

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.

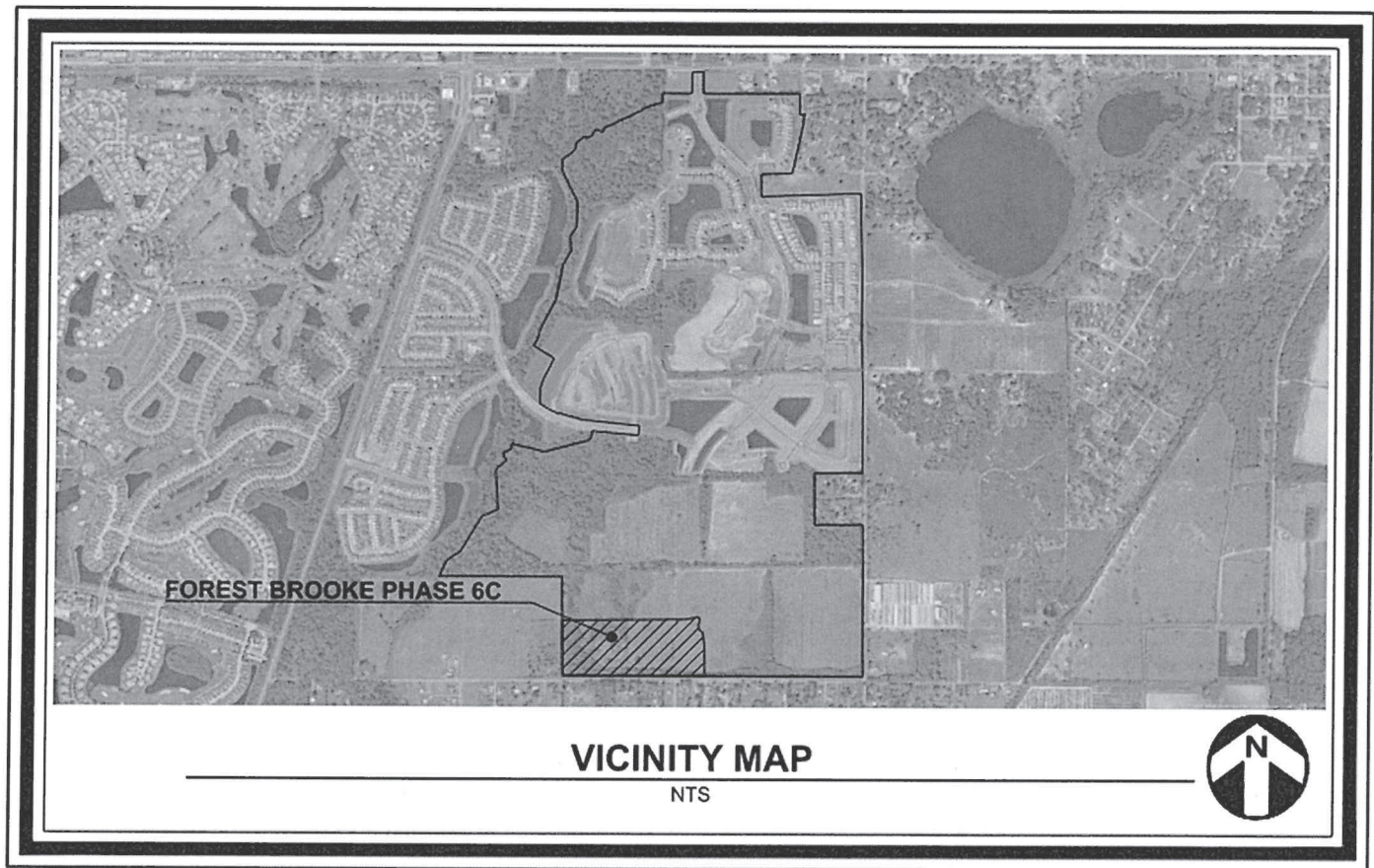
School Concurrency was approved for this project based on a Developer Agreement and a payment of \$1,138,777.00 was made on September 2, 2025.

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.

FOREST BROOKE PHASE 6C

VICINITY MAP



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

This Agreement made and entered into this _____ day 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."

Witnesseth

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 County Improvements, the Subdivider and County agree as follows:

1. The terms, conditions and regulations contained in the LDC, are hereby incorporated by reference and made a part of this Agreement.
2. 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

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 _____, with _____ by order of _____,
 - b. A Performance Bond, number 30247867 dated, 07/01/2025 _____ with _____ Lennar Homes, LLC _____ as Principal, and _____ The Continental Insurance Company _____ as Surety, or A Warranty Bond, number 30247867M dated, 07/01/2025 _____ with _____ Lennar Homes, LLC _____ as Principal, and _____ The Continental Insurance Company _____ as Surety, or
 - c. Cashier/Certified Checks, number _____, dated _____ and _____ dated _____ which shall be deposited by the County into a non-interest bearing 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.

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.

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
 - b. 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 warranty 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.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement, effective as of the date set forth above.

ATTEST:

Courtney Mai
Witness Signature

Courtney mai
Printed Name of Witness

Rebecca Kinzy
Witness Signature

Rebecca Kinzy
Printed Name of Witness

Subdivider:

By Keith Malcuit
Authorized Corporate Officer or Individual
(Sign before Notary Public and 2 Witnesses)

KEITH MALCUIT
Name (typed, printed or stamped)

VP
Title

4301 W BOY SCOUT BLVD #600
Tampa, FL 33607
Address of Signer

813-618-4905
Phone Number of Signer

NOTARY PUBLIC

CORPORATE SEAL
(When Appropriate)

ATTEST:

VICTOR D. CRIST
Clerk of the Circuit Court

BOARD OF COUNTY COMMISSIONERS
HILLSBOROUGH COUNTY, FLORIDA

By: _____
Deputy Clerk

By: _____
Chair

APPROVED BY THE COUNTY ATTORNEY
BY [Signature]
Approved As To Form And Legal
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
29th day of July, 2025, by Keith Malcuit as
(day) (month) (year) (name of person acknowledging)
Vice President for Lennar Homes LLC
(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

Type of Identification Produced



Courtney Mai
Comm.: HH 651843
Expires: Mar. 16, 2029
Notary Public - State of Florida

Courtney Mai
(Signature of Notary Public - State of Florida)

Courtney Mai

(Print, Type, or Stamp Commissioned Name of Notary Public)

HH 651843
(Commission Number)

March 16, 2029
(Expiration Date)

Individual Acknowledgement

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this
____ day of _____, _____, by _____
(day) (month) (year) (name of person acknowledging)

☐ Personally Known OR ☐ Produced Identification

Type of Identification Produced

(Signature of Notary Public - State of Florida)

(Print, Type, or Stamp Commissioned Name of Notary Public)

(Notary Seal)

(Commission Number)

(Expiration Date)

SUBDIVISION PERFORMANCE BOND

On-site and Off-site

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

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 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
- B. If the Principal shall faithfully perform the 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, 2025.

ATTEST:

Momo Anselmi
MOMO ANSEMI, WITNESS

Lennar Homes, LLC, a Florida limited liability company

By Ben Gainer
Principal Seal
BEN GAINER, VP

The Continental Insurance Company

Surety Seal

ATTEST:

Krista M. Lee
Krista M. Lee, Witness

By Ratthanatev Lor
Attorney-In-Fact Seal
Ratthanatev Lor, Attorney-In-Fact

APPROVED BY THE COUNTY ATTORNEY

BY [Signature]
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.



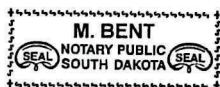
The Continental Insurance Company

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 1st day of July, 2025.



The Continental Insurance Company

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

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 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.

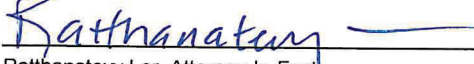
This rider
is effective July 1, 2025
(MONTH-DAY-YEAR)

Signed and Sealed July 21, 2025
(MONTH-DAY-YEAR)

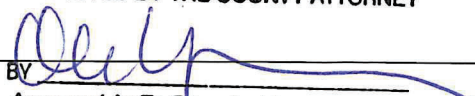
Lennar Homes, LLC, a Florida limited liability company

By: 
(PRINCIPAL)

The Continental Insurance Company
(SURETY)

By: 
Ratthanatevy Lor, Attorney-In-Fact

APPROVED BY THE COUNTY ATTORNEY

BY 
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

Ratthanatevy Lor

, Individually

of Seattle, WA, 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 -

Surety Bond Number: 30247867

Principal: Lennar Homes, LLC

Obligee: Board of County Commissioners of Hillsborough County, Florida

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-Laws and Resolutions, printed below, 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 13th day of March, 2024.



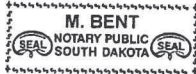
The Continental Insurance Company

Larry Kasten

Vice President

State of South Dakota, County of Minnehaha, ss:

On this 13th day of March, 2024, 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, Paula Kolsrud, 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-Laws and Resolutions of the Board of Directors of the insurance company printed below are still in force. In testimony whereof I have hereunto subscribed my name and affixed the seal of the said insurance company this 21st day of July, 2025.



The Continental Insurance Company

Paula Kolsrud

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."

SURETY RIDER

To be attached to and form a part of Forest Brooke Phase 6C

Bond No. 30247867

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, Florida
(OBLIGEE)

in consideration of the mutual agreements herein contained the Principal and the Surety hereby consent to changing

Expiration Date FROM: 09/12/2026

TO: 10/09/2026

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 28, 2025
(MONTH-DAY-YEAR)

Signed and Sealed July 28, 2025
(MONTH-DAY-YEAR)

Lennar Homes, LLC, a Florida limited liability company
(PRINCIPAL)

By: B-LP-
(PRINCIPAL)

The Continental Insurance Company
(SURETY)

By: Amanda R Turman Avina
Amanda R Turman Avina, Attorney-in-Fact

APPROVED BY THE COUNTY ATTORNEY

BY [Signature]
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

Amanda R Turman Avina

, Individually

of Houston, Texas, 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 -

Surety Bond Number: 30247867

Principal: Lennar Homes, LLC

Obligee: Board of County Commissioners, Hillsborough County Florida

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-Laws and Resolutions, printed below, 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 13th day of March, 2024.



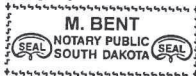
The Continental Insurance Company

Larry Kasten

Vice President

State of South Dakota, County of Minnehaha, ss:

On this 13th day of March, 2024, 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, Paula Kolsrud, 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-Laws and Resolutions of the Board of Directors of the insurance company printed below are 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 July, 2025.



The Continental Insurance Company

Paula Kolsrud

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."

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 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: **10/09/2026**

To: **11/7/2026**

Nothing herein contained shall vary, alter or extend any provision or condition of this bond except as herein expressly stated.


This rider
is effective August 28, 2025
(MONTH-DAY-YEAR)

Signed and Sealed August 28, 2025
(MONTH-DAY-YEAR)

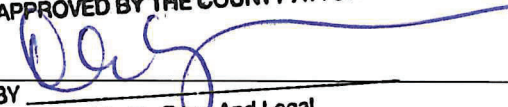
Lennar Homes, LLC, a Florida limited liability company

By: 
(PRINCIPAL)

The Continental Insurance Company

By: 
(SURETY)
Ratthanatevy Lor, Attorney-In-Fact

APPROVED BY THE COUNTY ATTORNEY

BY 
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.

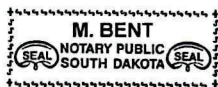


The Continental Insurance Company


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. 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 28th day of August, 2025.



The Continental Insurance Company


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.

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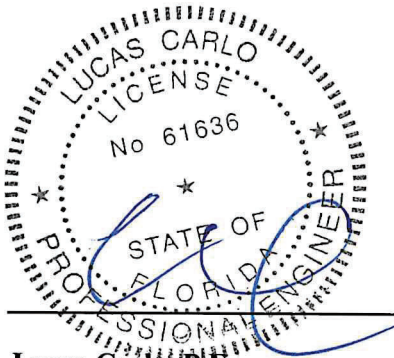
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FOREST BROOKE PHASE 6C
Engineer's Certification of Total Cost and Quantities

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



9/13/25

Lucas Carlo, P.E.
Florida Registered Professional Engineer #61636

Hamilton Engineering and Surveying, LLC CA#65325

FOREST BROOKE PHASE 6C

PAVING

Item Description	Estimated Quantity	Unit	Unit Price	Total Price
Sawcut & Match Existing Asphalt	1	LS	\$560.00	\$ 560.00
1 1/2" Asphaltic Surface Course (Type SP-12.5)	10,605	SY	\$18.75	\$ 198,843.75
8" Cement Treated Base	10,605	SY	\$26.15	\$ 277,320.75
12" Compacted Subgrade	10,605	SY	\$3.40	\$ 36,057.00
Stabilized Curb Pad	6,960	LF	\$4.05	\$ 28,188.00
Type D Curb - Trench	890	LF	\$18.15	\$ 16,153.50
Type F Curb	500	LF	\$30.45	\$ 15,225.00
Miami Curb	6,460	LF	\$25.30	\$ 163,438.00
4" Thick Concrete Sidewalk	7,720	SF	\$8.70	\$ 67,164.00
6" Thick Concrete Sidewalk	1,330	SF	\$9.60	\$ 12,768.00
Curb Ramps with 5' ADA Mats	23	EA	\$1,050.00	\$ 24,150.00
Anchor Block Retaining Wall w/ Handrail	298	LF	\$390.00	\$ 116,220.00
Striping and Signage	1	LS	\$36,500.00	\$ 36,500.00
Bishop Road Sidewalk				
Maintenance of Traffic	1	LS	\$2,835.00	\$ 2,835.00
Site Preparation & Grading	1	LS	\$2,850.00	\$ 2,850.00
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				\$ 1,075,404.00

STORM DRAINAGE

Connect to Existing Storm Inlet	1	EA	\$7,350.00	\$ 7,350.00
14"x23" ERCP	32	LF	\$105.00	\$ 3,360.00
18" HP Storm	2,598	LF	\$60.95	\$ 158,348.10
24" HP Storm	399	LF	\$85.15	\$ 33,974.85
30" HP Storm	148	LF	\$130.00	\$ 19,240.00
36" HP Storm	346	LF	\$145.00	\$ 50,170.00
42" HP Storm	609	LF	\$185.00	\$ 112,665.00
Type 1 Curb Inlet	16	LF	\$7,700.00	\$ 123,200.00
Type 1 Curb Inlet w/ j-bottom	6	EA	\$14,500.00	\$ 87,000.00
Grate Inlet (Type C)	6	EA	\$4,800.00	\$ 28,800.00
Grate Inlet (Type C/J)	2	EA	\$8,000.00	\$ 16,000.00
Type P Manhole	2	EA	\$4,300.00	\$ 8,600.00
Type J Manhole	2	EA	\$14,000.00	\$ 28,000.00
18" MES	1	EA	\$2,000.00	\$ 2,000.00
Rip Rap at End Section	1	EA	\$665.00	\$ 665.00
Connect Storm to Existing Pond	1	EA	\$8,300.00	\$ 8,300.00
Dewatering	4,132	LF	\$7.50	\$ 30,990.00
Storm Sewer Testing	4,132	LF	\$9.70	\$ 40,080.40
TOTAL				\$ 748,033.35

FOREST BROOKE PHASE 6C

SANITARY SEWER COLLECTION

Item Description	Estimated Quantity	Unit	Unit Price	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	\$ 194,400.00
Dewatering	3,155	LF	\$16.25	\$ 51,268.75
Sanitary Sewer Testing	3,727	LF	\$10.25	\$ 38,201.75
TOTAL				\$ 508,404.35

FOREST BROOKE PHASE 6C

WATER DISTRIBUTION SYSTEM

Item Description	Estimated Quantity	Unit	Unit Price	Total Price
Connect to Existing 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	2	LF	\$890.00	\$ 1,780.00
Fire Hydrant Assy.	9	EA	\$8,300.00	\$ 74,700.00
Water Service Short Single	132	EA	\$450.00	\$ 59,400.00
Water Service Long Single	84	EA	\$635.00	\$ 53,340.00
Chlorination & Pressure Testing	3,568	LF	\$2.50	\$ 8,920.00
TOTAL				\$ 523,744.60

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 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
Ninety Two Thousand One Hundred Forty-Eight and 95/100 (\$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 Sewer 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;

C. 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 07/01/2028.

SIGNED, SEALED AND DATED this 1st day of July, 2025.

ATTEST:

Momo Anselmi
MOMO ANSELMI, WITNESS

Lennar Homes, LLC, A Florida limited liability company

By Ben Gainer
Principal
BEN GAINER, VP Seal

The Continental Insurance Company
Surety Seal

ATTEST:

Krista M. Lee
Krista M. Lee, Witness

By Ratthanatev Lor
Attorney-In-Fact Seal

Ratthanatev Lor, Attorney-In-Fact

APPROVED BY THE COUNTY ATTORNEY

BY [Signature]
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.



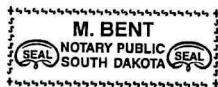
The Continental Insurance Company

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 1st day of July, 2025.



The Continental Insurance Company

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 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 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: 7/1/2028

To: 9/12/2028

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: B-J-P
(PRINCIPAL)

The Continental Insurance Company

(SURETY)

By: Ratthanatevy Lor
Ratthanatevy Lor, Attorney-In-Fact

APPROVED BY THE COUNTY ATTORNEY

BY [Signature]
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

Ratthanatevy Lor

, Individually

of Seattle, WA, 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 -

Surety Bond Number: 30247867M

Principal: Lennar Homes, LLC

Obligee: Board of County Commissioners of Hillsborough County, Florida

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-Laws and Resolutions, printed below, 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 13th day of March, 2024.



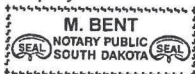
The Continental Insurance Company

Larry Kasten

Vice President

State of South Dakota, County of Minnehaha, ss:

On this 13th day of March, 2024, 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, Paula Kolsrud, 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-Laws and Resolutions of the Board of Directors of the insurance company printed below are still in force. In testimony whereof I have hereunto subscribed my name and affixed the seal of the said insurance company this 21st day of July, 2025.



The Continental Insurance Company

Paula Kolsrud

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."

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SURETY RIDER

To be attached to and form a part of Forest Brooke Phase 6C - Sidewalk

Bond No. 30247867M

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 favor of Board of County Commissioners, Hillsborough County, Florida
(OBLIGEE)

in consideration of the mutual agreements herein contained the Principal and the Surety hereby consent to changing

Expiration Date FROM: 09/12/2028

TO: 11/09/2028

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 28, 2025
(MONTH-DAY-YEAR)

Signed and Sealed July 28, 2025
(MONTH-DAY-YEAR)

Lennar Homes, LLC, a Florida limited liability company
(PRINCIPAL)

By: B-J-P
(PRINCIPAL)

The Continental Insurance Company
(SURETY)

By: Amanda R Turman Avina
Amanda R Turman Avina, Attorney-in-Fact

APPROVED BY THE COUNTY ATTORNEY

BY [Signature]
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

Amanda R Turman Avina

, Individually

of Houston, Texas, 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 -

Surety Bond Number: 30247867M

Principal: Lennar Homes, LLC

Obligee: Board of County Commissioners, Hillsborough County Florida

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.

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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 13th day of March, 2024.



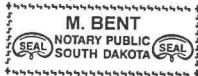
The Continental Insurance Company

Larry Kasten

Vice President

State of South Dakota, County of Minnehaha, ss:

On this 13th day of March, 2024, 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, Paula Kolsrud, 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-Laws and Resolutions of the Board of Directors of the insurance company printed below are 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 July, 2025.



The Continental Insurance Company

Paula Kolsrud

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."

SURETY RIDER

To be attached to and form a part of

Bond No. 30247867M

Forest Brooke Phase 6C - Sidewalk

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 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

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

(MONTH-DAY-YEAR)

Signed and Sealed August 28, 2025

(MONTH-DAY-YEAR)

Lennar Homes, LLC, a Florida limited liability company

(PRINCIPAL)

By: B-JP-

(PRINCIPAL)

The Continental Insurance Company

(SURETY)

By: Ratthanatey

Ratthanatey Lor, Attorney-In-Fact

APPROVED BY THE COUNTY ATTORNEY

BY [Signature]

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.

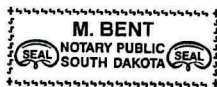


The Continental Insurance Company


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. 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 28th day of August 2025.



The Continental Insurance Company


D. Johnson Assistant Secretary

Form F6850-4-2023

Go to www.cnasurety.com > Owner / Obligee Services > Validate Bond Coverage, if you want to verify bond authenticity.

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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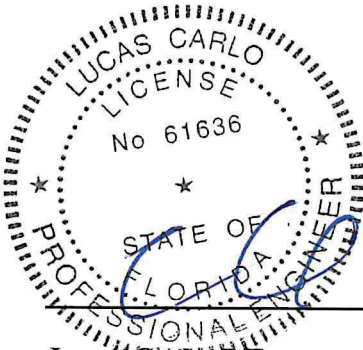
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FOREST BROOKE PHASE 6C
Engineer's Certification of Total Cost and Quantities

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



6/13/25

Lucas Carlo, P.E.

Florida Registered Professional Engineer #61636

Hamilton Engineering and Surveying, LLC CA#65325

FOREST BROOKE PHASE 6C

PAVING

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

FOREST BROOKE PHASE 6C

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

FOREST BROOKE PHASE 6C

WATER DISTRIBUTION SYSTEM

Item Description	Estimated Quantity	Unit	Unit Price	Total Price
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	2	LF	\$890.00	\$ 1,780.00
Fire Hydrant Assy.	9	EA	\$8,300.00	\$ 74,700.00
Water Service Short Single	132	EA	\$450.00	\$ 59,400.00
Water Service Long Single	84	EA	\$635.00	\$ 53,340.00
SUBTOTAL				\$ 440,424.60

SUBDIVIDER'S AGREEMENT FOR PERFORMANCE - PLACEMENT OF LOT CORNERS

This Agreement made and entered into this _____ day 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."

Witnesseth

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 referred to as the "Subdivision"); and

WHEREAS, a final plat of a subdivision within the unincorporated area 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 are to be installed after recordation of said plat under guarantees posted with the County; and

WHEREAS, the Subdivider agrees to install the aforementioned lot corners in the platted area.

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 Improvements, the Subdivider and County agree as follows:

1. The terms, conditions and regulations contained in the LDC, are hereby incorporated by reference and made a part of this Agreement.
2. The Subdivider agrees to well and truly build, construct and install in the Subdivision, within twelve (12) months from and after the date that the Board of County Commissioners approves the final plat and accepts the performance bond rendered pursuant to paragraph 3, below, all lot corners as required by Florida Statutes.
3. The Subdivider agrees to, and in accordance with the requirements of the LDC does hereby deliver to the County an instrument ensuring the performance of the obligations described in paragraph 2, above, specifically identified as:
 - a. Letter of Credit, number _____, dated _____, with _____ by order of _____,
 - b. A Performance Bond, number 30247869 dated, 07/01/2025 with _____
Lennar Homes, LLC as Principal, and _____
The Continental Insurance Company as Surety, or
 - c. Escrow agreement, dated _____, between, _____ and the County, or
 - c. Cashier/Certified Check, number _____, dated _____, which shall be deposited by the County into a non-interest bearing

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.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement, effective as of the date set forth above.

ATTEST:

Courtney mai
Witness Signature

Courtney mai
Printed Name of Witness

Rebecca Kmzly
Witness Signature

Rebecca Kmzly
Printed Name of Witness

Subdivider:
By Keith M. Malcuit
Authorized Corporate Officer or Individual
(Sign before Notary Public and 2 Witnesses)

KEITH MALCUIT
Name (typed, printed or stamped)

VP
Title

4301 W BOY SCOUT BLVD #600
TAMPA, FL 33607
Address of Signer

813-618-4905
Phone Number of Signer

NOTARY PUBLIC

CORPORATE SEAL
(When Appropriate)

ATTEST:

VICTOR D. CRIST
Clerk of the Circuit Court

BOARD OF COUNTY COMMISSIONERS
HILLSBOROUGH COUNTY, FLORIDA

By: _____
Deputy Clerk

By: _____
Chair

APPROVED BY THE COUNTY ATTORNEY

By [Signature]
Approved As To Form And Legal
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

29th day of July, 2025, by Keith Malcuit as
(day) (month) (year) (name of person acknowledging)
Vice President for Lennar Homes LLC
(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

Type of Identification Produced



Courtney Mai
Comm.: HH 651843
Expires: Mar. 16, 2029
Notary Public - State of Florida

Courtney Mai
(Signature of Notary Public - State of Florida)

Courtney Mai

(Print, Type, or Stamp Commissioned Name of Notary Public)

HH 651843
(Commission Number)

March 16, 2029
(Expiration Date)

Individual Acknowledgement

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this

____ day of _____, by _____
(day) (month) (year) (name of person acknowledging)

☐ Personally Known OR ☐ Produced Identification

Type of Identification Produced

(Notary Seal)

(Signature of Notary Public - State of Florida)

(Print, Type, or Stamp Commissioned Name of Notary Public)

(Commission Number)

(Expiration Date)

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, 2025.

ATTEST:

Momo Anselmi
MOMO ANSELM, WITNESS

Lennar Homes, LLC, a Florida limited liability company

BY: Ben Gainer
PRINCIPAL (SEAL)
BEN GAINER, VP

The Continental Insurance Company
SURETY (SEAL)

ATTEST:

Krista M. Lee
Krista M. Lee, Witness

Ratthanatev Lor
ATTORNEY-IN-FACT (SEAL)
Ratthanatev Lor, Attorney-In-Fact

APPROVED BY THE COUNTY ATTORNEY

BY [Signature]
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.



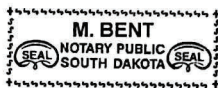
The Continental Insurance Company

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 1st day of July, 2025.



The Continental Insurance Company

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
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 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

(PRINCIPAL)

By: B-J-P

(PRINCIPAL)

The Continental Insurance Company

(SURETY)

By: Ratthanatey

Ratthanatey Lor, Attorney-In-Fact

APPROVED BY THE COUNTY ATTORNEY

BY [Signature]
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

Ratthanatevy Lor

, Individually

of Seattle, WA, 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 -

Surety Bond Number: 30247869

Principal: Lennar Homes, LLC

Obligee: Board of County Commissioners of Hillsborough County, Florida

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.

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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 13th day of March, 2024.



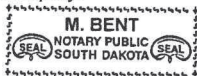
The Continental Insurance Company

Larry Kasten

Vice President

State of South Dakota, County of Minnehaha, ss:

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My Commission Expires March 2, 2026

M. Bent

Notary Public

CERTIFICATE

I, Paula Kolsrud, 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-Laws and Resolutions of the Board of Directors of the insurance company printed below are still in force. In testimony whereof I have hereunto subscribed my name and affixed the seal of the said insurance company this 21st day of July, 2025.



The Continental Insurance Company

Paula Kolsrud

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."

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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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SURETY RIDER

To be attached to and form a part of Forest Brooke Phase 6C

Bond No. 30247869

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 Florida
(OBLIGEE)

in consideration of the mutual agreements herein contained the Principal and the Surety hereby consent to changing

Expiration Date FROM: 09/12/2026

TO: 10/09/2026

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 28, 2025
(MONTH-DAY-YEAR)

Signed and Sealed July 28, 2025
(MONTH-DAY-YEAR)

Lennar Homes, LLC, a Florida limited liability company
(PRINCIPAL)

By: B-L-P
(PRINCIPAL)

The Continental Insurance Company
(SURETY)

By: Amanda R Turman Avina
Amanda R Turman Avina, Attorney-in-Fact

APPROVED BY THE COUNTY ATTORNEY
[Signature]
BY _____
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

Amanda R Turman Avina

, Individually

of Houston, Texas, 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 -

Surety Bond Number: 30247869

Principal: Lennar Homes, LLC

Obligee: Board of County Commissioners, Hillsborough County Florida

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-Laws and Resolutions, printed below, 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 13th day of March, 2024.



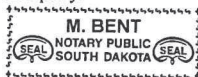
The Continental Insurance Company

Larry Kasten

Vice President

State of South Dakota, County of Minnehaha, ss:

On this 13th day of March, 2024, 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, Paula Kolsrud, 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-Laws and Resolutions of the Board of Directors of the insurance company printed below are 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 July, 2025.



The Continental Insurance Company

Paula Kolsrud

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."

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 hereby consent to changing

The Expiration Date From: 10/9/2026 To: 11/7/2026


Nothing herein contained shall vary, alter or extend any provision or condition of this bond except as herein expressly stated.

This rider
is effective August 28, 2025
(MONTH-DAY-YEAR)

Signed and Sealed August 28, 2025
(MONTH-DAY-YEAR)

Lennar Homes, LLC, a Florida limited liability company

(PRINCIPAL)

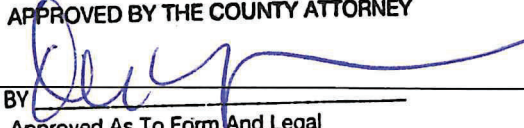
By: 
(PRINCIPAL)

The Continental Insurance Company

(SURETY)

By: 
Ratthanatevy Lor, Attorney-In-Fact

APPROVED BY THE COUNTY ATTORNEY

BY 
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.

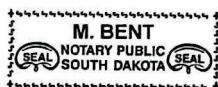


The Continental Insurance Company


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. 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 28th day of August 2025.



The Continental Insurance Company


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.

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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.

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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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TAMPA OFFICE
3409 w. lemon street
tampa, fl 33609
813.250.3535

ORLANDO OFFICE
775 warner lane
orlando, fl 32803
407.362.5929

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

8-20-25

Date

PLAT BOOK _____ PAGE _____

A SUBDIVISION LINES IN THE SOUTH 1/2 OF SECTION 17, TOWNSHIP 32 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE ABOVE PARCEL CONTAINING 31.11 ACRES, MORE OR LESS.

BEARINGS SHOWN HEREON ARE GRID BASED ON THE FLORIDA WEST TRANSVERSE MERCATOR STATE PLANE COORDINATE SYSTEM NAD83 DATUM (2007 ADJUSTMENT). BEING WEST LINE OF THE SOUTHEAST

RESTATEED RECORDED IN BOOK 26152. PAGE 215.

THIS PLAT HAS BEEN APPROVED FOR RECORDATION.

DATE _____

STATE OF FLORIDA

BOOK _____, PAGE _____, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA

CLERK OF CIRCUIT COURT

DEPOSIT CLEANS

CLERK FILE NUMBER _____

THE UNDERSIGNED, AS OWNER OF THE LANDS PLATTED HEREIN DOES HEREBY DEDICATE THIS PLAT OF FOREST

INCIDENTAL THERETO.

OPTION A POOL 01, L.P., A DELAWARE LIMITED PARTNERSHIP

STEVEN C. PORATH, AUTHORIZED PERSON

WITNESS

COUNTY OF LOS ANGELES

RECEIVED BY THE INVE AND CONVECT. WILLNESS MI FAND AND OFFICIAL SEAL

(PLACE NOTARY SEAL AND/OR STAMP ABOVE)

SURVEYORS CERTIFICATE:

SET PER REQUIREMENTS OF FLORIDA STATUTE OR IN ACCORDANCE WITH CONDITIONS OF BONDING

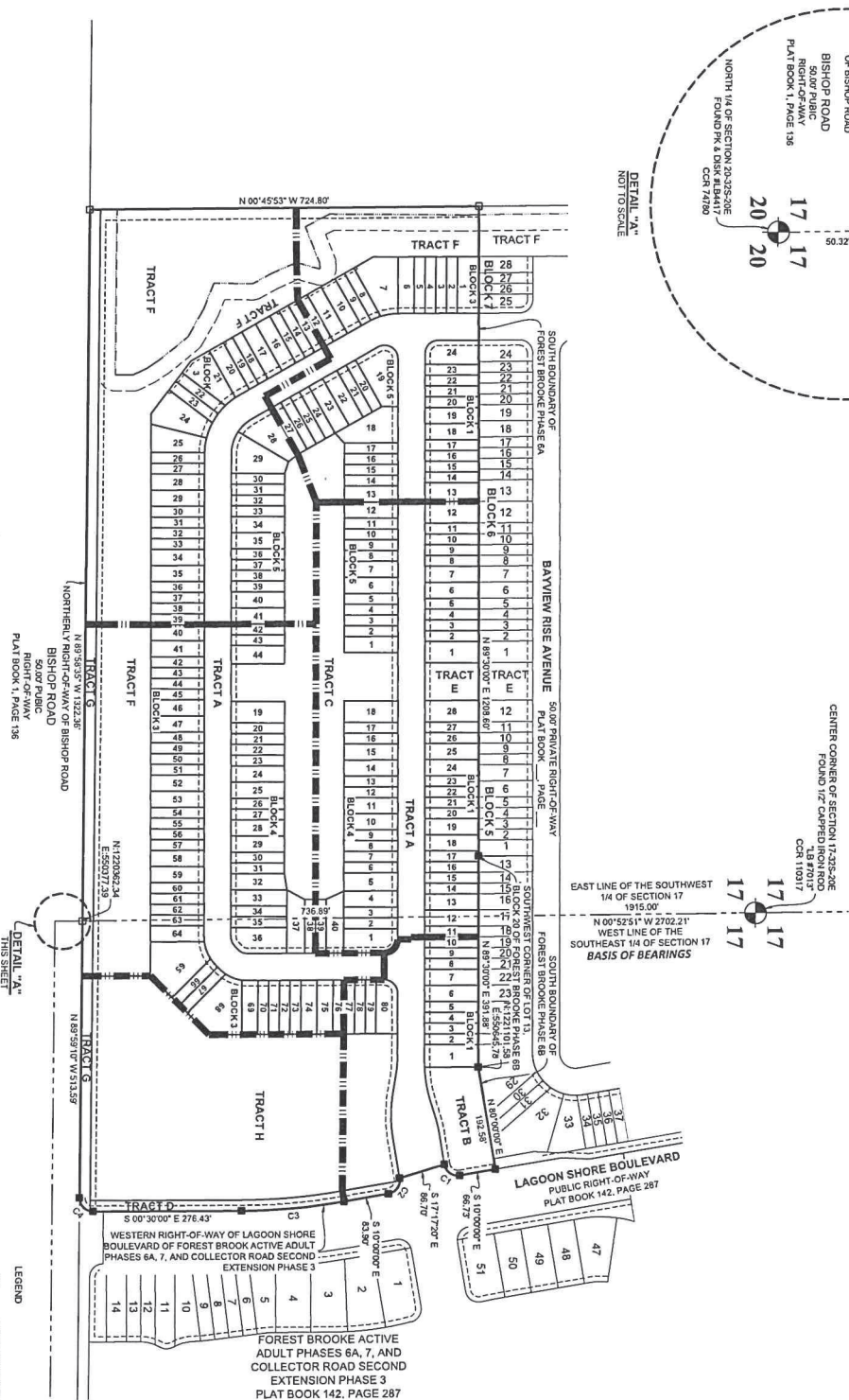
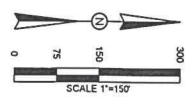
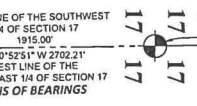
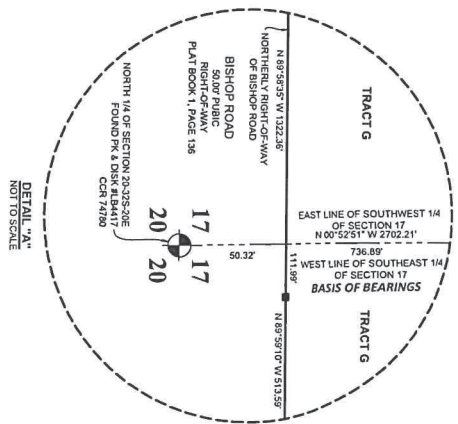
DATE _____

TAMPA, FLORIDA 33609 FAX (813) 250-3636

SHEET 1 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 BOUNDARY & KEY SHEET

PLAT BOOK _____ PAGE _____



CURVE TABLE				
CURVE	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	25.00'	S 35°00'00" W	35.36'	39.27'
C2	25.00'	S 55°00'00" E	35.36'	39.27'
C3	1151.00'	S 05°15'00" E	191.82'	191.84'
C4	25.00'	S 44°45'25" W	35.31'	39.49'

- TRACT TABULATION
- TRACT A - PRIVATE RIGHT-OF-WAY
 - TRACT B - OPEN SPACE AND PARK
 - TRACT C - OPEN SPACE
 - TRACT D - OPEN SPACE
 - TRACT E - OPEN SPACE
 - TRACT F - OPEN SPACE AND WETLAND CONSERVATION AREA
 - TRACT G - RIGHT-OF-WAY (CONVEYANCE PENDING)
 - TRACT H - DRAINAGE AREA



HAMILTON
ENGINEERING & SURVEYING, LLC

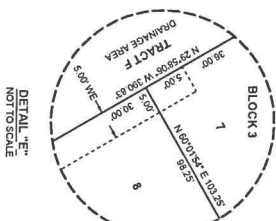
3409 W. LEMON ST.
TAMPA, FL 33609
TEL: 813.250.3535
WWW.HAMILTONENGINEERING.US

1177 SOUTHMO
GRANDE AVE., SUITE B
TAMPA, FL 33606
TEL: 407.242.2529

8300 CONSUMERS CTR.
SUITE 200
TAMPA, FL 33611
TEL: 341.377.9178

NOTICE: THIS PLAN AS RECORDED WITH GRADING PLANS IS THE OFFICIAL DESCRIPTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPERSEDED BY ANY OTHER GRADING OR DIGITAL FORM OF THE PLAN. THERE MAY BE ADDITIONAL RESTRICTIONS THAT HAVE NOT BEEN RECORDED ON THIS PLAN THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY. (FSS 177.04(1)(7))

PLAT BOOK _____ PAGE _____



LEGEND

- SET PERMANENT REFERENCE MONUMENT PRM 474*
- CONCRETE MONUMENT STAMPED "HAMILTON PM 18-6505"
- FOUND PERMANENT REFERENCE MONUMENT PRM 474*
- CONCRETE MONUMENT STAMPED "HAMILTON PM 18-6505"
- SET NOTED ON THE NAME
- SET NOTED ON THE CORNER
- ◆ SET AND DIG STAMPED "HAMILTON PCP 18-6505"
- COMUNITY DEVELOPMENT DISTRICT
- CERTIFIED CORNER RECORD
- COORDINATE
- CORNER
- DEED
- DECISION
- EPC
- ENVIRONMENTAL PROTECTION COMMISSION
- LICENSE BUSINESS

	LEGEND
■	SET PERMANENT REFERENCE MONUMENT FROM 74°-05' CONTOUR ELEVATION MEASURED HAMILTON FROM LA 9605*
●	CONTOUR ELEVATION MEASURED HAMILTON FROM LA 9605* UNLESS NOTED OTHERWISE.
	SET PERMANENT CONTROL POINT FOR PARKER ALON NAIL COMPANY DEVELOPMENT DISTRICT LA 9605.
CDO	CERTIFIED CORNER RECORD
CCR	CERTIFIED CORNER RECORD
DE	DRAINAGE EASEMENT
EPC	ENVIRONMENTAL PROTECTION COMMISSION
LBI	LAND BOUNDARY LINE
O/A	OVERALL
ORB	OFFICIAL RECORDS BOOK
(R)	RADIAL LINE
ROW	RIGHT-OF-WAY
SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT	
WCA	WETLAND CONSERVATION AREA
WE	WELL EASEMENT

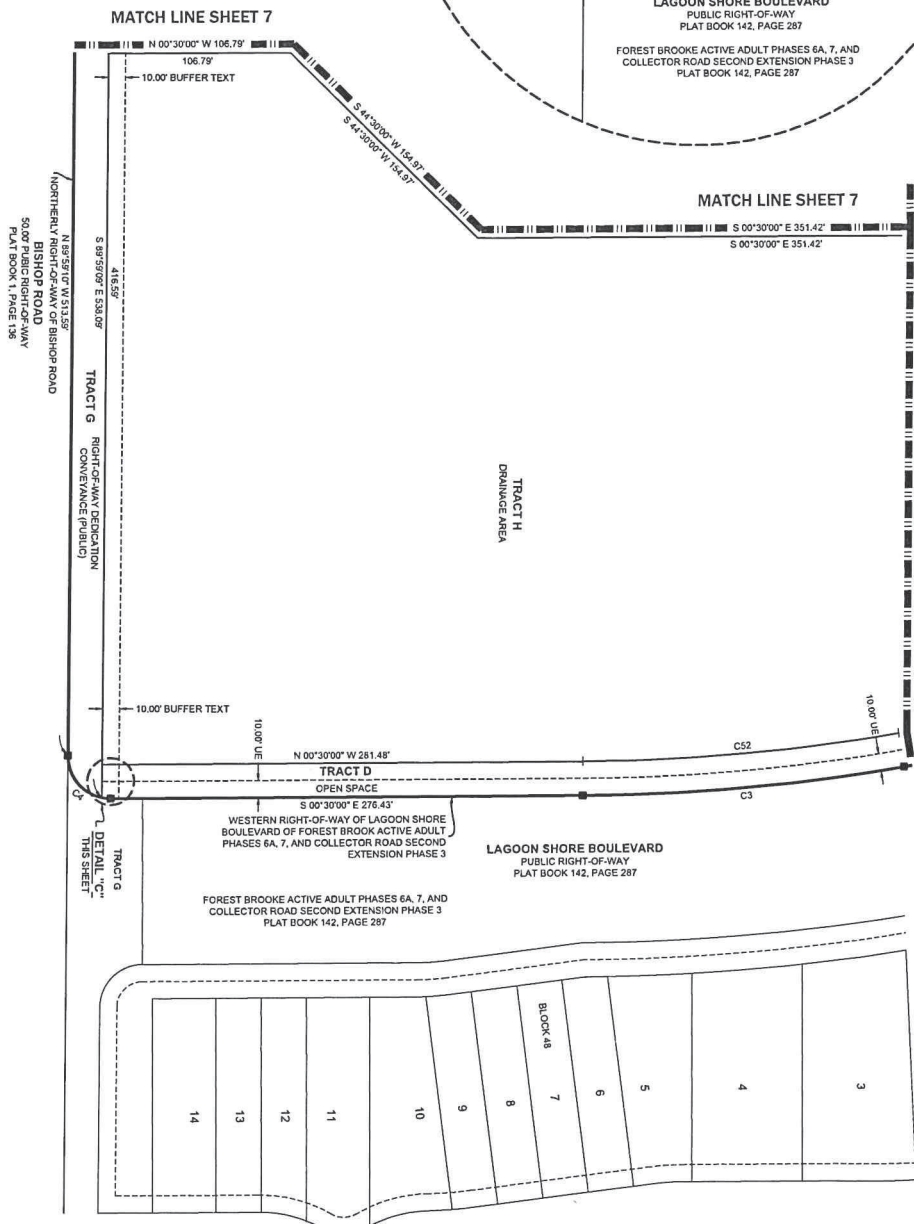


NOTICE: THIS PLAY, AS RECORDED IN ITS GRAPHIC OR DIGITAL FORM OF THE PLAY

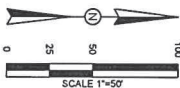
SHEET 3 OF 8

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

MATCH LINE SHEET 5

[illegible]

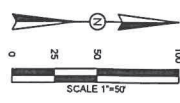
CURVE TABLE					
CURVED	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH	DELTA
C3	1157.00'	S 05°15'00" E	191.62'	191.84'	9°30'00"
C4	25.00'	S 44°45'25" W	35.51'	39.48'	90°30'55"
C7	25.00'	S 05°11'44" W	5.25'	5.26'	12°03'58"
C8	25.00'	S 50°40'09" W	31.62'	34.23'	78°27'22"
C82	1137.00'	N 05°15'00" W	186.31'	186.52'	9°30'00"



- 3409 WILMON ST
TAMPA, FL 33609
TEL: 813.250.3535
- 1717 SOUTH RD
GRANDE AVE, SUITE B
ORLANDO, FL 32805
TEL: 407.362.5529
- 8340 CONSUMER CIR
SARASOTA, FL 32807
TEL: 941.377.9178

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN 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. (PSS 177.04(1)(2))

PLAT BOOK _____ PAGE _____



LEGEND

- [illegible]

[illegible]

HAMILTON
ENGINEERING & SURVEYING, LLC

3409 W LEMON ST
TAMPA, FL 33609
TEL: 813.250.3535

GRANDE AVE, SUITE
ORLANDO, FL 328
TEL: 407.362.5922

8340 CONSUMER C
SARASOTA, FL 328
TEL: 941.377.9176

NOTED. THIS PLAN, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAN. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAN THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY. (ESS 477.006/4721)



Hillsborough County
PUBLIC SCHOOLS
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, Section 5.5.2 Process for Determining School Facilities Concurrency: (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 **ELEMENTARY AND MIDDLE school** Concurrency Service Areas (CSA's) serving this site and the adjacent **ELEMENTARY AND MIDDLE school CSA's** 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 **\$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
Manager, Planning & Siting
Growth Management Department, Hillsborough County Public Schools
E: glorimar.belangia@hcps.net
P: 813.272.4228

September 3, 2025
Date Issued