

SUBJECT: Vista DiRoma Phases 1 & 2 **PI#7149**
DEPARTMENT: Development Review Division of Development Services Department
SECTION: Project Review & Processing
BOARD DATE: June 9, 2026
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 Vista DiRoma Phases 1 & 2, located in Section 27, Township 31 and Range 19. Further authorize the Development Services Department to administratively accept the Subdivision's public improvement facilities (off-site roads, water & reclaimed water and on-site roads, drainage, water and wastewater) 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 \$15,922,230.19, a Warranty Bond in the amount of \$687,759.09 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 \$114,375.00 and authorize the Chairman to execute the Subdivider's Agreement for Performance - Placement of Lot Corners.

BACKGROUND:

On October 06, 2025, Permission to Construct Prior to Platting was issued for Vista DiRoma Phases 1 & 2, after construction plan review was completed on August 21, 2025. The developer has submitted the required Bonds which the County Attorney's Office has reviewed and approved. The developers are Lennar Homes, LLC and the engineer LevelUp.

**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 _____ Vista DiRoma Phases 1 and 2 _____ (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:

Roadways, water, and wastewater

(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 9497020 dated, _____ March 17th, 2026 with _____ Lennar Homes, LLC as Principal, and Fidelity and Deposit Company of Maryland as Surety, or
A Warranty Bond, number 9497020M dated, _____ March 17th, 2026 with _____ Lennar Homes, LLC as Principal, and Fidelity and Deposit Company of Maryland 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:

Subdivider:

Max Levinson
Witness Signature

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

Max Levinson
Printed Name of Witness

Brian Panico
Name (typed, printed or stamped)

Courtney Mai
Witness Signature

Vice President
Title

COURTNEY MAI
Printed Name of Witness

4301 W. Boy Scout Blvd. Suite 600
Tampa, FL 33607
Address of Signer

(656) 239-2352
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

2nd day of FEBRUARY, 2020, by BRIAN PANICO 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

 **Morgana Anselmi**
Comm.: HH 469930
Expires: Dec. 4, 2027
Notary Public - State of Florida

Morgana Anselmi
(Signature of Notary Public - State of Florida)

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

HH469930 Dec. 4, 2027
(Commission Number) (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
On-site and Off-site

Bond No. 9497020

KNOW ALL MEN BY THESE PRESENTS, That we Lennar Homes LLC
called the Principal, and Fidelity and Deposit Company of Maryland called the Surety, are held and firmly bound unto the
BOARD OF COUNTY COMMISSIONERS OF HILLSBOROUGH COUNTY, FLORIDA, in the sum of
Fifteen Million Nine Hundred Twenty Two Thousand Two Hundred
Thirty and 19/100 (\$15,922,230.19) 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 Vista DiRoma Phase 1 & 2 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 Vista DiRoma Phase 1 & 2 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 06/12/2027.

SIGNED, SEALED AND DATED this 17th day of March, 2026.

ATTEST:

Momo Bautista
MOMO BAUTISTA, WITNESS

Lennar Homes, LLC, a Florida limited liability company

By B-HP
Principal
BRIAN PANICO, PRINCIPAL Seal

Fidelity and Deposit Company of Maryland

Surety Seal

ATTEST:

Krista M. Lee
Krista M. Lee, Witness

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

APPROVED BY THE COUNTY ATTORNEY

BY [Signature]
Approved As To Form And Legal Sufficiency. as amended

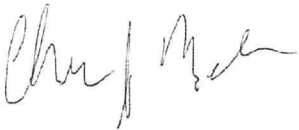
**ZURICH AMERICAN INSURANCE COMPANY
COLONIAL AMERICAN CASUALTY AND SURETY COMPANY
FIDELITY AND DEPOSIT COMPANY OF MARYLAND
POWER OF ATTORNEY**

KNOW ALL MEN BY THESE PRESENTS: That the ZURICH AMERICAN INSURANCE COMPANY, a corporation of the State of New York, the COLONIAL AMERICAN CASUALTY AND SURETY COMPANY, a corporation of the State of Illinois, and the FIDELITY AND DEPOSIT COMPANY OF MARYLAND a corporation of the State of Illinois (herein collectively called the "Companies"), by **Christopher Nolan**, in pursuance of authority granted by Article V, Section 8, of the By-Laws of said Companies, which are set forth on the reverse side hereof and are hereby certified to be in full force and effect on the date hereof, do hereby nominate, constitute, and appoint Ratthanatevy Lor, its true and lawful agent and Attorney-in-Fact, to make, execute, seal and deliver, for, and on its behalf as surety, and as its act and deed: **any and all bonds and undertakings**, and the execution of such bonds or undertakings in pursuance of these presents, shall be as binding upon said Companies, as fully and amply, to all intents and purposes, as if they had been duly executed and acknowledged by the regularly elected officers of the ZURICH AMERICAN INSURANCE COMPANY at its office in New York, New York., the regularly elected officers of the COLONIAL AMERICAN CASUALTY AND SURETY COMPANY at its office in Owings Mills, Maryland., and the regularly elected officers of the FIDELITY AND DEPOSIT COMPANY OF MARYLAND at its office in Owings Mills, Maryland., in their own proper persons.

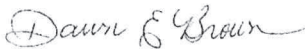
The said Vice President does hereby certify that the extract set forth on the reverse side hereof is a true copy of Article V, Section 8, of the By-Laws of said Companies, and is now in force.

IN WITNESS WHEREOF, the said Vice-President has hereunto subscribed his/her names and affixed the Corporate Seals of the said **ZURICH AMERICAN INSURANCE COMPANY, COLONIAL AMERICAN CASUALTY AND SURETY COMPANY, and FIDELITY AND DEPOSIT COMPANY OF MARYLAND**, this 31st day of March, A.D. 2025.

ATTEST:
ZURICH AMERICAN INSURANCE COMPANY
COLONIAL AMERICAN CASUALTY AND SURETY COMPANY
FIDELITY AND DEPOSIT COMPANY OF MARYLAND



By: Christopher Nolan
Vice President



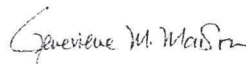
By: Dawn E. Brown
Secretary



**State of Maryland
County of Baltimore**

On this 31st day of March, A.D. 2025, before the subscriber, a Notary Public of the State of Maryland, duly commissioned and qualified, **Christopher Nolan, Vice President and Dawn E. Brown, Secretary** of the Companies, to me personally known to be the individuals and officers described in and who executed the preceding instrument, and acknowledged the execution of same, and being by me duly sworn, deposeth and saith, that he/she is the said officer of the Company aforesaid, and that the seals affixed to the preceding instrument are the Corporate Seals of said Companies, and that the said Corporate Seals and the signature as such officer were duly affixed and subscribed to the said instrument by the authority and direction of the said Corporations.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my Official Seal the day and year first above written.



Genevieve M. Maison
Notary Public

My Commission Expire January 27, 2029



EXTRACT FROM BY-LAWS OF THE COMPANIES

"Article V, Section 8, Attorneys-in-Fact. The Chief Executive Officer, the President, or any Executive Vice President or Vice President may, by written instrument under the attested corporate seal, appoint attorneys-in-fact with authority to execute bonds, policies, recognizances, stipulations, undertakings, or other like instruments on behalf of the Company, and may authorize any officer or any such attorney-in-fact to affix the corporate seal thereto; and may with or without cause modify or revoke any such appointment or authority at any time."

CERTIFICATE

I, the undersigned, Vice President of the ZURICH AMERICAN INSURANCE COMPANY, the COLONIAL AMERICAN CASUALTY AND SURETY COMPANY, and the FIDELITY AND DEPOSIT COMPANY OF MARYLAND, do hereby certify that the foregoing Power of Attorney is still in full force and effect on the date of this certificate; and I do further certify that Article V, Section 8, of the By-Laws of the Companies is still in force.

This Power of Attorney and Certificate may be signed by facsimile under and by authority of the following resolution of the Board of Directors of the ZURICH AMERICAN INSURANCE COMPANY at a meeting duly called and held on the 15th day of December 1998.

RESOLVED: "That the signature of the President or a Vice President and the attesting signature of a Secretary or an Assistant Secretary and the Seal of the Company may be affixed by facsimile on any Power of Attorney...Any such Power or any certificate thereof bearing such facsimile signature and seal shall be valid and binding on the Company."

This Power of Attorney and Certificate may be signed by facsimile under and by authority of the following resolution of the Board of Directors of the COLONIAL AMERICAN CASUALTY AND SURETY COMPANY at a meeting duly called and held on the 5th day of May, 1994, and the following resolution of the Board of Directors of the FIDELITY AND DEPOSIT COMPANY OF MARYLAND at a meeting duly called and held on the 10th day of May, 1990.

RESOLVED: "That the facsimile or mechanically reproduced seal of the company and facsimile or mechanically reproduced signature of any Vice-President, Secretary, or Assistant Secretary of the Company, whether made heretofore or hereafter, wherever appearing upon a certified copy of any power of attorney issued by the Company, shall be valid and binding upon the Company with the same force and effect as though manually affixed.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed the corporate seals of the said Companies, this 17th day of March, 2026.



A handwritten signature in blue ink, appearing to read "T. O. McClellan", is written over a horizontal line.

Thomas O. McClellan
Vice President

TO REPORT A CLAIM WITH REGARD TO A SURETY BOND, PLEASE SUBMIT A COMPLETE DESCRIPTION OF THE CLAIM INCLUDING THE PRINCIPAL ON THE BOND, THE BOND NUMBER, AND YOUR CONTACT INFORMATION TO:

Zurich Surety Claims
1299 Zurich Way
Schaumburg, IL 60196-1056
www.reportsfclaims@zurichna.com
800-626-4577

SURETY RIDER

To be attached to and form a part of

Bond No. 9497020

Vista DiRoma Phase 1 & 2

dated March 17, 2026
effective (MONTH-DAY-YEAR)

executed by Lennar Homes, LLC, as Principal,
(PRINCIPAL)

and by Fidelity and Deposit Company of Maryland, as Surety,

in favor of Hillsborough County Board of County Commissioners
(OBLIGEE)

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

Extend the Expiration From: 6/12/2027 T0: 7/9/2027

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

This rider April 28, 2026
is effective (MONTH-DAY-YEAR)

Signed and Sealed April 28, 2026
(MONTH-DAY-YEAR)

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

By: B-J-P
(PRINCIPAL)

Fidelity and Deposit Company of Maryland
(SURETY)

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

APPROVED BY THE COUNTY ATTORNEY

BY [Signature]
Approved As To Form And Legal
Sufficiency.

**ZURICH AMERICAN INSURANCE COMPANY
COLONIAL AMERICAN CASUALTY AND SURETY COMPANY
FIDELITY AND DEPOSIT COMPANY OF MARYLAND
POWER OF ATTORNEY**

KNOW ALL MEN BY THESE PRESENTS: That the ZURICH AMERICAN INSURANCE COMPANY, a corporation of the State of New York, the COLONIAL AMERICAN CASUALTY AND SURETY COMPANY, a corporation of the State of Illinois, and the FIDELITY AND DEPOSIT COMPANY OF MARYLAND a corporation of the State of Illinois (herein collectively called the "Companies"), by Robert D. Murray, Vice President, in pursuance of authority granted by Article V, Section 8, of the By-Laws of said Companies, which are set forth on the reverse side hereof and are hereby certified to be in full force and effect on the date hereof, do hereby nominate, constitute, and appoint Heidi BOCKUS, Krista M. LEE, Ratthanatevy LOR, of Seattle, Washington, its true and lawful agent and Attorney-in-Fact, to make, execute, seal and deliver, for, and on its behalf as surety, and as its act and deed: **any and all bonds and undertakings**, and the execution of such bonds or undertakings in pursuance of these presents, shall be as binding upon said Companies, as fully and amply, to all intents and purposes, as if they had been duly executed and acknowledged by the regularly elected officers of the ZURICH AMERICAN INSURANCE COMPANY at its office in New York, New York., the regularly elected officers of the COLONIAL AMERICAN CASUALTY AND SURETY COMPANY at its office in Owings Mills, Maryland., and the regularly elected officers of the FIDELITY AND DEPOSIT COMPANY OF MARYLAND at its office in Owings Mills, Maryland., in their own proper persons.

The said Vice President does hereby certify that the extract set forth on the reverse side hereof is a true copy of Article V, Section 8, of the By-Laws of said Companies, and is now in force.

IN WITNESS WHEREOF, the said Vice-President has hereunto subscribed his/her names and affixed the Corporate Seals of the said ZURICH AMERICAN INSURANCE COMPANY, COLONIAL AMERICAN CASUALTY AND SURETY COMPANY, and FIDELITY AND DEPOSIT COMPANY OF MARYLAND, this 27th day of September, A.D. 2023.



ATTEST:
ZURICH AMERICAN INSURANCE COMPANY
COLONIAL AMERICAN CASUALTY AND SURETY COMPANY
FIDELITY AND DEPOSIT COMPANY OF MARYLAND

By: *Robert D. Murray*
Vice President

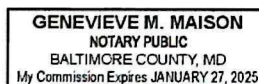
By: *Dawn E. Brown*
Secretary

**State of Maryland
County of Baltimore**

On this 27th day of September, A.D. 2023, before the subscriber, a Notary Public of the State of Maryland, duly commissioned and qualified, **Robert D. Murray, Vice President and Dawn E. Brown, Secretary** of the Companies, to me personally known to be the individuals and officers described in and who executed the preceding instrument, and acknowledged the execution of same, and being by me duly sworn, deposeth and saith, that he/she is the said officer of the Company aforesaid, and that the seals affixed to the preceding instrument are the Corporate Seals of said Companies, and that the said Corporate Seals and the signature as such officer were duly affixed and subscribed to the said instrument by the authority and direction of the said Corporations.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my Official Seal the day and year first above written.

Genevieve M. Maison



Authenticity of this bond can be confirmed at bondvalidator.zurichna.com or 410-559-8790

EXTRACT FROM BY-LAWS OF THE COMPANIES

"Article V, Section 8, Attorneys-in-Fact. The Chief Executive Officer, the President, or any Executive Vice President or Vice President may, by written instrument under the attested corporate seal, appoint attorneys-in-fact with authority to execute bonds, policies, recognizances, stipulations, undertakings, or other like instruments on behalf of the Company, and may authorize any officer or any such attorney-in-fact to affix the corporate seal thereto; and may with or without cause modify or revoke any such appointment or authority at any time."

CERTIFICATE

I, the undersigned, Vice President of the ZURICH AMERICAN INSURANCE COMPANY, the COLONIAL AMERICAN CASUALTY AND SURETY COMPANY, and the FIDELITY AND DEPOSIT COMPANY OF MARYLAND, do hereby certify that the foregoing Power of Attorney is still in full force and effect on the date of this certificate; and I do further certify that Article V, Section 8, of the By-Laws of the Companies is still in force.

This Power of Attorney and Certificate may be signed by facsimile under and by authority of the following resolution of the Board of Directors of the ZURICH AMERICAN INSURANCE COMPANY at a meeting duly called and held on the 15th day of December 1998.

RESOLVED: "That the signature of the President or a Vice President and the attesting signature of a Secretary or an Assistant Secretary and the Seal of the Company may be affixed by facsimile on any Power of Attorney...Any such Power or any certificate thereof bearing such facsimile signature and seal shall be valid and binding on the Company."

This Power of Attorney and Certificate may be signed by facsimile under and by authority of the following resolution of the Board of Directors of the COLONIAL AMERICAN CASUALTY AND SURETY COMPANY at a meeting duly called and held on the 5th day of May, 1994, and the following resolution of the Board of Directors of the FIDELITY AND DEPOSIT COMPANY OF MARYLAND at a meeting duly called and held on the 10th day of May, 1990.

RESOLVED: "That the facsimile or mechanically reproduced seal of the company and facsimile or mechanically reproduced signature of any Vice-President, Secretary, or Assistant Secretary of the Company, whether made heretofore or hereafter, wherever appearing upon a certified copy of any power of attorney issued by the Company, shall be valid and binding upon the Company with the same force and effect as though manually affixed.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed the corporate seals of the said Companies, this 28th day of April, 2026.



Thomas O. McClellan
Vice President

TO REPORT A CLAIM WITH REGARD TO A SURETY BOND, PLEASE SUBMIT A COMPLETE DESCRIPTION OF THE CLAIM INCLUDING THE PRINCIPAL ON THE BOND, THE BOND NUMBER, AND YOUR CONTACT INFORMATION TO:

Zurich Surety Claims
1299 Zurich Way
Schaumburg, IL 60196-1056
reportsfclaims@zurichna.com
800-626-4577

Authenticity of this bond can be confirmed at bondvalidator.zurichna.com or 410-559-8790

Vista DiRoma Phases 1 & 2 Performance Bond Calculation

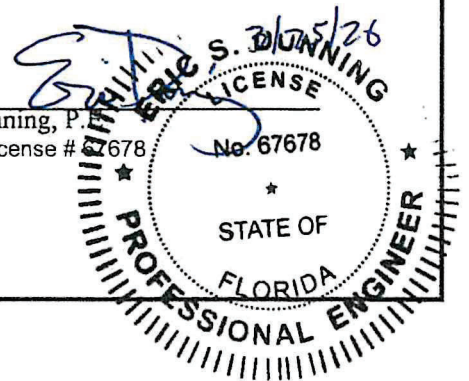
SUMMARY

Paving	\$2,317,015.00
Storm Drainage	\$3,543,178.25
Water	\$994,907.25
Wastewater	\$2,222,187.40
Reclaim	\$824,375.75
30th Street East	\$2,836,120.50
Total	\$12,737,784.15

Performance Bond Amount (125% of total)

\$15,922,230.19

Eric Dunning, P.E.
Florida License # 67678



Paving

Description	Quantity	Unit	Unit Price	Amount
1.5" Type SP 12.5 Asphalt	33745	SY	\$14.60	\$492,677.00
8" Cement Treated Base	33905	SY	\$24.00	\$813,720.00
12" Compacted Subgrade	33905	SY	\$2.90	\$98,324.50
Brick Pavers	160	SY	\$96.00	\$15,360.00
Stabilized Curb Pad	26180	LF	\$3.60	\$94,248.00
Miami Curb	23590	LF	\$18.85	\$444,671.50
Ribbon Curb	30	LF	\$17.00	\$510.00
Type "A" Curb	255	LF	\$20.90	\$5,329.50
Type "F" Curb	2305	LF	\$21.00	\$48,405.00
Signage and Striping	1	LS	\$62,500.00	\$62,500.00
4" Concrete Sidewalk	21370	SF	\$6.45	\$137,836.50
6" Concrete Sidewalk	11870	SF	\$7.90	\$93,773.00
5' ADA Handicapped Ramp	12	EA	\$805.00	\$9,660.00
			TOTAL =	\$2,317,015.00

Storm Drainage

Description	Quantity	Unit	Unit Price	Amount
12" HDPE Storm	1520	LF	\$44.95	\$68,324.00
15" HP Storm	970	LF	\$51.70	\$50,149.00
18" HP Storm	5165	LF	\$57.10	\$294,921.50
24" HP Storm	1500	LF	\$78.60	\$117,900.00
30" HP Storm	1075	LF	\$115.00	\$123,625.00
36" HP Storm	2010	LF	\$130.00	\$261,300.00
42" HP Storm	400	LF	\$160.00	\$64,000.00
48" HP Storm	3050	LF	\$220.00	\$671,000.00
60" HP Storm	775	LF	\$315.00	\$244,125.00
Hills. Co. Type 1 Curb Inlet	69	EA	\$7,650.00	\$527,850.00
Hills. Co. Type 1 Curb Inlet w/ J-Bottom	19	EA	\$11,500.00	\$218,500.00
Type C Grate Inlet	1	EA	\$4,250.00	\$4,250.00
Type D Grate Inlet	1	EA	\$4,250.00	\$4,250.00
Type E/J Grate Inlet	3	EA	\$12,000.00	\$36,000.00
Type P Manhole	14	EA	\$5,550.00	\$77,700.00
Type J Manhole	12	EA	\$9,650.00	\$115,800.00
Control Structure Type C	3	EA	\$6,650.00	\$19,950.00
Control Structure Type E	3	EA	\$11,500.00	\$34,500.00
Control Structure Type H	2	EA	\$13,500.00	\$27,000.00
Weir Wall Control Structure	2	EA	\$76,500.00	\$153,000.00
Spillway	5	EA	\$6,000.00	\$30,000.00
15" MES	1	EA	\$1,800.00	\$1,800.00
18" MES	11	EA	\$1,950.00	\$21,450.00
24" MES	5	EA	\$2,450.00	\$12,250.00
36" MES	3	EA	\$3,600.00	\$10,800.00
42" MES	2	EA	\$4,750.00	\$9,500.00
48" MES	1	EA	\$6,050.00	\$6,050.00
60" MES	2	EA	\$8,500.00	\$17,000.00
Rip Rap @ End Section	21	EA	\$660.00	\$13,860.00
Yard Drain	12	EA	\$2,000.00	\$24,000.00
Rip Rap Sump	4	EA	\$2,100.00	\$8,400.00
Connect to Existing Pond	2	EA	\$7,300.00	\$14,600.00
Dewatering	16465	LF	\$6.40	\$105,376.00
Storm Sewer Testing	16465	LF	\$9.35	\$153,947.75

TOTAL = \$3,543,178.25

Water Distribution

Description	Quantity	Unit	Unit Price	Amount
1 1/2" RPZ Assembly	1	EA	\$5,050.00	\$5,050.00
8" PVC Water Main	5,120	LF	\$37.90	\$194,048.00
6" PVC Water Main	6,990	LF	\$26.10	\$182,439.00
8" DIP Water Main	190	LF	\$86.55	\$16,444.50
6" DIP Water Main	205	LF	\$74.60	\$15,293.00
8" Gate Valve Assembly	27	EA	\$3,100.00	\$83,700.00
6" Gate Valve Assembly	37	EA	\$2,350.00	\$86,950.00
8" MJ Bend	60	EA	\$620.00	\$37,200.00
6" MJ Bend	79	EA	\$475.00	\$37,525.00
8" MJ Tee	8	EA	\$995.00	\$7,960.00
6" MJ Tee	3	EA	\$750.00	\$2,250.00
8" MJ Cross	3	EA	\$1,250.00	\$3,750.00
8" MJ Reducer	3	EA	\$545.00	\$1,635.00
Fire Hydrant Assembly	11	EA	\$8,450.00	\$92,950.00
Single Service Short	59	EA	\$430.00	\$25,370.00
Single Service Long	148	EA	\$610.00	\$90,280.00
Double Service Short	78	EA	\$710.00	\$55,380.00
Double Service Long	0	EA	\$0.00	\$0.00
Water Service to Lift Station	1	EA	\$9,800.00	\$9,800.00
Permanent Blowoff Assembly	2		\$2,850.00	\$5,700.00
Temporary Blowoff Assembly	11	EA	\$845.00	\$9,295.00
Chlorination & Pressure Testing	12505	LF	\$2.55	\$31,887.75

TOTAL = \$994,907.25

Sanitary Sewer

Description	Quantity	Unit	Unit Price	Amount
8" PVC (0'-6')	2154	LF	\$32.00	\$68,928.00
8" PVC (6'-8')	4661	LF	\$33.10	\$154,279.10
8" PVC (8'-10')	1592	LF	\$35.75	\$56,914.00
8" PVC (10'-12')	189	LF	\$39.90	\$7,541.10
8" PVC (12'-14')	531	LF	\$43.95	\$23,337.45
8" PVC (14'-16')	1695	LF	\$85.80	\$145,431.00
8" PVC (16'-18')	65	LF	\$120.00	\$7,800.00
Sanitary Manhole (0'-6')	22	EA	\$5,800.00	\$127,600.00
Sanitary Manhole (6'-8')	15	EA	\$6,350.00	\$95,250.00
Sanitary Manhole (8'-10')	6	EA	\$6,850.00	\$41,100.00
Sanitary Manhole (10'-12')	2	EA	\$7,600.00	\$15,200.00
Sanitary Manhole (12'-14')	1	EA	\$8,600.00	\$8,600.00
Sanitary Manhole (14'-16')	4	EA	\$12,000.00	\$48,000.00
Sanitary Drop Manhole (12'-14')	1	EA	\$13,000.00	\$13,000.00
Sanitary Drop Manhole (14'-16')	5	EA	\$17,000.00	\$85,000.00
Single Service	76	EA	\$1,350.00	\$102,600.00
Double Service	148	EA	\$1,650.00	\$244,200.00
Dewatering	10887	LF	\$14.70	\$160,038.90
Sanitary Sewer Testing	10887	LF	\$10.05	\$109,414.35
Pump Station	1	EA	\$585,000.00	\$585,000.00
24"x6" Tapping Sleeve & Valve	1	EA	\$12,500.00	\$12,500.00
Connect to Existing 24" Forcemain	1	EA	\$6,300.00	\$6,300.00
6" PVC Forcemain	2440	LF	\$25.40	\$61,976.00
4" PVC Forcemain	50	LF	\$19.25	\$962.50
6" Plug Valve Assembly	8	EA	\$2,250.00	\$18,000.00
4" Plug Valve Assembly	1	EA	\$1,950.00	\$1,950.00
6" MJ Bend	12	EA	\$1,000.00	\$12,000.00
6" MJ Tee	1	EA	\$1,350.00	\$1,350.00
Temporary Blowoff Assembly	2	EA	\$845.00	\$1,690.00
Pressure Testing	2490	LF	\$2.50	\$6,225.00

TOTAL = \$2,222,187.40

Reclaimed Distribution

Description	Quantity	Unit	Unit Price	Amount
1 1/2" RPZ Assembly	1	EA	\$5,050.00	\$5,050.00
12" Steel Casing	95	LF	\$150.00	\$14,250.00
8" PVC Reclaimed Main (DR 18)	1,615	LF	\$37.95	\$61,289.25
6" PVC Reclaimed Main (DR 18)	9,085	LF	\$26.10	\$237,118.50
4" PVC Reclaimed Main (DR 18)	850	LF	\$18.20	\$15,470.00
6" DIP Reclaimed Main	415	LF	\$72.10	\$29,921.50
4" DIP Reclaimed Main	60	LF	\$81.65	\$4,899.00
8" Gate Valve Assembly	8	EA	\$3,050.00	\$24,400.00
6" Gate Valve Assembly	51	EA	\$2,350.00	\$119,850.00
4" Gate Valve Assembly	4	EA	\$2,050.00	\$8,200.00
2" Gate Valve Assembly	1	EA	\$2,200.00	\$2,200.00
8" MJ Bend	2	EA	\$620.00	\$1,240.00
6" MJ Bend	102	EA	\$475.00	\$48,450.00
4" MJ Bend	18	EA	\$370.00	\$6,660.00
8" MJ Tee	1	EA	\$995.00	\$995.00
6" MJ Tee	9	EA	\$750.00	\$6,750.00
8" MJ Cross	3	EA	\$1,250.00	\$3,750.00
8" MJ Reducer	1	EA	\$545.00	\$545.00
Single Service Short	27	EA	\$420.00	\$11,340.00
Double Service Short	59	EA	\$660.00	\$38,940.00
Single Service Long	215	EA	\$610.00	\$131,150.00
Double Service Long	0	EA	\$0.00	\$0.00
Reclaimed Service - Lift Station	1	EA	\$9,700.00	\$9,700.00
Permanent Blowoff Assembly	1	EA	\$2,850.00	\$2,850.00
Temporary Blowoff Assembly	11	EA	\$845.00	\$9,295.00
Pressure Testing	12,025	LF	\$2.50	\$30,062.50

TOTAL = \$824,375.75

30th Street East

Paving

Description	Quantity	Unit	Unit Price	Amount
Sawcut & Match Existing Asphalt	1	LS	\$1,050.00	\$1,050.00
1" Type FC Friction Course	12320		\$12.50	\$154,000.00
2" Type SP 12.5 Asphalt	12320	SY	\$19.60	\$241,472.00
8" Crushed Concrete Base	12320	SY	\$20.90	\$257,488.00
12" Stabilized Subgrade (LBR-40)	12320	SY	\$6.45	\$79,464.00
Stabilized Curb Pad	9935	LF	\$2.35	\$23,347.25
Type "F" Curb	9935	LF	\$21.00	\$208,635.00
Signage and Striping	1	LS	\$65,500.00	\$65,500.00
6" Concrete Sidewalk	25090	SF	\$7.90	\$198,211.00
5' ADA Handicapped Ramp	4	EA	\$805.00	\$3,220.00

SUB TOTAL = \$1,232,387.25

SUBDIVISION WARRANTY BOND
On-Site and Off-Site

Bond No. 9497020M

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 Fidelity and Deposit Company of Maryland
1299 Zurich Way, 10th Floor, Schaumburg, IL 60196 called the Surety, are held and firmly bound unto the
BOARD OF COUNTY COMMISSIONERS OF HILLSBOROUGH COUNTY, FLORIDA, in the sum of
Six Hundred Eighty Seven Thousand Seven Hundred Fifty Nine and 09/100 (\$ 687,759.09) 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 Vista DiRoma Phase 1 and 2 subdivision (hereafter, the "Subdivision"): on-site improvements: roads, drainage, sewer, water and off-site improvements: roads & water main and reclaim (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 06/12/2029.

SIGNED, SEALED AND DATED this 17th day of March, 2026.

ATTEST:

Momo Batista
MOMO BATISTA, WITNESS

Lennar Homes, LLC, a Florida limited liability company

By B-JP
Principal Seal
BRIAN PANICO, PRINCIPAL

Fidelity and Deposit company of Maryland

Surety Seal

ATTEST:

Krista M. Lee
Krista M. Lee, Witness

By Ratthanatevy
Attorney-In-Fact Seal

Ratthanatevy Lor, Attorney-in-Fact

APPROVED BY THE COUNTY ATTORNEY

BY [Signature]
Approved As To Form And Legal Sufficiency.
as amended

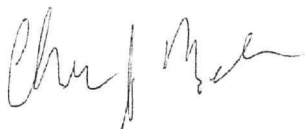
**ZURICH AMERICAN INSURANCE COMPANY
COLONIAL AMERICAN CASUALTY AND SURETY COMPANY
FIDELITY AND DEPOSIT COMPANY OF MARYLAND
POWER OF ATTORNEY**

KNOW ALL MEN BY THESE PRESENTS: That the ZURICH AMERICAN INSURANCE COMPANY, a corporation of the State of New York, the COLONIAL AMERICAN CASUALTY AND SURETY COMPANY, a corporation of the State of Illinois, and the FIDELITY AND DEPOSIT COMPANY OF MARYLAND a corporation of the State of Illinois (herein collectively called the "Companies"), by **Christopher Nolan**, in pursuance of authority granted by Article V, Section 8, of the By-Laws of said Companies, which are set forth on the reverse side hereof and are hereby certified to be in full force and effect on the date hereof, do hereby nominate, constitute, and appoint Rathanatevy Lor, its true and lawful agent and Attorney-in-Fact, to make, execute, seal and deliver, for, and on its behalf as surety, and as its act and deed: **any and all bonds and undertakings**, and the execution of such bonds or undertakings in pursuance of these presents, shall be as binding upon said Companies, as fully and amply, to all intents and purposes, as if they had been duly executed and acknowledged by the regularly elected officers of the ZURICH AMERICAN INSURANCE COMPANY at its office in New York, New York, the regularly elected officers of the COLONIAL AMERICAN CASUALTY AND SURETY COMPANY at its office in Owings Mills, Maryland., and the regularly elected officers of the FIDELITY AND DEPOSIT COMPANY OF MARYLAND at its office in Owings Mills, Maryland., in their own proper persons.

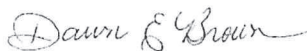
The said Vice President does hereby certify that the extract set forth on the reverse side hereof is a true copy of Article V, Section 8, of the By-Laws of said Companies, and is now in force.

IN WITNESS WHEREOF, the said Vice-President has hereunto subscribed his/her names and affixed the Corporate Seals of the said **ZURICH AMERICAN INSURANCE COMPANY, COLONIAL AMERICAN CASUALTY AND SURETY COMPANY, and FIDELITY AND DEPOSIT COMPANY OF MARYLAND**, this 31st day of March, A.D. 2025.

ATTEST:
ZURICH AMERICAN INSURANCE COMPANY
COLONIAL AMERICAN CASUALTY AND SURETY COMPANY
FIDELITY AND DEPOSIT COMPANY OF MARYLAND



By: *Christopher Nolan*
Vice President



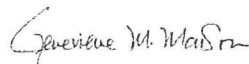
By: *Dawn E. Brown*
Secretary



**State of Maryland
County of Baltimore**

On this 31st day of March, A.D. 2025, before the subscriber, a Notary Public of the State of Maryland, duly commissioned and qualified, **Christopher Nolan, Vice President and Dawn E. Brown, Secretary** of the Companies, to me personally known to be the individuals and officers described in and who executed the preceding instrument, and acknowledged the execution of same, and being by me duly sworn, deposeth and saith, that he/she is the said officer of the Company aforesaid, and that the seals affixed to the preceding instrument are the Corporate Seals of said Companies, and that the said Corporate Seals and the signature as such officer were duly affixed and subscribed to the said instrument by the authority and direction of the said Corporations.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my Official Seal the day and year first above written.



Genevieve M. Maison
Notary Public

My Commission Expire January 27, 2029



EXTRACT FROM BY-LAWS OF THE COMPANIES

"Article V, Section 8, Attorneys-in-Fact. The Chief Executive Officer, the President, or any Executive Vice President or Vice President may, by written instrument under the attested corporate seal, appoint attorneys-in-fact with authority to execute bonds, policies, recognizances, stipulations, undertakings, or other like instruments on behalf of the Company, and may authorize any officer or any such attorney-in-fact to affix the corporate seal thereto; and may with or without cause modify or revoke any such appointment or authority at any time."

CERTIFICATE

I, the undersigned, Vice President of the ZURICH AMERICAN INSURANCE COMPANY, the COLONIAL AMERICAN CASUALTY AND SURETY COMPANY, and the FIDELITY AND DEPOSIT COMPANY OF MARYLAND, do hereby certify that the foregoing Power of Attorney is still in full force and effect on the date of this certificate; and I do further certify that Article V, Section 8, of the By-Laws of the Companies is still in force.

This Power of Attorney and Certificate may be signed by facsimile under and by authority of the following resolution of the Board of Directors of the ZURICH AMERICAN INSURANCE COMPANY at a meeting duly called and held on the 15th day of December 1998.

RESOLVED: "That the signature of the President or a Vice President and the attesting signature of a Secretary or an Assistant Secretary and the Seal of the Company may be affixed by facsimile on any Power of Attorney...Any such Power or any certificate thereof bearing such facsimile signature and seal shall be valid and binding on the Company."

This Power of Attorney and Certificate may be signed by facsimile under and by authority of the following resolution of the Board of Directors of the COLONIAL AMERICAN CASUALTY AND SURETY COMPANY at a meeting duly called and held on the 5th day of May, 1994, and the following resolution of the Board of Directors of the FIDELITY AND DEPOSIT COMPANY OF MARYLAND at a meeting duly called and held on the 10th day of May, 1990.

RESOLVED: "That the facsimile or mechanically reproduced seal of the company and facsimile or mechanically reproduced signature of any Vice-President, Secretary, or Assistant Secretary of the Company, whether made heretofore or hereafter, wherever appearing upon a certified copy of any power of attorney issued by the Company, shall be valid and binding upon the Company with the same force and effect as though manually affixed.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed the corporate seals of the said Companies, this 17th day of March, 2026.



Thomas O. McClellan
Vice President

TO REPORT A CLAIM WITH REGARD TO A SURETY BOND, PLEASE SUBMIT A COMPLETE DESCRIPTION OF THE CLAIM INCLUDING THE PRINCIPAL ON THE BOND, THE BOND NUMBER, AND YOUR CONTACT INFORMATION TO:

Zurich Surety Claims
1299 Zurich Way
Schaumburg, IL 60196-1056
www.reportsfelaims@zurichna.com
800-626-4577

SURETY RIDER

To be attached to and form a part of

Bond No. 9497020M

Vista DiRoma Phase 1 & 2

dated March 17, 2026
effective _____
(MONTH-DAY-YEAR)

executed by Lennar Homes, LLC, as Principal,
(PRINCIPAL)

and by Fidelity and Deposit Company of Maryland, as Surety,

in favor of Hillsborough County Board of County Commissioners
(OBLIGEE)

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

Extend the Expiration From: 6/12/2029 T0: 7/9/2029

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

This rider is effective April 28, 2026
(MONTH-DAY-YEAR)

Signed and Sealed April 28, 2026
(MONTH-DAY-YEAR)

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

By: B-J-P
(PRINCIPAL)

Fidelity and Deposit Company of Maryland
(SURETY)

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

APPROVED BY THE COUNTY ATTORNEY

BY [Signature]
Approved As To Form And Legal Sufficiency.

**ZURICH AMERICAN INSURANCE COMPANY
COLONIAL AMERICAN CASUALTY AND SURETY COMPANY
FIDELITY AND DEPOSIT COMPANY OF MARYLAND
POWER OF ATTORNEY**

KNOW ALL MEN BY THESE PRESENTS: That the ZURICH AMERICAN INSURANCE COMPANY, a corporation of the State of New York, the COLONIAL AMERICAN CASUALTY AND SURETY COMPANY, a corporation of the State of Illinois, and the FIDELITY AND DEPOSIT COMPANY OF MARYLAND a corporation of the State of Illinois (herein collectively called the "Companies"), by Robert D. Murray, Vice President, in pursuance of authority granted by Article V, Section 8, of the By-Laws of said Companies, which are set forth on the reverse side hereof and are hereby certified to be in full force and effect on the date hereof, do hereby nominate, constitute, and appoint Heidi BOCKUS, Krista M. LEE, Ratthanatevy LOR, of Seattle, Washington, its true and lawful agent and Attorney-in-Fact, to make, execute, seal and deliver, for, and on its behalf as surety, and as its act and deed: **any and all bonds and undertakings**, and the execution of such bonds or undertakings in pursuance of these presents, shall be as binding upon said Companies, as fully and amply, to all intents and purposes, as if they had been duly executed and acknowledged by the regularly elected officers of the ZURICH AMERICAN INSURANCE COMPANY at its office in New York, New York., the regularly elected officers of the COLONIAL AMERICAN CASUALTY AND SURETY COMPANY at its office in Owings Mills, Maryland., and the regularly elected officers of the FIDELITY AND DEPOSIT COMPANY OF MARYLAND at its office in Owings Mills, Maryland., in their own proper persons.

The said Vice President does hereby certify that the extract set forth on the reverse side hereof is a true copy of Article V, Section 8, of the By-Laws of said Companies, and is now in force.

IN WITNESS WHEREOF, the said Vice-President has hereunto subscribed his/her names and affixed the Corporate Seals of the said ZURICH AMERICAN INSURANCE COMPANY, COLONIAL AMERICAN CASUALTY AND SURETY COMPANY, and FIDELITY AND DEPOSIT COMPANY OF MARYLAND, this 27th day of September, A.D. 2023.



ATTEST:
ZURICH AMERICAN INSURANCE COMPANY
COLONIAL AMERICAN CASUALTY AND SURETY COMPANY
FIDELITY AND DEPOSIT COMPANY OF MARYLAND

By: *Robert D. Murray*
Vice President

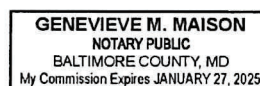
By: *Dawn E. Brown*
Secretary

**State of Maryland
County of Baltimore**

On this 27th day of September, A.D. 2023, before the subscriber, a Notary Public of the State of Maryland, duly commissioned and qualified, **Robert D. Murray, Vice President and Dawn E. Brown, Secretary** of the Companies, to me personally known to be the individuals and officers described in and who executed the preceding instrument, and acknowledged the execution of same, and being by me duly sworn, depose and saith, that he/she is the said officer of the Company aforesaid, and that the seals affixed to the preceding instrument are the Corporate Seals of said Companies, and that the said Corporate Seals and the signature as such officer were duly affixed and subscribed to the said instrument by the authority and direction of the said Corporations.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my Official Seal the day and year first above written.

Genevieve M. Maison



Authenticity of this bond can be confirmed at bondvalidator.zurichna.com or 410-559-8790

EXTRACT FROM BY-LAWS OF THE COMPANIES

"Article V, Section 8, Attorneys-in-Fact. The Chief Executive Officer, the President, or any Executive Vice President or Vice President may, by written instrument under the attested corporate seal, appoint attorneys-in-fact with authority to execute bonds, policies, recognizances, stipulations, undertakings, or other like instruments on behalf of the Company, and may authorize any officer or any such attorney-in-fact to affix the corporate seal thereto; and may with or without cause modify or revoke any such appointment or authority at any time."

CERTIFICATE

I, the undersigned, Vice President of the ZURICH AMERICAN INSURANCE COMPANY, the COLONIAL AMERICAN CASUALTY AND SURETY COMPANY, and the FIDELITY AND DEPOSIT COMPANY OF MARYLAND, do hereby certify that the foregoing Power of Attorney is still in full force and effect on the date of this certificate; and I do further certify that Article V, Section 8, of the By-Laws of the Companies is still in force.

This Power of Attorney and Certificate may be signed by facsimile under and by authority of the following resolution of the Board of Directors of the ZURICH AMERICAN INSURANCE COMPANY at a meeting duly called and held on the 15th day of December 1998.

RESOLVED: "That the signature of the President or a Vice President and the attesting signature of a Secretary or an Assistant Secretary and the Seal of the Company may be affixed by facsimile on any Power of Attorney...Any such Power or any certificate thereof bearing such facsimile signature and seal shall be valid and binding on the Company."

This Power of Attorney and Certificate may be signed by facsimile under and by authority of the following resolution of the Board of Directors of the COLONIAL AMERICAN CASUALTY AND SURETY COMPANY at a meeting duly called and held on the 5th day of May, 1994, and the following resolution of the Board of Directors of the FIDELITY AND DEPOSIT COMPANY OF MARYLAND at a meeting duly called and held on the 10th day of May, 1990.

RESOLVED: "That the facsimile or mechanically reproduced seal of the company and facsimile or mechanically reproduced signature of any Vice-President, Secretary, or Assistant Secretary of the Company, whether made heretofore or hereafter, wherever appearing upon a certified copy of any power of attorney issued by the Company, shall be valid and binding upon the Company with the same force and effect as though manually affixed.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed the corporate seals of the said Companies, this 28th day of April, 2026.



Thomas O. McClellan

Thomas O. McClellan
Vice President

TO REPORT A CLAIM WITH REGARD TO A SURETY BOND, PLEASE SUBMIT A COMPLETE DESCRIPTION OF THE CLAIM INCLUDING THE PRINCIPAL ON THE BOND, THE BOND NUMBER, AND YOUR CONTACT INFORMATION TO:

Zurich Surety Claims
1299 Zurich Way
Schaumburg, IL 60196-1056
reportsfclaims@zurichna.com
800-626-4577

Authenticity of this bond can be confirmed at bondvalidator.zurichna.com or 410-559-8790

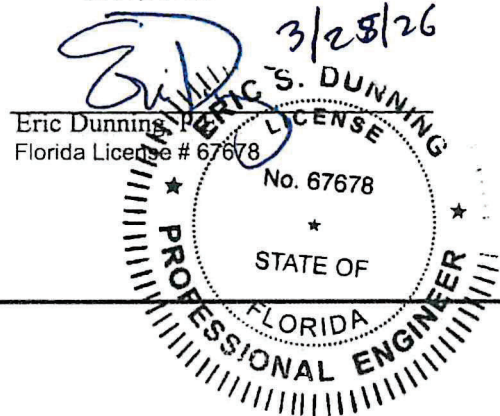
Vista DiRoma Phases 1 & 2 Warranty Bond Calculation

SUMMARY

Water	\$994,907.25
Wastewater	\$2,222,187.40
Reclaim	\$824,375.75
30th Street East	\$2,836,120.50
Total	\$6,877,590.90

Warranty Bond Amount (10% of total)

\$687,759.09



Water Distribution

Description	Quantity	Unit	Unit Price	Amount
1 1/2" RPZ Assembly	1	EA	\$5,050.00	\$5,050.00
8" PVC Water Main	5,120	LF	\$37.90	\$194,048.00
6" PVC Water Main	6,990	LF	\$26.10	\$182,439.00
8" DIP Water Main	190	LF	\$86.55	\$16,444.50
6" DIP Water Main	205	LF	\$74.60	\$15,293.00
8" Gate Valve Assembly	27	EA	\$3,100.00	\$83,700.00
6" Gate Valve Assembly	37	EA	\$2,350.00	\$86,950.00
8" MJ Bend	60	EA	\$620.00	\$37,200.00
6" MJ Bend	79	EA	\$475.00	\$37,525.00
8" MJ Tee	8	EA	\$995.00	\$7,960.00
6" MJ Tee	3	EA	\$750.00	\$2,250.00
8" MJ Cross	3	EA	\$1,250.00	\$3,750.00
8" MJ Reducer	3	EA	\$545.00	\$1,635.00
Fire Hydrant Assembly	11	EA	\$8,450.00	\$92,950.00
Single Service Short	59	EA	\$430.00	\$25,370.00
Single Service Long	148	EA	\$610.00	\$90,280.00
Double Service Short	78	EA	\$710.00	\$55,380.00
Double Service Long	0	EA	\$0.00	\$0.00
Water Service to Lift Station	1	EA	\$9,800.00	\$9,800.00
Permanent Blowoff Assembly	2		\$2,850.00	\$5,700.00
Temporary Blowoff Assembly	11	EA	\$845.00	\$9,295.00
Chlorination & Pressure Testing	12505	LF	\$2.55	\$31,887.75

TOTAL = \$994,907.25

Sanitary Sewer

Description	Quantity	Unit	Unit Price	Amount
8" PVC (0'-6')	2154	LF	\$32.00	\$68,928.00
8" PVC (6'-8')	4661	LF	\$33.10	\$154,279.10
8" PVC (8'-10')	1592	LF	\$35.75	\$56,914.00
8" PVC (10'-12')	189	LF	\$39.90	\$7,541.10
8" PVC (12'-14')	531	LF	\$43.95	\$23,337.45
8" PVC (14'-16')	1695	LF	\$85.80	\$145,431.00
8" PVC (16'-18')	65	LF	\$120.00	\$7,800.00
Sanitary Manhole (0'-6')	22	EA	\$5,800.00	\$127,600.00
Sanitary Manhole (6'-8')	15	EA	\$6,350.00	\$95,250.00
Sanitary Manhole (8'-10')	6	EA	\$6,850.00	\$41,100.00
Sanitary Manhole (10'-12')	2	EA	\$7,600.00	\$15,200.00
Sanitary Manhole (12'-14')	1	EA	\$8,600.00	\$8,600.00
Sanitary Manhole (14'-16')	4	EA	\$12,000.00	\$48,000.00
Sanitary Drop Manhole (12'-14')	1	EA	\$13,000.00	\$13,000.00
Sanitary Drop Manhole (14'-16')	5	EA	\$17,000.00	\$85,000.00
Single Service	76	EA	\$1,350.00	\$102,600.00
Double Service	148	EA	\$1,650.00	\$244,200.00
Dewatering	10887	LF	\$14.70	\$160,038.90
Sanitary Sewer Testing	10887	LF	\$10.05	\$109,414.35
Pump Station	1	EA	\$585,000.00	\$585,000.00
24"x6" Tapping Sleeve & Valve	1	EA	\$12,500.00	\$12,500.00
Connect to Existing 24" Forcemain	1	EA	\$6,300.00	\$6,300.00
6" PVC Forcemain	2440	LF	\$25.40	\$61,976.00
4" PVC Forcemain	50	LF	\$19.25	\$962.50
6" Plug Valve Assembly	8	EA	\$2,250.00	\$18,000.00
4" Plug Valve Assembly	1	EA	\$1,950.00	\$1,950.00
6" MJ Bend	12	EA	\$1,000.00	\$12,000.00
6" MJ Tee	1	EA	\$1,350.00	\$1,350.00
Temporary Blowoff Assembly	2	EA	\$845.00	\$1,690.00
Pressure Testing	2490	LF	\$2.50	\$6,225.00

TOTAL = \$2,222,187.40

Reclaimed Distribution

Description	Quantity	Unit	Unit Price	Amount
1 1/2" RPZ Assembly	1	EA	\$5,050.00	\$5,050.00
12" Steel Casing	95	LF	\$150.00	\$14,250.00
8" PVC Reclaimed Main (DR 18)	1,615	LF	\$37.95	\$61,289.25
6" PVC Reclaimed Main (DR 18)	9,085	LF	\$26.10	\$237,118.50
4" PVC Reclaimed Main (DR 18)	850	LF	\$18.20	\$15,470.00
6" DIP Reclaimed Main	415	LF	\$72.10	\$29,921.50
4" DIP Reclaimed Main	60	LF	\$81.65	\$4,899.00
8" Gate Valve Assembly	8	EA	\$3,050.00	\$24,400.00
6" Gate Valve Assembly	51	EA	\$2,350.00	\$119,850.00
4" Gate Valve Assembly	4	EA	\$2,050.00	\$8,200.00
2" Gate Valve Assembly	1	EA	\$2,200.00	\$2,200.00
8" MJ Bend	2	EA	\$620.00	\$1,240.00
6" MJ Bend	102	EA	\$475.00	\$48,450.00
4" MJ Bend	18	EA	\$370.00	\$6,660.00
8" MJ Tee	1	EA	\$995.00	\$995.00
6" MJ Tee	9	EA	\$750.00	\$6,750.00
8" MJ Cross	3	EA	\$1,250.00	\$3,750.00
8" MJ Reducer	1	EA	\$545.00	\$545.00
Single Service Short	27	EA	\$420.00	\$11,340.00
Double Service Short	59	EA	\$660.00	\$38,940.00
Single Service Long	215	EA	\$610.00	\$131,150.00
Double Service Long	0	EA	\$0.00	\$0.00
Reclaimed Service - Lift Station	1	EA	\$9,700.00	\$9,700.00
Permanent Blowoff Assembly	1	EA	\$2,850.00	\$2,850.00
Temporary Blowoff Assembly	11	EA	\$845.00	\$9,295.00
Pressure Testing	12,025	LF	\$2.50	\$30,062.50
			TOTAL =	\$824,375.75

30th Street East

Paving

Description	Quantity	Unit	Unit Price	Amount
Sawcut & Match Existing Asphalt	1	LS	\$1,050.00	\$1,050.00
1" Type FC Friction Course	12320		\$12.50	\$154,000.00
2" Type SP 12.5 Asphalt	12320	SY	\$19.60	\$241,472.00
8" Crushed Concrete Base	12320	SY	\$20.90	\$257,488.00
12" Stabilized Subgrade (LBR-40)	12320	SY	\$6.45	\$79,464.00
Stabilized Curb Pad	9935	LF	\$2.35	\$23,347.25
Type "F" Curb	9935	LF	\$21.00	\$208,635.00
Signage and Striping	1	LS	\$65,500.00	\$65,500.00
6" Concrete Sidewalk	25090	SF	\$7.90	\$198,211.00
5' ADA Handicapped Ramp	4	EA	\$805.00	\$3,220.00

SUB TOTAL = \$1,232,387.25

**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 Vista DiRoma Phases 1 and 2 (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 9497019 dated, March 17th, 2026 with Lennar Homes, LLC as Principal, and Fidelity and Deposit Company of Maryland 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:

Max Leinson
Witness Signature

Max Leinson
Printed Name of Witness

Courtney Mai
Witness Signature

COURTNEY MAI
Printed Name of Witness

Subdivider:

By B-JP
Authorized Corporate Officer or Individual
(Sign before Notary Public and 2 Witnesses)

Brian Panico
Name (typed, printed or stamped)

Vice President
Title

4301 W. Boy Scout Blvd. Suite 600
Tampa, FL 33607
Address of Signer

(656) 239-2352
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

Representative Acknowledgement

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

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

2nd day of FEBRUARY, 2026, by BRIAN PANICO 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

Morgana Anselmi
(Signature of Notary Public - State of Florida)

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



HH 469930 Dec. 4, 2027
(Commission Number) (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 FOR LOT CORNER PLACEMENT

KNOW ALL MEN BY THESE PRESENTS, That we Lennar Homes LLC
4301 W Boyd Scout Blvd., Suite 600, Tampa, FL 33607 called the Principal, and Fidelity and Deposit Company of Maryland
1299 Zurich Way, 10th Floor, Schaumburg, IL 60196 called the Surety, are held and firmly bound unto the
BOARD OF COUNTY COMMISSIONERS OF HILLSBOROUGH COUNTY, FLORIDA, in the sum of _____
One Hundred Fourteen Thousand Three Hundred Seventy Five and 00/100 Dollars (\$ 114,375.00) 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 Vista Roma Phases 1 and 2 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 Vista Roma Phases 1 and 2 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 twelve (12) 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 06/12/2027.

SIGNED, SEALED AND DATED this 1st day of May, 2026.

ATTEST:

Momo Bautista
MOMO BAUTISTA, WITNESS

Lennar Homes, LLC, a Florida limited liability company

BY: B-J-P
PRINCIPAL (SEAL)
BRIAN PANICO, VICE PRESIDENT

Fidelity and Deposit Company of Maryland

SURETY (SEAL)

ATTEST:

Krista M. Lee
Krista M. Lee, Witness

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

APPROVED BY THE COUNTY ATTORNEY

BY [Signature]
Approved As To Form And Legal Sufficiency.

[Signature]

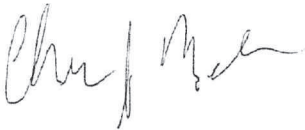
**ZURICH AMERICAN INSURANCE COMPANY
COLONIAL AMERICAN CASUALTY AND SURETY COMPANY
FIDELITY AND DEPOSIT COMPANY OF MARYLAND
POWER OF ATTORNEY**

KNOW ALL MEN BY THESE PRESENTS: That the ZURICH AMERICAN INSURANCE COMPANY, a corporation of the State of New York, the COLONIAL AMERICAN CASUALTY AND SURETY COMPANY, a corporation of the State of Illinois, and the FIDELITY AND DEPOSIT COMPANY OF MARYLAND a corporation of the State of Illinois (herein collectively called the "Companies"), by **Christopher Nolan**, in pursuance of authority granted by Article V, Section 8, of the By-Laws of said Companies, which are set forth on the reverse side hereof and are hereby certified to be in full force and effect on the date hereof, do hereby nominate, constitute, and appoint Ratthanatevy Lor, its true and lawful agent and Attorney-in-Fact, to make, execute, seal and deliver, for, and on its behalf as surety, and as its act and deed: **any and all bonds and undertakings**, and the execution of such bonds or undertakings in pursuance of these presents, shall be as binding upon said Companies, as fully and amply, to all intents and purposes, as if they had been duly executed and acknowledged by the regularly elected officers of the ZURICH AMERICAN INSURANCE COMPANY at its office in New York, New York., the regularly elected officers of the COLONIAL AMERICAN CASUALTY AND SURETY COMPANY at its office in Owings Mills, Maryland., and the regularly elected officers of the FIDELITY AND DEPOSIT COMPANY OF MARYLAND at its office in Owings Mills, Maryland., in their own proper persons.

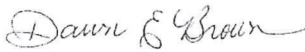
The said Vice President does hereby certify that the extract set forth on the reverse side hereof is a true copy of Article V, Section 8, of the By-Laws of said Companies, and is now in force.

IN WITNESS WHEREOF, the said Vice-President has hereunto subscribed his/her names and affixed the Corporate Seals of the said **ZURICH AMERICAN INSURANCE COMPANY, COLONIAL AMERICAN CASUALTY AND SURETY COMPANY, and FIDELITY AND DEPOSIT COMPANY OF MARYLAND**, this 31st day of March, A.D. 2025.

ATTEST:
ZURICH AMERICAN INSURANCE COMPANY
COLONIAL AMERICAN CASUALTY AND SURETY COMPANY
FIDELITY AND DEPOSIT COMPANY OF MARYLAND



By: *Christopher Nolan*
Vice President



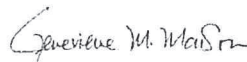
By: *Dawn E. Brown*
Secretary



**State of Maryland
County of Baltimore**

On this 31st day of March, A.D. 2025, before the subscriber, a Notary Public of the State of Maryland, duly commissioned and qualified, **Christopher Nolan, Vice President and Dawn E. Brown, Secretary** of the Companies, to me personally known to be the individuals and officers described in and who executed the preceding instrument, and acknowledged the execution of same, and being by me duly sworn, deposeth and saith, that he/she is the said officer of the Company aforesaid, and that the seals affixed to the preceding instrument are the Corporate Seals of said Companies, and that the said Corporate Seals and the signature as such officer were duly affixed and subscribed to the said instrument by the authority and direction of the said Corporations.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my Official Seal the day and year first above written.



Genevieve M. Maison
Notary Public

My Commission Expire January 27, 2029



EXTRACT FROM BY-LAWS OF THE COMPANIES

"Article V, Section 8, Attorneys-in-Fact. The Chief Executive Officer, the President, or any Executive Vice President or Vice President may, by written instrument under the attested corporate seal, appoint attorneys-in-fact with authority to execute bonds, policies, recognizances, stipulations, undertakings, or other like instruments on behalf of the Company, and may authorize any officer or any such attorney-in-fact to affix the corporate seal thereto; and may with or without cause modify or revoke any such appointment or authority at any time."

CERTIFICATE

I, the undersigned, Vice President of the ZURICH AMERICAN INSURANCE COMPANY, the COLONIAL AMERICAN CASUALTY AND SURETY COMPANY, and the FIDELITY AND DEPOSIT COMPANY OF MARYLAND, do hereby certify that the foregoing Power of Attorney is still in full force and effect on the date of this certificate; and I do further certify that Article V, Section 8, of the By-Laws of the Companies is still in force.

This Power of Attorney and Certificate may be signed by facsimile under and by authority of the following resolution of the Board of Directors of the ZURICH AMERICAN INSURANCE COMPANY at a meeting duly called and held on the 15th day of December 1998.

RESOLVED: "That the signature of the President or a Vice President and the attesting signature of a Secretary or an Assistant Secretary and the Seal of the Company may be affixed by facsimile on any Power of Attorney...Any such Power or any certificate thereof bearing such facsimile signature and seal shall be valid and binding on the Company."

This Power of Attorney and Certificate may be signed by facsimile under and by authority of the following resolution of the Board of Directors of the COLONIAL AMERICAN CASUALTY AND SURETY COMPANY at a meeting duly called and held on the 5th day of May, 1994, and the following resolution of the Board of Directors of the FIDELITY AND DEPOSIT COMPANY OF MARYLAND at a meeting duly called and held on the 10th day of May, 1990.

RESOLVED: "That the facsimile or mechanically reproduced seal of the company and facsimile or mechanically reproduced signature of any Vice-President, Secretary, or Assistant Secretary of the Company, whether made heretofore or hereafter, wherever appearing upon a certified copy of any power of attorney issued by the Company, shall be valid and binding upon the Company with the same force and effect as though manually affixed.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed the corporate seals of the said Companies, this 1st day of May, 2026.



A handwritten signature in blue ink, appearing to read 'Thomas O. McClellan', is written over a horizontal line.

Thomas O. McClellan
Vice President

TO REPORT A CLAIM WITH REGARD TO A SURETY BOND, PLEASE SUBMIT A COMPLETE DESCRIPTION OF THE CLAIM INCLUDING THE PRINCIPAL ON THE BOND, THE BOND NUMBER, AND YOUR CONTACT INFORMATION TO:

Zurich Surety Claims
1299 Zurich Way
Schaumburg, IL 60196-1056
www.reportsfclaims@zurichna.com
800-626-4577

SURETY RIDER

To be attached to and form a part of

Bond No. 9497019
Vista Roma Phases 1 and 2

dated March 17, 2026
effective (MONTH-DAY-YEAR)

executed by Lennar Homes, LLC, as Principal,
(PRINCIPAL)

and by Fidelity and Deposit Company of Maryland, as Surety,

in favor of Hillsborough County Board of County Commissioners
(OBLIGEE)

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

Extend the Expiration From: 06/12/2027 To: 07/09/2027

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

This rider is effective March 17, 2026
(MONTH-DAY-YEAR)

Signed and Sealed May 7, 2026
(MONTH-DAY-YEAR)

Lennar Homes, LLC, a Florida limited liability company

By: B-JP
(PRINCIPAL)

Fidelity and Deposit Company of Maryland
(SURETY)

By: Mechelle Larkin
Mechelle Larkin, Attorney-in-Fact

APPROVED BY THE COUNTY ATTORNEY

BY [Signature]
Approved As To Form And Legal Sufficiency.

**ZURICH AMERICAN INSURANCE COMPANY
COLONIAL AMERICAN CASUALTY AND SURETY COMPANY
FIDELITY AND DEPOSIT COMPANY OF MARYLAND
POWER OF ATTORNEY**

KNOW ALL MEN BY THESE PRESENTS: That the ZURICH AMERICAN INSURANCE COMPANY, a corporation of the State of New York, the COLONIAL AMERICAN CASUALTY AND SURETY COMPANY, a corporation of the State of Illinois, and the FIDELITY AND DEPOSIT COMPANY OF MARYLAND a corporation of the State of Illinois (herein collectively called the "Companies"), by Christopher Nolan, Vice President, in pursuance of authority granted by Article V, Section 8, of the By-Laws of said Companies, which are set forth on the reverse side hereof and are hereby certified to be in full force and effect on the date hereof, do hereby nominate, constitute, and appoint Mechelle LARKIN, Kathy R. MAIR, My HUA, Marie Claire TRINIDAD of Irvine, California, its true and lawful agent and Attorney-in-Fact, to make, execute, seal and deliver, for, and on its behalf as surety, and as its act and deed: any and all bonds and undertakings, and the execution of such bonds or undertakings in pursuance of these presents, shall be as binding upon said Companies, as fully and amply, to all intents and purposes, as if they had been duly executed and acknowledged by the regularly elected officers of the ZURICH AMERICAN INSURANCE COMPANY at its office in New York, New York., the regularly elected officers of the COLONIAL AMERICAN CASUALTY AND SURETY COMPANY at its office in Owings Mills, Maryland., and the regularly elected officers of the FIDELITY AND DEPOSIT COMPANY OF MARYLAND at its office in Owings Mills, Maryland., in their own proper persons.

The said Vice President does hereby certify that the extract set forth on the reverse side hereof is a true copy of Article V, Section 8, of the By-Laws of said Companies, and is now in force.

IN WITNESS WHEREOF, the said Vice-President has hereunto subscribed his/her names and affixed the Corporate Seals of the said ZURICH AMERICAN INSURANCE COMPANY, COLONIAL AMERICAN CASUALTY AND SURETY COMPANY, and FIDELITY AND DEPOSIT COMPANY OF MARYLAND, this 11th day of February, A.D. 2025.



ATTEST:
**ZURICH AMERICAN INSURANCE COMPANY
COLONIAL AMERICAN CASUALTY AND SURETY COMPANY
FIDELITY AND DEPOSIT COMPANY OF MARYLAND**

By: *Christopher Nolan*
Vice President

By: *Dawn E. Brown*
Secretary

**State of Maryland
County of Baltimore**

On this 11th day of February, A.D. 2025, before the subscriber, a Notary Public of the State of Maryland, duly commissioned and qualified, Christopher Nolan, Vice President and Dawn E. Brown, Secretary of the Companies, to me personally known to be the individuals and officers described in and who executed the preceding instrument, and acknowledged the execution of same, and being by me duly sworn, depose and saith, that he/she is the said officer of the Company aforesaid, and that the seals affixed to the preceding instrument are the Corporate Seals of said Companies, and that the said Corporate Seals and the signature as such officer were duly affixed and subscribed to the said instrument by the authority and direction of the said Corporations.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my Official Seal the day and year first above written.

Genevieve M. Maison
Notary Public
My Commission Expire January 27, 2029



EXTRACT FROM BY-LAWS OF THE COMPANIES

Authenticity of this bond can be confirmed at bondvalidator.zurichna.com or 410-559-8790

Vista DiRoma Phases 1 & 2

Performance Bond Calculation

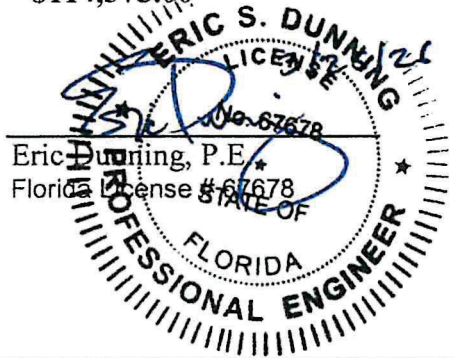
Construction costs for setting Lot Corners

SUMMARY

Lot Corners	\$91,500.00
Total	\$91,500.00

Performance Bond Amount (125% of total)

\$114,375.00



Lot Corners

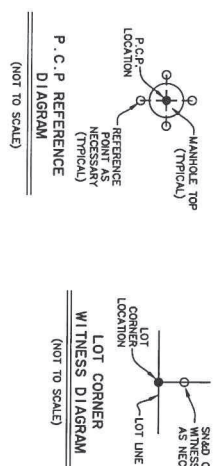
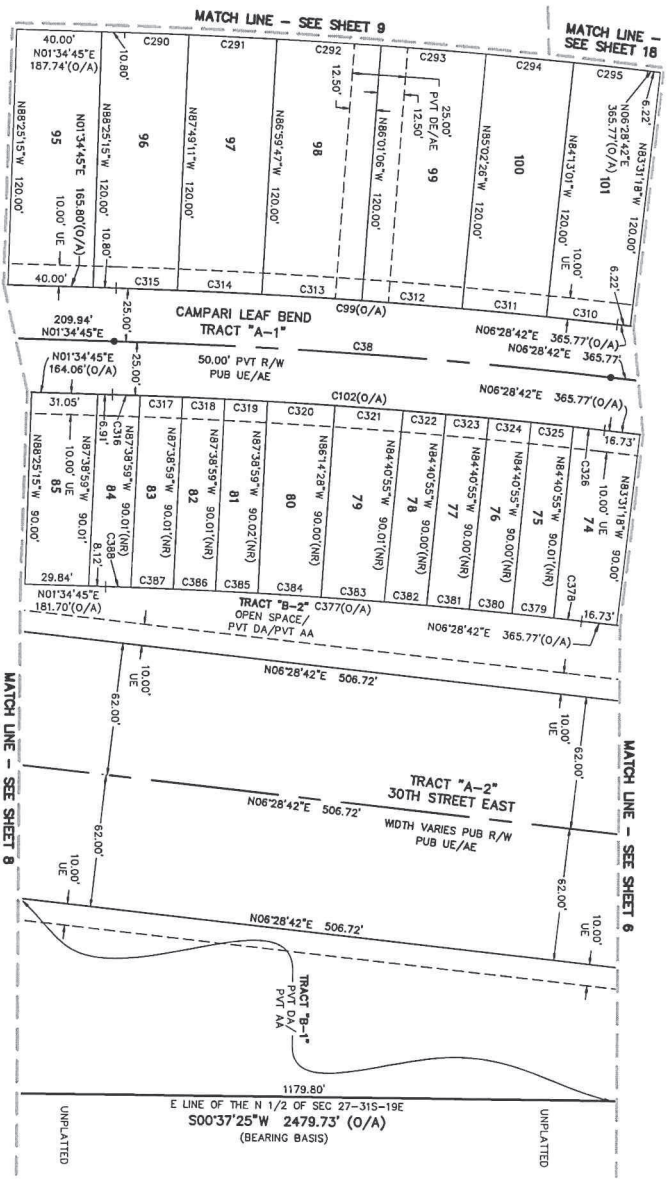
Description	Quantity	Unit	Unit Price	Amount
Setting Lot Corners	1	LS	\$91,500.00	\$91,500.00
			TOTAL =	\$91,500.00

VISTA DIROMA PHASES 1 & 2

PLAT BOOK _____ PAGE _____

A SUBDIVISION OF LAND BEING A PORTION OF SECTION 27, TOWNSHIP 31 SOUTH, RANGE 19 EAST, HILLSBOROUGH COUNTY, STATE OF FLORIDA

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C286	2738.00'	234.13'	234.05'	S04°01'44"W	004°53'58"
C287	2763.00'	236.26'	236.19'	S04°01'44"W	004°53'58"
C288	2713.00'	231.99'	231.92'	S04°01'44"W	004°53'58"
C289	2883.00'	30.25'	30.25'	S01°52'47"W	000°36'04"
C290	2883.00'	41.44'	41.44'	S02°35'31"W	000°49'25"
C291	2883.00'	49.21'	49.21'	S03°28'33"W	000°58'41"
C292	2883.00'	49.21'	49.21'	S04°28'14"W	000°58'41"
C293	2883.00'	41.44'	41.44'	S05°22'17"W	000°49'25"
C294	2883.00'	34.99'	34.99'	S06°07'51"W	000°41'43"
C295	2763.00'	33.53'	33.53'	S06°07'51"W	000°41'43"
C300	2763.00'	38.71'	38.71'	S05°22'17"W	000°49'25"
C301	2763.00'	47.16'	47.16'	S04°28'14"W	000°58'41"
C302	2763.00'	47.16'	47.16'	S03°28'33"W	000°58'41"
C303	2763.00'	38.71'	38.71'	S02°35'31"W	000°49'25"
C304	2763.00'	28.99'	28.99'	S01°52'47"W	000°36'04"
C305	2713.00'	20.00'	20.00'	S02°35'31"W	000°49'25"
C306	2713.00'	20.00'	20.00'	S02°35'31"W	000°49'25"
C307	2713.00'	20.00'	20.00'	S02°35'31"W	000°49'25"
C308	2713.00'	20.00'	20.00'	S02°35'31"W	000°49'25"
C309	2713.00'	20.00'	20.00'	S02°35'31"W	000°49'25"
C310	2713.00'	20.00'	20.00'	S02°35'31"W	000°49'25"
C311	2713.00'	20.00'	20.00'	S02°35'31"W	000°49'25"
C312	2713.00'	20.00'	20.00'	S02°35'31"W	000°49'25"
C313	2713.00'	20.00'	20.00'	S02°35'31"W	000°49'25"
C314	2713.00'	20.00'	20.00'	S02°35'31"W	000°49'25"
C315	2713.00'	20.00'	20.00'	S02°35'31"W	000°49'25"
C316	2713.00'	20.00'	20.00'	S02°35'31"W	000°49'25"
C317	2713.00'	20.00'	20.00'	S02°35'31"W	000°49'25"
C318	2713.00'	20.00'	20.00'	S02°35'31"W	000°49'25"
C319	2713.00'	20.00'	20.00'	S02°35'31"W	000°49'25"
C320	2713.00'	20.00'	20.00'	S02°35'31"W	000°49'25"
C321	2713.00'	20.00'	20.00'	S02°35'31"W	000°49'25"
C322	2713.00'	20.00'	20.00'	S02°35'31"W	000°49'25"
C323	2713.00'	20.00'	20.00'	S02°35'31"W	000°49'25"
C324	2713.00'	20.00'	20.00'	S02°35'31"W	000°49'25"
C325	2713.00'	20.00'	20.00'	S02°35'31"W	000°49'25"
C326	2713.00'	20.00'	20.00'	S02°35'31"W	000°49'25"
C327	2713.00'	20.00'	20.00'	S02°35'31"W	000°49'25"
C328	2713.00'	20.00'	20.00'	S02°35'31"W	000°49'25"
C329	2713.00'	20.00'	20.00'	S02°35'31"W	000°49'25"
C330	2713.00'	20.00'	20.00'	S02°35'31"W	000°49'25"
C331	2713.00'	20.00'	20.00'	S02°35'31"W	000°49'25"
C332	2713.00'	20.00'	20.00'	S02°35'31"W	000°49'25"
C333	2713.00'	20.00'	20.00'	S02°35'31"W	000°49'25"
C334	2713.00'	20.00'	20.00'	S02°35'31"W	000°49'25"
C335	2713.00'	20.00'	20.00'	S02°35'31"W	000°49'25"
C336	2713.00'	20.00'	20.00'	S02°35'31"W	000°49'25"
C337	2713.00'	20.00'	20.00'	S02°35'31"W	000°49'25"
C338	2713.00'	20.00'	20.00'	S02°35'31"W	000°49'25"
C339	2713.00'	20.00'	20.00'	S02°35'31"W	000°49'25"
C340	2713.00'	20.00'	20.00'	S02°35'31"W	000°49'25"
C341	2713.00'	20.00'	20.00'	S02°35'31"W	000°49'25"
C342	2713.00'	20.00'	20.00'	S02°35'31"W	000°49'25"
C343	2713.00'	20.00'	20.00'	S02°35'31"W	000°49'25"
C344	2713.00'	20.00'	20.00'	S02°35'31"W	000°49'25"
C345	2713.00'	20.00'	20.00'	S02°35'31"W	000°49'25"
C346	2713.00'	20.00'	20.00'	S02°35'31"W	000°49'25"
C347	2713.00'	20.00'	20.00'	S02°35'31"W	000°49'25"
C348	2713.00'	20.00'	20.00'	S02°35'31"W	000°49'25"
C349	2713.00'	20.00'	20.00'	S02°35'31"W	000°49'25"
C350	2713.00'	20.00'	20.00'	S02°35'31"W	000°49'25"
C351	2713.00'	20.00'	20.00'	S02°35'31"W	000°49'25"
C352	2713.00'	20.00'	20.00'	S02°35'31"W	000°49'25"
C353	2713.00'	20.00'	20.00'	S02°35'31"W	000°49'25"
C354	2713.00'	20.00'	20.00'	S02°35'31"W	000°49'25"
C355	2713.00'	20.00'	20.00'	S02°35'31"W	000°49'25"
C356	2713.00'	20.00'	20.00'	S02°35'31"W	000°49'25"
C357	2713.00'	20.00'	20.00'	S02°35'31"W	000°49'25"
C358	2713.00'	20.00'	20.00'	S02°35'31"W	000°49'25"
C359	2713.00'	20.00'	20.00'	S02°35'31"W	000°49'25"
C360	2713.00'	20.00'	20.00'	S02°35'31"W	000°49'25"
C361	2713.00'	20.00'	20.00'	S02°35'31"W	000°49'25"
C362	2713.00'	20.00'	20.00'	S02°35'31"W	000°49'25"
C363	2713.00'	20.00'	20.00'	S02°35'31"W	000°49'25"
C364	2713.00'	20.00'	20.00'	S02°35'31"W	000°49'25"
C365	2713.00'	20.00'	20.00'	S02°35'31"W	000°49'25"
C366	2713.00'	20.00'	20.00'	S02°35'31"W	000°49'25"
C367	2713.00'	20.00'	20.00'	S02°35'31"W	000°49'25"
C368	2713.00'	20.00'	20.00'	S02°35'31"W	000°49'25"
C369	2713.00'	20.00'	20.00'	S02°35'31"W	000°49'25"
C370	2713.00'	20.00'	20.00'	S02°35'31"W	000°49'25"
C371	2713.00'	20.00'	20.00'	S02°35'31"W	000°49'25"
C372	2713.00'	20.00'	20.00'	S02°35'31"W	000°49'25"
C373	2713.00'	20.00'	20.00'	S02°35'31"W	000°49'25"
C374	2713.00'	20.00'	20.00'	S02°35'31"W	000°49'25"
C375	2713.00'	20.00'	20.00'	S02°35'31"W	000°49'25"
C376	2713.00'	20.00'	20.00'	S02°35'31"W	000°49'25"
C377	2713.00'	20.00'	20.00'	S02°35'31"W	000°49'25"
C378	2713.00'	20.00'	20.00'	S02°35'31"W	000°49'25"
C379	2713.00'	20.00'	20.00'	S02°35'31"W	000°49'25"
C380	2713.00'	20.00'	20.00'	S02°35'31"W	000°49'25"
C381	2713.00'	20.00'	20.00'	S02°35'31"W	000°49'25"
C382	2713.00'	20.00'	20.00'	S02°35'31"W	000°49'25"
C383	2713.00'	20.00'	20.00'	S02°35'31"W	000°49'25"
C384	2713.00'	20.00'	20.00'	S02°35'31"W	000°49'25"
C385	2713.00'	20.00'	20.00'	S02°35'31"W	000°49'25"
C386	2713.00'	20.00'	20.00'	S02°35'31"W	000°49'25"
C387	2713.00'	20.00'	20.00'	S02°35'31"W	000°49'25"
C388	2713.00'	20.00'	20.00'	S02°35'31"W	000°49'25"
C389	2713.00'	20.00'	20.00'	S02°35'31"W	000°49'25"
C390	2713.00'	20.00'	20.00'	S02°35'31"W	000°49'25"
C391	2713.00'	20.00'	20.00'	S02°35'31"W	000°49'25"
C392	2713.00'	20.00'	20.00'	S02°35'31"W	000°49'25"
C393	2713.00'	20.00'	20.00'	S02°35'31"W	000°49'25"
C394	2713.00'	20.00'	20.00'	S02°35'31"W	000°49'25"
C395	2713.00'	20.00'	20.00'	S02°35'31"W	000°49'25"
C396	2713.00'	20.00'	20.00'	S02°35'31"W	000°49'25"
C397	2713.00'	20.00'	20.00'	S02°35'31"W	000°49'25"
C398	2713.00'	20.00'	20.00'	S02°35'31"W	000°49'25"
C399	2713.00'	20.00'	20.00'	S02°35'31"W	000°49'25"
C400	2713.00'	20.00'	20.00'	S02°35'31"W	000°49'25"



- LEGEND**
- ACCESS AREA
 - AE ACCESS EASEMENT
 - CCR CENTRIFIED CORNER RECORD
 - CONR CONNER
 - DE DRAINAGE EASEMENT
 - DIA DIAMETER
 - EXT EXTENSION
 - FCM FOUND 4"x4" CONCRETE MONUMENT 79CM LB 6707" (UNLESS OTHERWISE NOTED)
 - FIC FOUND IRON ROD
 - FIR FOUND IRON ROD
 - FOUN FOUND NAIL & DISK LB 6707" (UNLESS OTHERWISE NOTED)
 - FRS FOUND RAILROAD SPIKE
 - HOA HOME OWNERS ASSOCIATION
 - LEA LICENSED BUSINESS AREA
 - LAN LANDSCAPE EASEMENT
 - NNS NATIONAL GEODETIC SURVEY
- LOT CORNER WITNESS DIAGRAM**
- (NR) NON-RADIAL
 - (O/A) OFFICIAL RECORDS BOOK
 - (OR) OFFICIAL RECORDS INSTRUMENT
 - (PB) PLAY BOOK
 - (PC/S) PERMANENT CONTROL POINT (OR P.C.P.)
 - (N) NATIONAL GEODETIC SURVEY PERMANENT POINT OF BEGINNING
 - (I) IDENTIFICATION NUMBER
 - (S) SURVEY REFERENCE MONUMENT
 - (P) PUBLIC
 - (R/W) RIGHT-OF-WAY
 - (S) SET 4"x4" CONCRETE MONUMENT 79CM LB 6707" (UNLESS OTHERWISE NOTED)
 - (S) SET 5/8" IRON ROD 79CM LB 6707" (UNLESS OTHERWISE NOTED)
 - (S) SET NAIL AND DISK 79CM LB 6707" (UNLESS OTHERWISE NOTED)
 - (S) SET 1/2" IRON ROD 79CM LB 6707" (UNLESS OTHERWISE NOTED)
- SYMBOLS**
- = TYPICAL
 - = UTILITY EASEMENT
 - = WETLAND BUFFER AREA
 - = WETLAND CONSERVATION AREA
 - = FOUND 4"x4" CONCRETE MONUMENT 79CM LB 6707" (UNLESS OTHERWISE NOTED)
 - = SET NAIL AND DISK 79CM LB 6707" (UNLESS OTHERWISE NOTED)
 - = SECTION CORNER
 - = SECTION POINT
 - = SET 4"x4" CONCRETE MONUMENT 79CM LB 6707" (UNLESS OTHERWISE NOTED)
 - = SET 5/8" IRON ROD 79CM LB 6707" (UNLESS OTHERWISE NOTED)
 - = SET NAIL AND DISK 79CM LB 6707" (UNLESS OTHERWISE NOTED)
 - = SET 1/2" IRON ROD 79CM LB 6707" (UNLESS OTHERWISE NOTED)

FLORIDA DESIGN CONSULTANTS, INC.

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17907 APRILE DRIVE, SUITE 150, LAND O' LAKES, FL 34638
PHONE: (800) 522-1047 FAX: (727) 848-3848 WWW.FLDESIGN.COM LB NO 8707
JUNE 2025 - 0595-0263 (EPN 1210)

VISTA DIROMA PHASES 1 & 2
SHEET 7 OF 30

0 20 40 80
1" = 40'

VISTA DIROMA PHASES 1 & 2

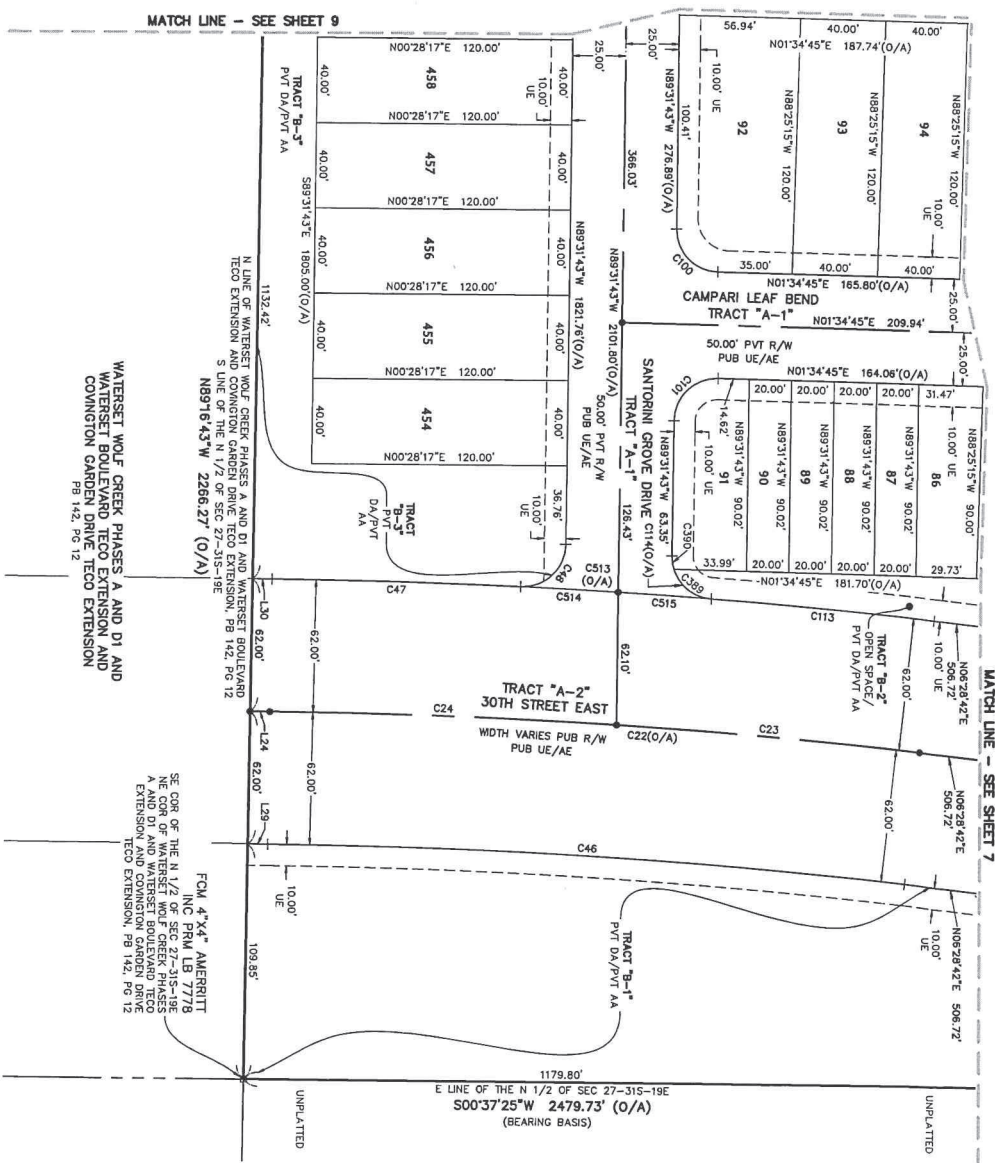
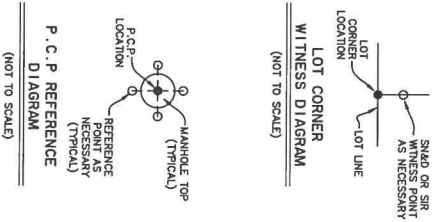
PLAT BOOK _____ PAGE _____

LINE TABLE

LINE	BEARING	LENGTH
L24	N00°37'43"E	9.24'
L29	N00°37'43"E	9.35'
L30	N00°37'43"E	9.14'

CURVE TABLE

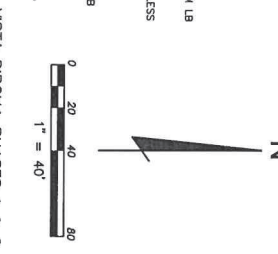
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C22	3000.00'	306.30'	306.18'	S03°33'13"W	0°05'50.59"
C23	3000.00'	143.35'	143.34'	S05°08'34"W	0°02'44.17"
C24	3000.00'	182.94'	182.92'	S02°11'04"W	0°03'06.43"
C46	2938.00'	299.97'	299.84'	S03°33'13"W	0°05'50.59"
C47	3062.00'	116.89'	116.88'	S01°43'20"W	0°02'11.14"
C48	20.00'	32.23'	28.86'	N43°21'23"W	0°22'20.40"
C100	20.00'	31.03'	28.01'	N46°01'31"E	0°28'53.32"
C101	20.00'	31.80'	28.95'	S43°58'29"E	0°19'06.28"
C113	3062.00'	106.18'	106.17'	S05°29'05"W	0°01'59.12"
C114	20.00'	30.01'	27.27'	N47°28'53"E	0°25'59.47"
C389	20.00'	23.61'	22.26'	N38°18'21"E	0°26'37.42"
C390	20.00'	6.41'	6.38'	N81°17'44"E	0°18'21.05"
C513	3062.00'	89.56'	89.55'	S03°39'13"W	0°01'40.33"
C514	3062.00'	45.87'	45.87'	S03°14'42"W	0°00'51.00"
C515	3062.00'	43.68'	43.68'	S04°04'59"W	0°00'49.03"



- LEGEND**
- AA = ACCESS AREA
 - AE = EASEMENT
 - CR = CARRIED CORNER RECORD
 - DA = DRAINAGE AREA
 - DE = DRAINAGE EASEMENT
 - EPN = ELECTRONIC PROJECT NUMBER
 - ESMT = EASEMENT
 - EXT = EXTENSION
 - FCM = FOUNDED CONCRETE MONUMENT TOC
 - FDC = FOUNDED CONCRETE MONUMENT TOC LB
 - FIR = FOUNDED IRON ROD
 - FIRL = FOUNDED IRON ROD 'LB 6707' (UNLESS OTHERWISE NOTED)
 - FRRS = FOUNDED RAILROAD SPIKE
 - HOA = HOME OWNERS ASSOCIATION
 - HOA = HOME OWNERS ASSOCIATION
 - LBA = LANDSCAPE BUFFER AREA
 - LE = LANDSCAPE EASEMENT
 - NLS = NATIONAL GEODETIC SURVEY
 - (NB) = NON-RADIAL
 - (O/A) = OFFICIAL RECORDS INSTRUMENT
 - (OR) = OFFICIAL RECORDS INSTRUMENT
 - (P) = PERMANENT CONTROL POINT (OR P.C.P.)
 - (P4S) = PARCELS
 - (PID) = NATIONAL GEODETIC SURVEY PERMANENT CONTROL POINT NUMBER SURVEYOR
 - (PLS) = PROFESSIONAL LAND SURVEYOR
 - (PMB) = POINT OF BEGINNING
 - (PRM) = PERMANENT REFERENCE MONUMENT
 - (PVT) = PRIVATE
 - (R/W) = RIGHT-OF-WAY
 - (R/O) = SET 4"x4" CONCRETE MONUMENT TOC LB 6707' (UNLESS OTHERWISE NOTED)
 - (SEC) = SECTION
 - (SIR) = SET 5/8" IRON ROD TOC LB 6707' (UNLESS OTHERWISE NOTED)
 - (SHAD) = SET 1/2" IRON ROD TOC LB 6707' (UNLESS OTHERWISE NOTED)
 - (T/P) = TYPICAL
 - (UE) = UTILITY EASEMENT
 - (W) = WETLAND BUFFER AREA
 - (WCA) = WETLAND CONSERVATION AREA
 - (O) = FOUND 4"x4" CONCRETE MONUMENT TOC LB 6707' (UNLESS OTHERWISE NOTED)
 - (S) = SET 1/2" IRON ROD TOC LB 6707' (UNLESS OTHERWISE NOTED)
 - (SIR) = SET 5/8" IRON ROD TOC LB 6707' (UNLESS OTHERWISE NOTED)
 - (S) = SECTION CORNER
 - (S) = SET 4"x4" CONCRETE MONUMENT TOC LB 6707' (UNLESS OTHERWISE NOTED)
 - (S) = SET 5/8" IRON ROD TOC LB 6707' (UNLESS OTHERWISE NOTED)
 - (S) = SET 1/2" IRON ROD TOC LB 6707' (UNLESS OTHERWISE NOTED)

WATERSET WOLF CREEK PHASES A AND D1 AND WATERSET BOULEVARD AND CONOVATION GARDEN DRIVE TECO EXTENSION
PB 142, PG 12

FCM 4"x4" AMERRITTI
INC PRM LB 7778
SE COR OF THE N 1/2 OF SEC 27-31S-19E
NE COR OF WATERSET BOULEVARD
AND D1 AND WATERSET BOULEVARD
TECO EXTENSION, PB 142, PG 12



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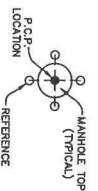
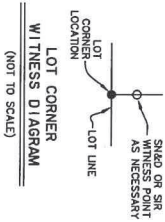
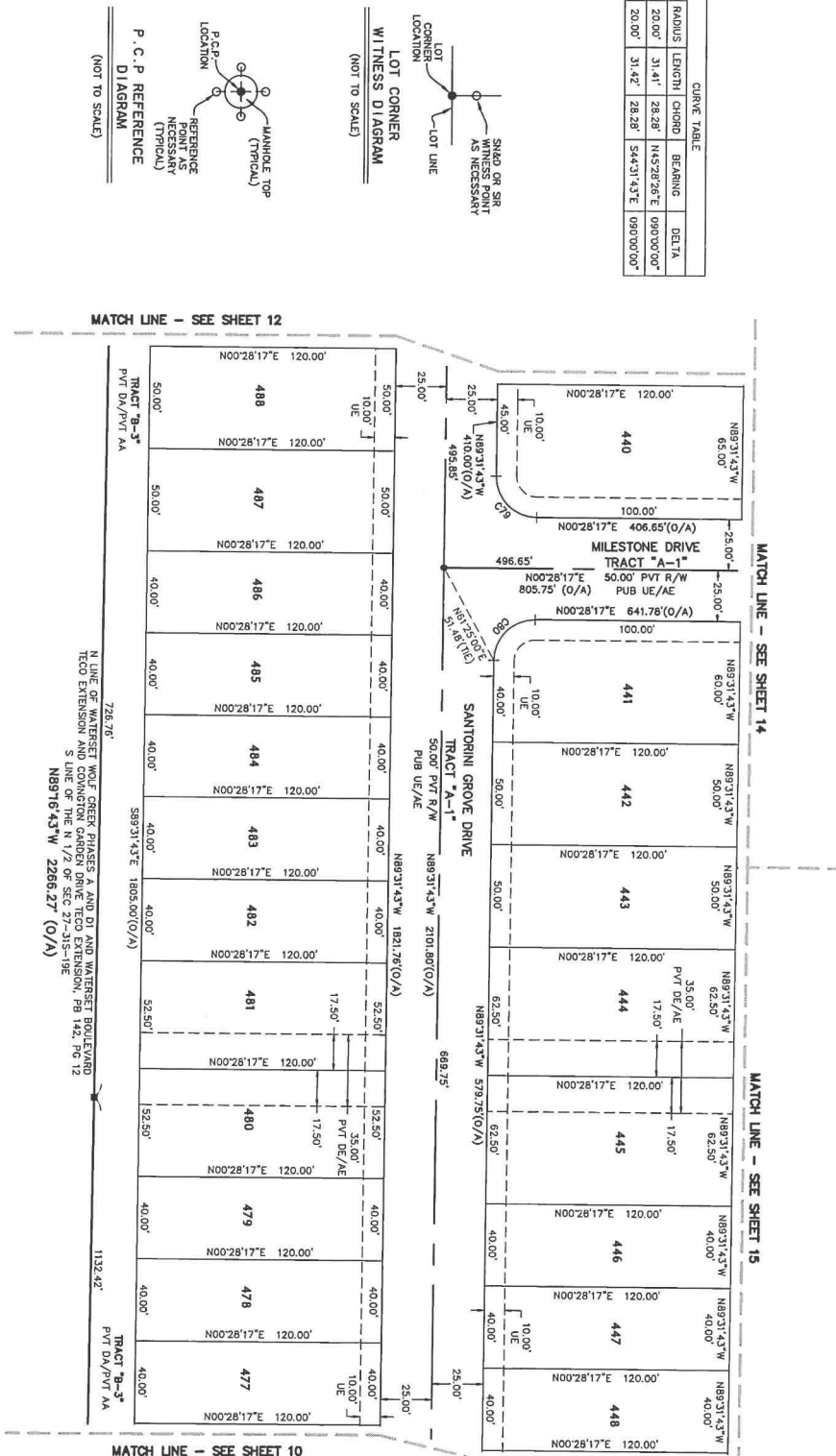
17907 APPLE DRIVE, SUITE 150, LAND O' LAKES, FL 34638
PHONE: (800) 932-1047 FAX: (272) 646-3848 WWW.FLDESIGN.COM
JUNE 2025 - 0595-0263 (EPN 1210) L.B. NO.6707

VISTA DIROMA PHASES 1 & 2

PLAT BOOK _____ PAGE _____

A SUBDIVISION OF LAND BEING A PORTION OF SECTION 27, TOWNSHIP 31 SOUTH, RANGE 19 EAST, HILLSBOROUGH COUNTY, STATE OF FLORIDA

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C79	20.00'	31.41'	28.28'	N45°28'28"E	090°00'00"
C80	20.00'	31.42'	28.28'	S44°31'43"E	090°00'00"



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 PHONE: (800) 522-1047 FAX: (727) 448-3848 WWW.FLDESIGN.COM LB. NO. 4707
 JUNE 2025 — 0595-0263 (EPN 1210)

- LEGEND**
- AA = ACCESS AREA
 - AA = ACCESS EASEMENT
 - CCR = CERTIFIED CORNER RECORD
 - CCR = CORNER
 - DE = DRAINAGE EASEMENT
 - DIA = DIAMETER
 - ESMT = EASEMENT
 - EXT = EXTENSION
 - FCM = FOUND 4"x4" CONCRETE MONUMENT "TDC" LB PRM
 - FRG = FOUND 6"x6" CONCRETE MONUMENT "TDC" LB PRM
 - FNAD = FOUND NAIL & DISK "LB 6707" (UNLESS OTHERWISE NOTED)
 - FRMS = FOUND REINFORCED MASONRY SURVEY MONUMENT
 - HOA = HOME OWNERS ASSOCIATION
 - LB = LICENSED BUSINESS AREA
 - LE = LANDSCAPE EASEMENT
 - NGS = NATIONAL GEODETIC SURVEY
 - (NR) = NON-RADIAL
 - (O/A) = OVERALL RECORDS BOOK
 - OR = OFFICIAL RECORDS INSTRUMENT
 - PB = PLAT BOOK
 - P.C.P. = PERMANENT CONTROL POINT (OR P.C.P.)
 - PID = PROFESSIONAL LAND SURVEYOR IDENTIFICATION NUMBER
 - PLM = PERMANENT REFERENCE MONUMENT
 - PUB = PUBLIC
 - R/W = RIGHT-OF-WAY
 - SCM = SET 4"x4" CONCRETE MONUMENT "TDC" LB 6707 (UNLESS OTHERWISE NOTED)
 - SR = SET 5/8" IRON ROD "TDC" LB 6707 (UNLESS OTHERWISE NOTED)
 - SKAD = SET MAG NAIL AND DISK "TDC" LB 6707 (UNLESS OTHERWISE NOTED)
 - TP = TYPICAL
 - UE = UTILITY EASEMENT
 - WBA = WETLAND BUFFER AREA
 - WCA = WETLAND CONSERVATION AREA
 - W = WETLAND
 - 6707 = FOUND 4"x4" CONCRETE MONUMENT "PRM" LB 6707 (UNLESS OTHERWISE NOTED)
 - = SET NAIL AND DISK "TDC" LB 6707 (UNLESS OTHERWISE NOTED)
 - ◻ = SECTION CORNER
 - ◻ = SET 4"x4" CONCRETE MONUMENT "PRM" LB 6707 (UNLESS OTHERWISE NOTED)
 - ◻ = SET 5/8" IRON ROD "TDC" LB 6707 (UNLESS OTHERWISE NOTED)
 - ◻ = NGS CONTROL POINT
 - ◻ = SET MAG NAIL AND DISK "TDC" LB 6707 (UNLESS OTHERWISE NOTED)



VISTA DIROMA PHASES 1 & 2
 SHEET 11 OF 30

VISTA DIROMA PHASES 1 & 2

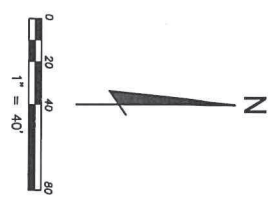
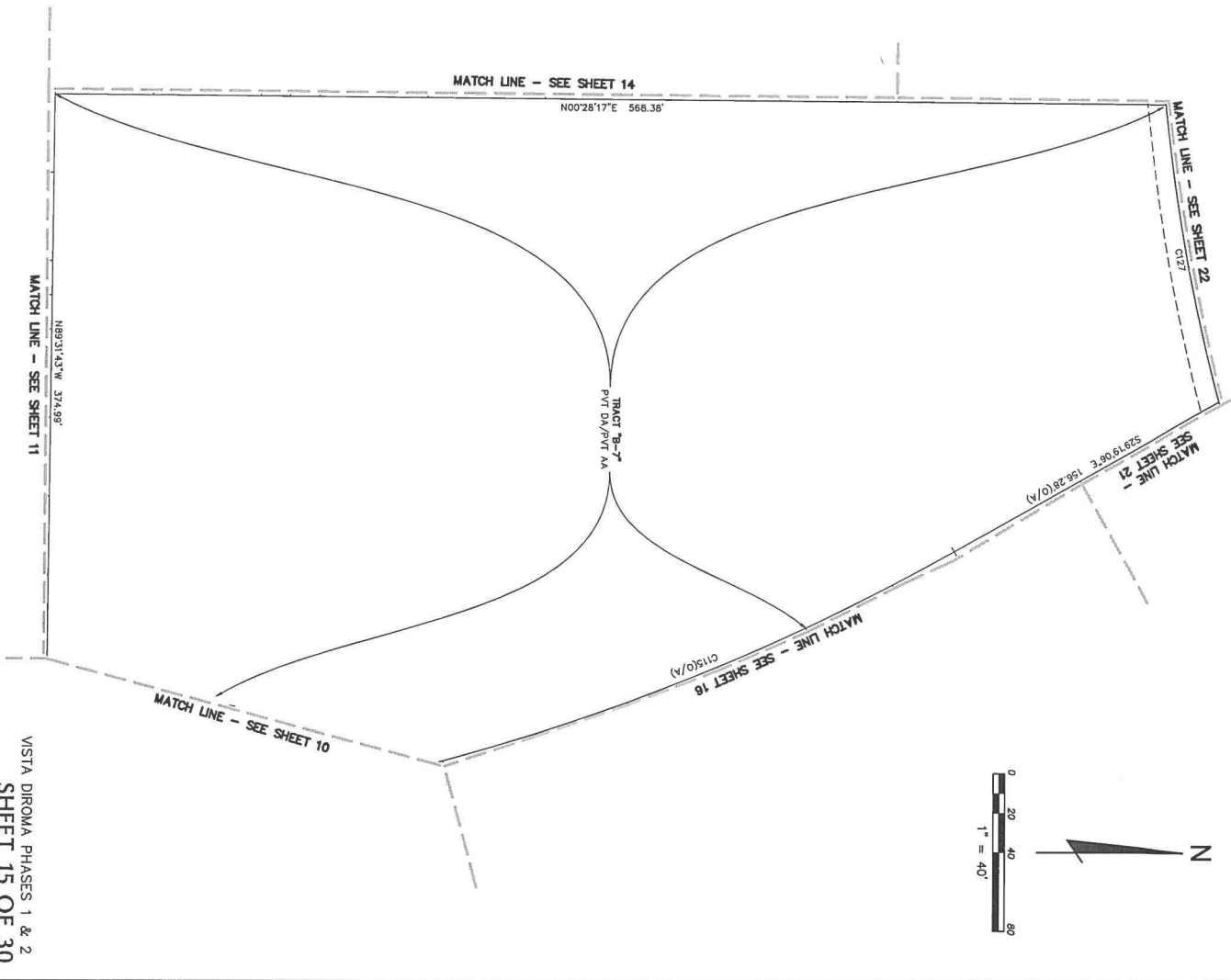
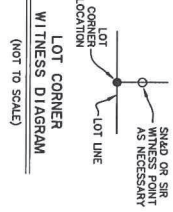
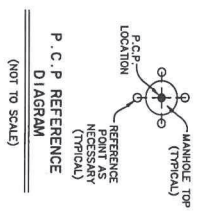
A SUBDIVISION OF LAND BEING A PORTION OF SECTION 27, TOWNSHIP 31 SOUTH, RANGE 19 EAST, HILLSBOROUGH COUNTY, STATE OF FLORIDA

PLAT BOOK _____ PAGE _____

CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C115	1140.00'	488.48'	484.75'	N17023.54°W	024333.03°
C127	1005.00'	154.47'	154.32'	N79261.4°E	008148.23°

- LEGEND**
- AE ACCESS AREA
 - AE ACCESS EASEMENT
 - CCR CERTIFIED CORNER RECORD
 - CCR CORNER
 - DE DRAINAGE AREA
 - DE DRAINAGE EASEMENT
 - DIA DIALECTIC PROJECT NUMBER
 - EXT EXTENSION
 - FOM FOUND 4"x4" CONCRETE MONUMENT TPOC LB
 - FOC FOUND 4"x4" CONCRETE MONUMENT TPOC LB
 - FR FOUND IRON ROD
 - FR FOUND IRON ROD
 - FR FOUND NAIL & DISK LB 6707' (UNLESS NOTED)
 - FR FOUND RAILROAD SPIKE
 - FRS FOUND RAILROAD SPIKE
 - HOA HOME OWNERS ASSOCIATION
 - LE LICENSED BUSINESS AREA
 - LE LANDSCAPE EASEMENT
 - NGS NATIONAL GEODETIC SURVEY
 - OR OVERLAP
 - OR OFFICIAL RECORDS BOOK
 - OR OFFICIAL RECORDS INSTRUMENT
 - OR OFFICIAL RECORDS INSTRUMENT
 - POP PERMANENT CONTROL POINT (OR B.C.P.)
 - PK(S) PAGE(S)
 - PID NATIONAL GEODETIC SURVEY PERMANENT CONTROL POINT
 - PLS PROFESSIONAL LAND SURVEYOR
 - PLS POINT OF BEGINNING
 - PLS PERMANENT REFERENCE MONUMENT
 - PVT PRIVATE
 - R/W RIGHT-OF-WAY
 - SOM SET 4"x4" CONCRETE MONUMENT TPOC LB
 - SEC SECTION
 - SEC SET 5/8" IRON ROD TPOC LB 6707' UNLESS NOTED
 - SHAD SET 5/8" IRON ROD DISK TPOC LB 6707' UNLESS OTHERWISE NOTED
 - TYP TYPICAL EASEMENT
 - WCA WETLAND CONSERVATION AREA
 - WCA WETLAND BUFFER AREA
 - WCA WETLAND CONSERVATION AREA
 - WCA FOUND 4"x4" CONCRETE MONUMENT TPOC LB 6707' (UNLESS OTHERWISE NOTED)
 - WCA FOUND 4"x4" CONCRETE MONUMENT TPOC LB 6707' (UNLESS OTHERWISE NOTED)
 - WCA SET NAIL AND DISK TPOC LB 6707' (UNLESS OTHERWISE NOTED)
 - WCA SECTION CORNER
 - WCA SET 4"x4" CONCRETE MONUMENT TPOC LB 6707' (UNLESS OTHERWISE NOTED)
 - WCA NOS CONTROL POINT
 - WCA SET 5/8" IRON ROD TPOC LB 6707' PPM' (UNLESS OTHERWISE NOTED)



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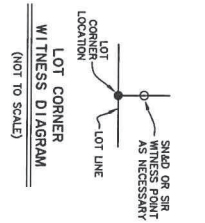
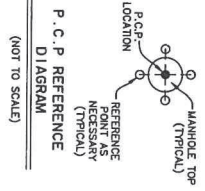
VISTA DIROMA PHASES 1 & 2
 SHEET 15 OF 30

VISTA DIROMA PHASES 1 & 2

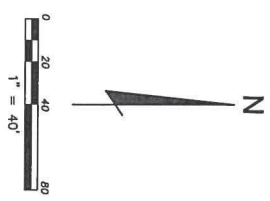
A SUBDIVISION OF LAND BEING A PORTION OF SECTION 27, TOWNSHIP 31 SOUTH, RANGE 19 EAST, HILLSBOROUGH COUNTY, STATE OF FLORIDA

- LEGEND**
- AA = ACCESS AREA
 - AE = ACCESS EASEMENT
 - AL = ALIENATED CORNER RECORD
 - COR = CORNER
 - DA = DRAINAGE AREA
 - DE = DIAMETRIC EASEMENT
 - EPN = ELECTRONIC PROJECT NUMBER
 - ESMT = EASEMENT
 - FCM = FOUND 4"x4" CONCRETE MONUMENT TPOC LB
 - FDC = FOUND 4"x4" CONCRETE MONUMENT TPOC LB
 - FDS = FOUND 4"x4" CONCRETE MONUMENT TPOC LB
 - FND = FOUND NAIL & DISK "LB 6707" (UNLESS OTHERWISE NOTED)
 - FNS = FOUND NAIL & DISK "LB 6707" (UNLESS OTHERWISE NOTED)
 - FRRS = FOUND RAILROAD SPIKE
 - GA = GEODETIC ADJUSTMENT
 - LB = LICENSED BUSINESS
 - LEA = LANDSCAPE BUFFER AREA
 - NGS = NATIONAL GEODETIC SURVEY
 - (NR) = NON-RADIAL
 - (O/A) = OVERALL RECORD BOOK
 - OR = OFFICIAL RECORDS INSTRUMENT
 - ORR = OFFICIAL RECORDS INSTRUMENT
 - PLB = PLAT BOOK
 - PCP = PERMANENT CONTROL POINT (OR P.C.P.)
 - PD = NATIONAL GEODETIC SURVEY PERMANENT CONTROL POINT
 - PIS = PROFESSIONAL LAND SURVEYOR IDENTIFICATION NUMBER
 - PLS = PLAT SURVEY
 - PRM = PERMANENT REFERENCE MONUMENT
 - PR = PUBLIC
 - PRR = PUBLIC RECORDS
 - R/W = RIGHT-OF-WAY
 - SCM = SET 4"x4" CONCRETE MONUMENT TPOC LB
 - SEC = SECTION IRON ROD "POC LB 6707" UNLESS OTHERWISE NOTED
 - SIR = SET 4"x4" CONCRETE MONUMENT TPOC LB 6707" UNLESS OTHERWISE NOTED
 - SNAD = SET NAIL AND DISK "TDC LB 6707" UNLESS OTHERWISE NOTED
 - TP = UTILITY EASEMENT
 - UE = UTILITY EASEMENT
 - WA = WITNESS
 - (WA) = WITNESS BUFFER AREA
 - WCA = WETLAND CONSERVATION AREA
 - WCA = WETLAND CONSERVATION AREA

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C272	1865.00'	701.15'	695.98'	N11°02'43"W	024°07'40"
C288	1865.00'	701.15'	695.98'	N11°02'43"W	024°07'40"
C289	2983.00'	246.52'	246.45'	S04°01'44"W	004°53'58"
C296	690.00'	156.19'	155.86'	N87°10'00"E	012°58'11"
C488	2225.00'	21.71'	21.71'	N08°11'58"E	000°33'32"



- = FOUND 4"x4" CONCRETE MONUMENT TPOC LB 6707" (UNLESS OTHERWISE NOTED)
- = SET NAIL AND DISK "POC LB 6707" (UNLESS OTHERWISE NOTED)
- ⊕ = SECTION CORNER
- = SET 4"x4" CONCRETE MONUMENT TPOC LB 6707" (UNLESS OTHERWISE NOTED)
- = NGS CONTROL POINT
- = SET 6"/8" IRON ROD "POC LB 6707 PRM" (UNLESS OTHERWISE NOTED)



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