT E TRACTE \$ 00°30'00" E 100.00' BLOCK 5 18 28 12 = 26 10 15 25 BLOCK 24 1 TRACT C 19 2 528.86* CENTER CORNER OF SECTION 17-32S-20E
FOUND 172 CAPPED IRON ROD
LABELED "LB #7019"
CCR 110317 SOUTHWEST CORNER OF
LOT 13, BLOCK 29 OF
FOREST BROOKE PHASE 6B 13 S 24*56'38" E 36.25 S 89*30'00" W 7 15 13 7 EAST LINE OF THE SOUTHWE

1/4 OF SECTION 17—

N 00°52'51' W 2702.21'

1915.00'
WEST LINE OF THE
SOUTHEAST 1/4 OF SECTION

BASIS OF BEARINGS 17 736.89 17 40 SOUTH BOUNDARY OF FOREST BROOKE PHASE 6B MATCH LINE SHEET 5 N 00*30'00" W 253.93" MATCH LINE SHEET 7

MATCH LINE SHEET 3

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CURVE# RADIUS CHORD BEARING
C42 25.00 N 45'30'00" W

ARC LENGTH 39.27

DELTA 90°00'00"

MATCH LINE SHEET 8

MATCH LINE SHEET 7

TRACT C

3409 W LEMON ST TAMPA, FL 33609 TEL: 813,250,3535 ENGINEERING & SURVEYING, LLC

WWW.HAMILTONENGINEERING.US LB #8405 CA #8474

1717 SOUTH RIO GRANDE AVE, SUITE B ORLANDO, FL 32805 TEL: 407.362.5929 8340 CONSUMER CIR SARASOTA, FL 32807 TEL: 941,377,9178

MOTICET THIS PLAT, AS RECORDED HITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLAITED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDED OF THIS COUNTY. (FSS 177.091(77))

SHEET 4 OF 8

OVERAL

OFFICIAL RECORDS BOOX

PAMP STATION (COUNTY)

RIGHT-GF-WAY

ROHT-GF-WAY

O SOUTHWEST FLOODED WATER MANAGEMENT DISTRICT

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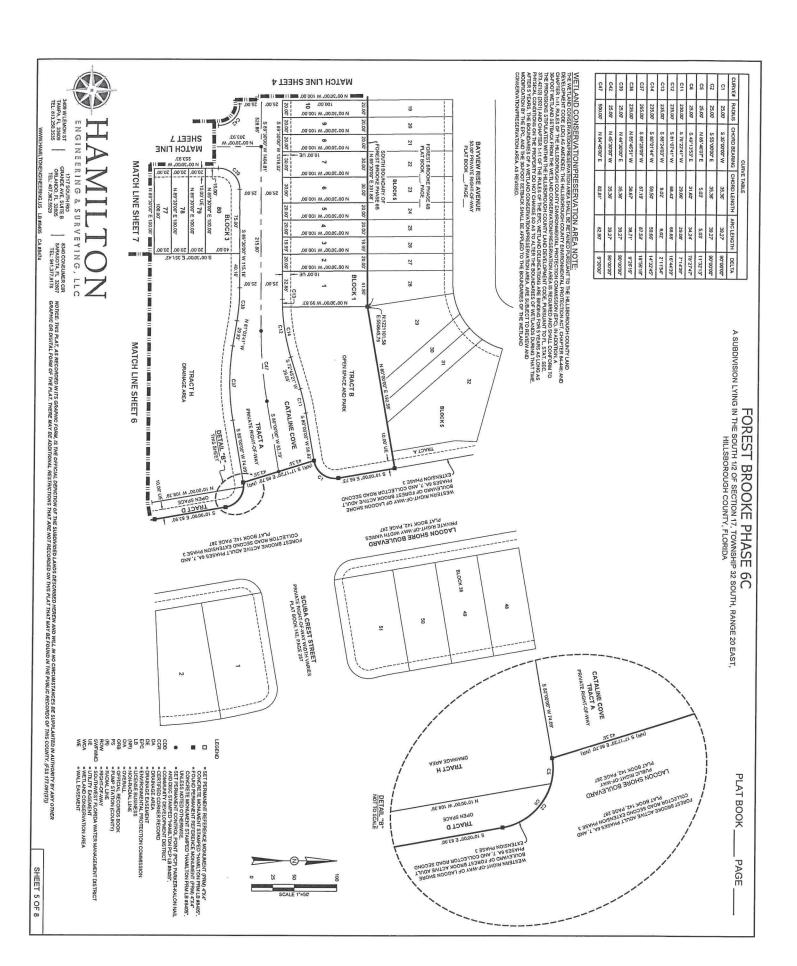
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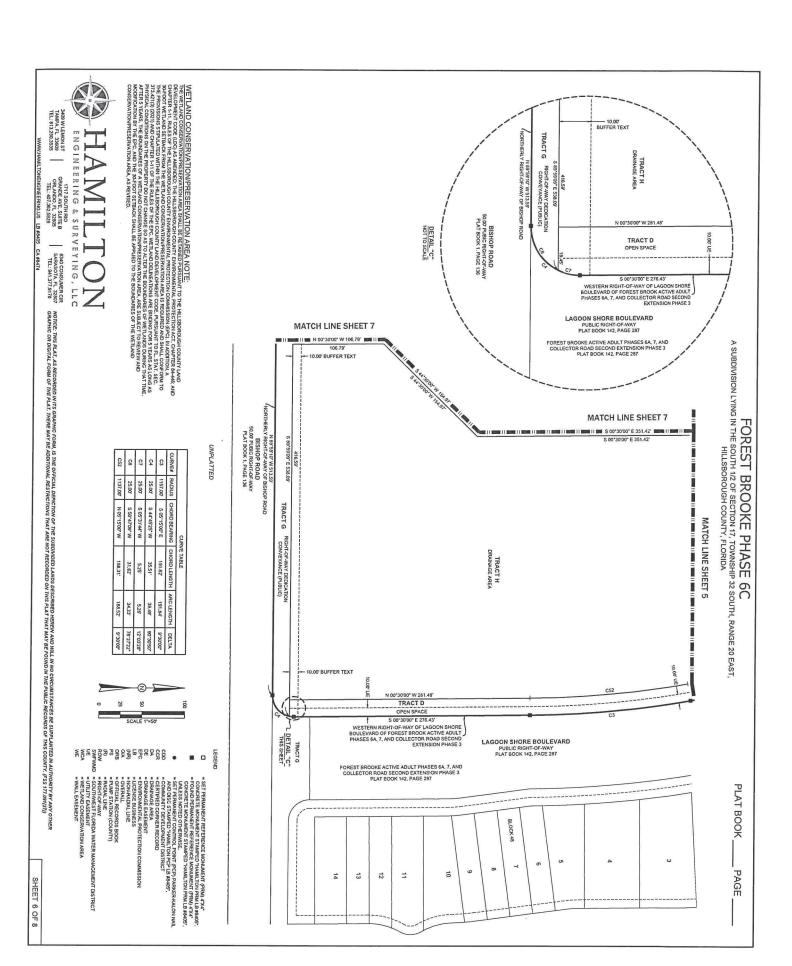
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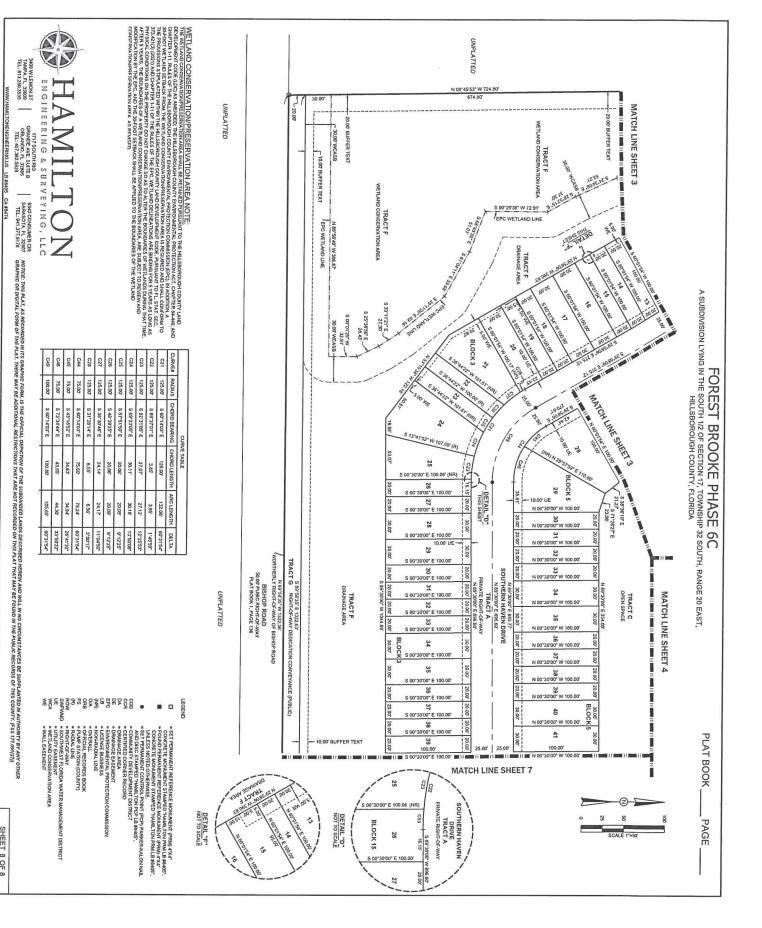




CURVE# C29 C30 C31 C32 C33 C34 C35 C36 C36 C36 C41 3409 W LEMON ST TAMPA, FL 33609 TEL: 813.250,3535 MATCH LINE SHEET 8 ENGINEERING & SURVEYING, LLC WWW.HAMILTONENGINEERING.US LB #8405 CA #8474 100.00 42 10,00' BUFFER TEXT 41 BLOCK 57.40 11.10 32.44 15.08 19.90 9.57 00'30'00' E 10 ARC LENGTH TRACT C 15.10° 20.47 19.63° 39.27 58.90 11.11 9.58 8340 CONSUMER CIR SARASOTA, FL 32807 TEL: 941,377,9178 30°00" E 100.0 24'58'35" 8'29'12" 45"00"00" DELTA N 00°30'00" W 100.00 47 WETLAND CONSERVATION/PRESERVATION AREA NO
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CREED PARKET CORE (EX.) AS A MERICADED. THE HALL BE REPORTED FOR THE PROPRISED THE HALL SHOPH COMMITTEEN FOR THE HALL SHOP CONTROL AND THE HALL NOTICE THIS SLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREM AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT, THESE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY, (FSS 171.08)[71] LINE TABLE

LINE# DIRECTION LENGTH N 44"30"00" E 10.00" N 44"30"00" E 10.00" N 44"30"00" E 10.00" A SUBDIVISION LYING IN THE SOUTH 1/2 OF SECTION 17, TOWNSHIP 32 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA .30.00. E 23 N 89'30'00' E 896.50'
TRACT A MATCH LINE SHEET 4 S 89"58"35" E 1322.63 5 00'30'00" E 100.0 TRACT F DRAINAGE AREA 24 TRACT C OPEN SPACE 52 RIGHT-OF-WAY DEDICATION CONVEYANCE (PUBLIC) 25 FOREST BROOKE PHASE 6C 53 S 00°30'00" E 100.0 NALLI BE RETAINED PIRSULANT ON THE HULSBOROUGH COMPTY LAND ROUGH COUNTY EXPRENDMENTAL REDIFFICION ACT, CAMPTER MAJER, AND ENTROUCHMENTAL REDIFFICION ACT, CAMPTER MAJER, AND ENTROUCHMENT AND ENTROUCHMENT TO THE STAT SER. HE CHALLING PRESENTAL SHAPE AS AS LONG AS THE PER CAMPTER AND SHAPE IN STATE LIBERT TO THE STAT SER. SEEMATON AS PARE SHAPE AS LONG AS SERVATION PRESENTATIONS AS ELECTION AS DESIGN THAT TIME SERVATION AS AS LANDES OF THE TAMPS DURING THAT TIME SERVATION AS AS LANDES OF THE METLANDS OF THE METLANDS AND THAT TIME SERVATION AS AS LANDES OF THE METLANDS AS LANDES OF THE METLANDS AND THAT TIME SERVATION AS AS LANDES OF THE METLANDS AND THAT TIME SERVATION AS LANDES OF THE METLANDS AND THAT TIME SERVATION AS LANDES OF THE METLANDS AND THAT THE PROPRIEM AND THAT THE SERVATION AS LANDES OF THE METLANDS. N 00°30°00° W 100 28 56 29 57 58 30.41° W 59 BLOC 32 60 33 00,30,00, E N 00°30°00° W 105.00 20 EAST LINE OF THE SOUTHW 1/4 OF SECTION 17 N 00'52'51" W 2702.21" S 89*30'00" W 100.00 ---736.89'
WEST LINE OF THE
SOUTHEAST 1/4 OF SECTION 13
BASIS OF BEARINGS 20.45° 64 37 MATCH LINE SHEET 5 0.00 BUFFER TEXT 25.00" 106.79 8 76 N 89"30"00" E 100.00" MATCH LINE SHEET 6 MATCH LINE SHEET 5 N 89*30'00" E 100.00" -10.00° UE 70 N 69"30"10" E 100.00" 71 N 89*30'00" E 100.00" 72 N 89*30'00* E 100.00' 74 75 BLOCK 3 BLOCK 3 RIGHT-OF-WAY
SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT
LUTILITY EASEMENT
WETLAND CONSERVATION AREA
WALL BASEMENT OFFICIAL RECORDS BOOK PUMP STATION (COUNTY) RADIAL LINE PLAT BOOK INT CONTROL POINT (PCP) PARKER-KALON NAIL
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EVELOPMENT DISTRICT
(NER RECORD) MATCH LINE SHEET 6 I REFERENCE MONUMENT (PRIM) 4"X4"
UMENT STAMPED "HAMILTON PRIM IB #8405".
ENT REFERENCE MONUMENT (PRIM) 4"X4"
UMENT STAMPED "HAMILTON PRIM IB #8405".
OTHERWISE. PAGE

SHEET 7 OF 8



SHEET 8 OF 8



Preparing Students for Life

FINAL - Certificate of School Concurrency

Project Name	Forest Brooke Subdivision Phase 6C	
Jurisdiction	Hillsborough	
Jurisdiction Project ID Number	PI# 3948	
HCPS Project ID Number	SC-1037	
Parcel / Folio Number(s)	A portion of 079543.0000	
Project Location	Bishop Road & West Lake Drive, Wimauma	
Dwelling Units & Type	216 Single-Family Attached (SFA)	
Applicant	DUNE-FB DEBT, LLC	

School Concurrency Analysis					
School Type	Elementary	Middle	High		Total Capacity Reserved
Students Generated	25	11	16		52

Pursuant to the Interlocal Agreement For School Planning, Siting & Concurrency, <u>Section 5.5.2 Process for Determining School Facilities Concurrency</u>: (h) The County will issue a School Concurrency Determination only upon: (1) the School Board's written determination that adequate school capacity will be in place or under actual construction within 3 years after the issuance of subdivision final plat or site development construction plan approval for each level of school without mitigation; or (2) the execution of a legally binding mitigation agreement between the School Board, the County and the applicant, as provided by this Agreement. At the time of application for preliminary plat approval, the <u>ELEMENTARY AND MIDDLE school</u> Concurrency Service Areas (CSA's) serving this site and the adjacent <u>ELEMENTARY AND MIDDLE school CSA's</u> did not have capacity to serve this project. A Conditional Certificate of School Concurrency was previously issued to allow the project to proceed through the preliminary plating process during the time Applicant, School Board, and County negotiated and entered into a legally binding mitigation agreement.

This Final Certificate of School Concurrency is being issued based on a fully executed, recorded, and legally binding Proportionate Share Binding Mitigation Agreement (DSC-1037), the terms of which were recorded on April 22, 2024 The Applicant contributed funds on September 2, 2025 in the amount of <a href="\$\$\frac{\$1,138,777.00}{\$1,138,777.00}\$ thereby satisfying the requirement to construct 25 ELEMENTARY AND 11 MIDDLE school seats to accommodate the proposed development as more particularly described therein.

Lori Belangia, M.S

Lori Belangia

September 3, 2025

Date Issued

Manager, Planning & Siting

Growth Management Department, Hillsborough County Public Schools

E: glorimar.belangia@hcps.net

P: 813.272.4228