



Rizzetta & Company

New Port Corners Community Development District

Board of Supervisors' Meeting

December 9, 2025

District Office:
5844 Old Pasco Road Suite 100
Wesley Chapel, FL 33544
813.533.2950

newportcornerscdd.org

NEW PORT CORNERS COMMUNITY DEVELOPMENT DISTRICT

Rizzetta & Company, 5844 Old Pasco Road Suite 100, Wesley Chapel, FL 33544

District Board of Supervisors	Kelly Evans Lori Campagna Jacob Walsh Bradley Gilley Vacant	Chair Vice-Chair Assistant Secretary Assistant Secretary Assistant Secretary
District Manager	Scott Brizendine	Rizzetta & Company, Inc.
District Counsel	John Vericker	Straley, Robin & Vericker
District Engineer	Brian Surak	Clearview Land Design

All Cellular phones and pagers must be turned off while in the meeting room.

The Audience Comment portion of the agenda is where individuals may make comments on matters that concern the District. Individuals are limited to a total of three (3) minutes to make comments during this time.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting/hearing/workshop by contacting the District Manager at (813) 933-5571. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) 1-800-955-8770 (Voice), who can aid you in contacting the District Office.

A person who decides to appeal any decision made at the meeting/hearing/workshop with respect to any matter considered at the meeting/hearing/workshop is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.

NEW PORT CORNERS COMMUNITY DEVELOPMENT DISTRICT

District Office – Wesley Chapel, Florida (813) 994-1001
Mailing Address – 3434 Colwell Avenue Suite 200, Tampa, Florida 33614
www.newportcornerscdd.org

December 2, 2025

Board of Supervisors
New Port Corners Community
Development District

AGENDA

Dear Board Members:

The Regular Meeting of the Board of Supervisors of the New Port Corners Community Development District will be held on **Tuesday, December 9, 2025 at 9:00 a.m.**, or immediately after the Connerton East CDD meeting at the Hilton Garden Inn Tampa Suncoast Parkway 2155 Northpointe Parkway Lutz, FL 33558. The following is the agenda for the meeting:

BOS MEETING:

- 1. CALL TO ORDER**
- 2. AUDIENCE COMMENTS ON AGENDA ITEMS**
- 3. BUSINESS ADMINISTRATION**
 - A. Consideration of Board of Supervisors Regular Meeting Minutes for November 11, 2025 Tab 1
 - B. Ratification of Operation & Maintenance Expenditures for October 2025 Tab 2
- 4. BUSINESS ITEMS**
 - A. Consideration of Final Supplemental Special Assessment Allocation Report..... Tab 3
 - B. Consideration of Resolution 2026-01; Supplemental Assessment Final Terms of 2025 Bonds..... Tab 4
 - C. Appointment of New Board Supervisor Seat 3 (2025-2028)
 - D. Ratification of DTS License Agreement..... Tab 5
 - E. Consideration of First Addendum District Services..... Tab 6
- 5. STAFF REPORTS**
 - A. District Counsel
 - B. District Engineer
 - C. District Manager Tab 7
- 6. SUPERVISOR REQUESTS**
- 7. ADJOURNMENT**

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at (813) 994-1001.

Sincerely,
Scott Brizendine
Scott Brizendine
District Manager

Tab 1

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NEW PORT CORNERS COMMUNITY DEVELOPMENT DISTRICT

November 11, 2025 – Meeting of Minutes

Page 1

MINUTES OF MEETING

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

NEW PORT CORNERS
COMMUNITY DEVELOPMENT DISTRICT

The regular Meeting of the Board of Supervisors of New Port Corners Community Development District was held on **Tuesday, November 11, 2025, at 9:22 a.m.** at the Hilton Garden Inn, 2155 Northpointe Parkway, Lutz, FL 33558.

Present and constituting a quorum:

Kelly Evans	Chair
Lori Campagna	Vice Chair
Bradley Gilley	Assistant Secretary
Jacob Walsh	Assistant Secretary

Also present were:

Scott Brizendine	District Manager, Rizzetta & Company
John Vericker	District Counsel, Straley Robin Vericker
KC Hopkinson	District Counsel, Straley Robin Vericker

Audience:	None
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FIRST ORDER OF BUSINESS

Call to Order

Mr. Brizendine opened the meeting at 9:32 a.m.

SECOND ORDER OF BUSINESS

Audience Comments on Agenda Items

There were no audience members present.

THIRD ORDER OF BUSINESS

Consideration of Board of Supervisors
Meeting Minutes for October 14, 2025

On a Motion by Mr. Gilley, seconded by Ms. Evans, with all in favor, the Board of Supervisors approved minutes of the Board of Supervisors meeting on October 14, 2025, as presented, for the New Port Corners Community Development District.

FOURTH ORDER OF BUSINESS

Ratification of Operation &

NEW PORT CORNERS COMMUNITY DEVELOPMENT DISTRICT
November 11, 2025 – Meeting of Minutes
Page 2

47 Maintenance Expenditures for
48 September 2025

49

On a Motion by Ms. Evans, seconded by Ms. Campagna, with all in favor, the Board of
Supervisors ratified the Operation & Maintenance Expenditures for September 2025
(\$23,722.78), as presented, for the New Port Corners Community Development District.

50 **FIFTH ORDER OF BUSINESS**

51 **Appointment of New Board**
52 **Supervisor Seat 3 (2025-2028)**

53 This item was tabled.

54 **SIXTH ORDER OF BUSINESS**

55 **Staff Reports**

56 **A. District Counsel**

57 Mr. Vericker inquired about the time for bond issuance. Ms. Evans stated they are
58 looking to close by November 30, 2025.

59 **B. District Engineer**

60 Not present.

61 **C. District Manager**

62 The next regular meeting will be on December 9, 2025, at 9:00 a.m. at the
63 Hilton Garden Inn Tampa Suncoast Parkway 2155 Northpointe Parkway Lutz,
64 Florida 33558.

65

On a Motion by Ms. Evans, seconded by Ms. Campagna, with all in favor, the Board of
Supervisors approved to hold the December 9, 2025 meeting at 9:00 a.m. at the Hilton
Garden Inn Tampa Suncoast Parkway 2155 Northpointe Parkway Lutz, Florida 33558,
for the New Port Corners Community Development District.

66 **SEVENTH ORDER OF BUSINESS**

67 **Supervisor Requests**

68 Ms. Evans needs to make sure the construction requisition gets submitted.

69 Ms. Evans stated Stearns Weaver is submitting the expansion petition to Pasco
70 County today.

71 **EIGHTH ORDER OF BUSINESS**

72 **Adjournment**

NEW PORT CORNERS COMMUNITY DEVELOPMENT DISTRICT

November 11, 2025 – Meeting of Minutes

Page 3

82

On a Motion by Ms. Evans, seconded by Ms. Campagna, with all in favor, the Board of Supervisors adjourned the meeting at 9:27 a.m., for New Port Corners Community Development District.

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Assistant Secretary

Chairman / Vice-Chairman

REDACTED

Tab 2

NEW PORT CORNERS COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · RIVerview, FLORIDA
MAILING ADDRESS · 3434 COLWELL AVENUE, SUITE 200 · TAMPA, FLORIDA 33614

**Operation and Maintenance Expenditures
Presented For Board Approval
October 2025**

Attached please find the check register listing the Operation and Maintenance expenditures paid from October 1, 2025 through October 31, 2025. This does not include expenditures previously approved by the Board.

The total items being presented: **\$21,562.50**

Approval of Expenditures:

Chairperson

Vice Chairperson

Assistant Secretary

New Port Corners Community Development District

Paid Operation & Maintenance Expenditures

October 1, 2025 Through October 31, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Bradley Gilley	300054	BGilley090925-649	Board of Supervisor Meeting 09/09/25	\$ 200.00
Egis Insurance Advisors, LLC	300055	29390	Insurance Policy #1001241205 from 01/21/25-10/01/25	\$ 5,000.00
Florida Department of Commerce	20251030-1	93843 ACH	Special District Fee for FY 25-26	\$ 175.00
Gig Fiber, LLC	300056	4986	Solar Lighting 08/25	\$ 6,250.00
Jacob Walsh	300057	Jwalsh090925-649	Board of Supervisor Meeting 09/09/25	\$ 200.00
Kelly Evans	300058	KEvans090925-649	Board of Supervisor Meeting 09/09/25	\$ 200.00
Lori Campagna	300059	LCampagna090925-649	Board of Supervisor Meeting 09/09/25	\$ 200.00
Rizzetta & Company, Inc.	300052	INV0000102297	District Management Fees 09/25	\$ 3,300.00
Rizzetta & Company, Inc.	300053	INV0000103727	Assessment Roll FY25-26	\$ 5,000.00
Sean Michael Finotti	300060	Sfinotti090925-649	Board of Supervisor Meeting 09/09/25	\$ 200.00

New Port Corners Community Development District

Paid Operation & Maintenance Expenditures

October 1, 2025 Through October 31, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Sitex Aquatics, LLC	300061	10032-b	Monthly Lake Maintenance 08/25	\$ 750.00
The Observer Group, Inc.	300062	25-01848P	New Port Corners FY 2025/2026 Meeting Schedule	\$ 87.50
Report Total				\$ <u>21,562.50</u>

NEW PORT CORNERS CDD
Meeting Date: September 9, 2025

SUPERVISOR PAY REQUEST

Name of Board Supervisor	Check if Paid
Kelly Evans	✓
Lori Campagna	✓
Sean Finotti	✓
Bradley Gilley	✓
Jacob Walsh	✓

(*) Does not get paid

NOTE: Supervisors are only paid if checked present.

EXTENDED MEETING TIMECARD

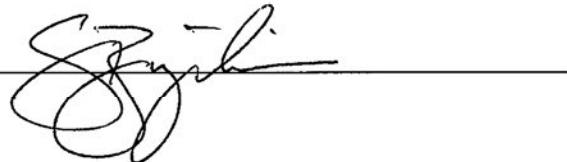
Meeting Start Time:	9:57
Meeting End Time:	10:04
Total Meeting Time:	:07
Time Over (3) Hours:	0
Total at \$175 per Hour:	\$0.00

ADDITIONAL OR CONTINUED MEETING TIMECARD

Meeting Date:	
Additional or Continued Meeting?	
Total Meeting Time:	
Total at \$175 per Hour:	\$0.00

Business Mileage Round Trip	
IRS Rate per Mile	\$0.700
Mileage to Charge	\$0.00

DM Signature:



INVOICE



New Port Corners Community Development District
c/o Rizzetta & Company
3434 Colwell Ave, Suite 200
Tampa, FL 33614

Customer	New Port Corners Community Development District
Acct #	1602
Date	09/16/2025
Customer Service	Yvette Nunez
Page	1 of 1

Payment Information	
Invoice Summary	\$ 5,000.00
Payment Amount	
Payment for:	Invoice#29390 1001251205

Thank You

Please detach and return with payment



Customer: New Port Corners Community Development District

Invoice	Effective	Transaction	Description	Amount
29390	10/01/2025	Renew policy	Policy #1001251205 10/01/2025-10/01/2026 Florida Insurance Alliance Package - Renew policy Due Date: 9/16/2025	5,000.00

Please Remit Payment To:
Egis Insurance and Risk Advisors
P.O. Box 748555

Total

\$ 5,000.00

Thank You

Remit Payment To: Egis Insurance Advisors
P.O. Box 748555
Atlanta, GA 30374-8555

(321)233-9939

Date

accounting@egisadvisors.com

09/16/2025

Required by sections 189.064 and 189.018, Florida Statutes, and Chapter 73C-24, Florida Administrative Code

Date Involved: 10/01/2025				Invoice No: 93843
Annual Fee: \$175.00	1st Late Fee: \$0.00	2nd Late Fee: \$0.00	Received: \$0.00	Total Due, Postmarked by 12/02/2025: \$175.00

STEP 1: Review the following profile and make any needed changes.**1. Special District's Name, Registered Agent's Name and Registered Office Address:****New Port Corners Community Development District**

Mr. William J. Rizzetta

3434 Colwell Avenue, Suite 200

Tampa, Florida 33614



2. Telephone:	813-514-0400 Ext:
3. Fax:	813-514-0401
4. Email:	brizzetta@rizzetta.com
5. Status:	Independent
6. Governing Body:	Elected
7. Website Address:	Not on file - Due by the end of the first fiscal year after creation. newportcornerscdd.org
8. County(ies):	Pasco
9. Special Purpose(s):	Community Development
10. Boundary Map on File:	01/21/2025
11. Creation Document on File:	01/21/2025
12. Date Established:	01/16/2025
13. Creation Method:	Local Ordinance
14. Local Governing Authority:	Pasco County
15. Creation Document(s):	County Ordinance 25-07 (corrected 1/29/2025)
16. Statutory Authority:	Chapter 190, Florida Statutes
17. Authority to Issue Bonds:	Yes
18. Revenue Source(s):	Assessments

STEP 2: Sign and date to certify accuracy and completeness.

By signing and dating below, I do hereby certify that the profile above (changes noted if necessary) is accurate and complete:

Registered Agent's Signature: William J. Rizzetta Date OCT 17 2025**STEP 3:** Pay the annual state fee or certify eligibility for zero annual fee.

1. **Pay the Annual Fee:** Pay the annual fee by following the instructions at www.FloridaJobs.org/SpecialDistrictFee.
2. **Or, Certify Eligibility for the Zero Fee:** By initialing both of the following items, I, the above signed registered agent, do hereby certify that to the best of my knowledge and belief, **BOTH** of the following statements and those on any submissions to the Department are true, correct, complete, and made in good faith. I understand that any information I give may be verified.

This special district is not a component unit of a general purpose local government as determined by the special district and its Certified Public Accountant; and,

This special district is in compliance with its Fiscal Year 2023 - 2024 Annual Financial Report (AFR) filing requirement with the Florida Department of Financial Services (DFS) and that AFR reflects \$3,000 or less in annual revenues or, is a special district not required to file a Fiscal Year 2023 - 2024 AFR with DFS and has included an income statement with this document verifying \$3,000 or less in revenues for the current fiscal year.

Department Use Only: Approved: Denied: Reason: _____**STEP 4:** Make a copy of this document for your records.**STEP 5:** Email this document to SpecialDistricts@Commerce.fl.gov or mail it to FloridaCommerce, Bureau of Budget Management, 107 East Madison Street, MSC #120, Tallahassee, FL 32399-4124. Direct questions to 850.717.8430.

Gig Fiber, LLC
2502 N Rocky Point Dr
Ste 1000
Tampa, FL 33607
813-800-5323

INVOICE

streetleaf 

Invoice #:	4986
Invoice Date:	08/01/25
Amount Due:	\$6,250.00

Bill To: _____

New Port Corners CDD
United States

08/28/25

Due Date
08/31/25

Item	Description	Quantity	Price	Amount
Solar Equipment Lease Income	New Port Corners CDD - Ph1 NOT SIGNED YET_August 2025	125	\$50.00	\$6,250.00

Subtotal:	\$6,250.00
Sales Tax:	\$0.00
Total:	\$6,250.00
Payments:	\$0.00
Amount Due:	\$6,250.00

To pay online, go to <https://app02.us.bill.com/p/streetleaf>

Rizzetta & Company, Inc.
3434 Colwell Avenue
Suite 200
Tampa FL 33614

Invoice

Date	Invoice #
9/2/2025	INV0000102297

Bill To:

New Port Corners CDD
3434 Colwell Ave
Suite 200
Tampa FL 33614

Rizzetta & Company, Inc.
3434 Colwell Avenue
Suite 200
Tampa FL 33614

09-30-25

Invoice

Date	Invoice #
10/3/2025	INV0000103727

Bill To:

New Port Corners CDD
3434 Colwell Ave
Suite 200
Tampa FL 33614

Services for the month of		Terms		Client Number
October		Upon Receipt		00649
Description		Qty	Rate	Amount
Assessment Roll (Annual)		1.00	\$5,000.00	\$5,000.00
09-29-2025		Subtotal		\$5,000.00
		Total		\$5,000.00

INVOICE

Sitex Aquatics, LLC
PO Box 917
Parrish, FL 34219

office@sitexaquatics.com
+1 (813) 564 2322



Bill to

New Port Corners CDD
Rizzetta & Company
3434 Colewell Ave Suite 200
Tampa, FL 33614

08/01/25

Invoice details

Invoice no.: 10032 b
Terms: Net 30
Invoice date: 08/01/2025
Due date: 08/31/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Aquatic Maintenance	Monthly Lake Maintenance: 5 Waterways	1	\$750.00	\$750.00

Ways to pay



[View and pay](#)

Business Observer

1970 Main Street
3rd Floor
Sarasota, FL 34236
, 941-906-9386 x322

INVOICE

Legal Advertising

Invoice # 25-01848P

Date 09/05/2025

Attn:
New Port Corners CDD Rizzetta
3434 COLWELL AVENUE #200
TAMPA FL 33614

Please make checks payable to:
(Please note Invoice # on check)
Business Observer
1970 Main Street
3rd Floor
Sarasota, FL 34236

Description	Amount
Serial # 25-01848P	\$87.50
Public Board Meetings	
RE: New Port Corners FY 2025/2026 Meeting Schedule	
Published: 9/5/2025	

Important Message	Paid	()
Please include our Serial # on your check	Total	\$87.50

Pay by credit card online:
[https://legals.
businessobserverfl.
com/send-payment/](https://legals.businessobserverfl.com/send-payment/)

Payment is expected within 30 days of the
first publication date of your notice.

Attention: If you are a government agency and you believe that you qualify for a 15% discount to the second insertion of your notice per F.S. revision 50.061, please inform Kristen Boothroyd directly at 941-906-9386 x323.

NOTICE

The Business Observer makes every effort to ensure that its public notice advertising is accurate and in full compliance with all applicable statutes and ordinances and that its information is correct. Nevertheless, we ask that our advertisers scrutinize published ads carefully and alert us immediately to any errors so that we may correct them as soon as possible. We cannot accept responsibility for mistakes beyond bearing the cost of republishing advertisements that contain errors.

Business Observer

1970 Main Street
3rd Floor
Sarasota, FL 34236
, 941-906-9386 x322

INVOICE

Legal Advertising

New Port Corners Community Development District Notice of FY 2025/2026 Meeting Schedule

As required by Chapters 189 and 190 of Florida Statutes, notice is hereby given that the Fiscal Year 2025/2026, regular meetings of the Board of Supervisors of the New Port Corners Community Development District are scheduled to be held at 9:00 a.m. * except October, December, February, and September will convene at 5:00 p.m. at the Hilton Garden Inn Tampa Suncoast Parkway 2155 Northpointe Parkway Lutz, FL 33558:

October 14, 2025 *
November 11, 2025
December 9, 2025*
January 13, 2026
February 10, 2026 *
March 10, 2026
April 14, 2026
May 12, 2026
June 9, 2026
July 14, 2026
August 11, 2026
September 8, 2026 *

The meetings will be open to the public and will be conducted in accordance with the provision of Florida Law for community development districts. Any meeting may be continued to a date, time, and place to be specified on the record at the meeting. Copies of the agendas for the meetings listed above may be obtained from Rizzetta & Company, Inc., located at 3434 Colwell Avenue Suite 200 Tampa FL 33614 or (813) 994-1001, one week prior to the meeting. There may be occasions when one or more Supervisors will participate by telephone.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District's management company office, Rizzetta & Company at (813) 994-1001 at least two (2) business days prior to the date of the hearing and meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 for aid in contacting the District.

Each person who decides to appeal any action taken at these meetings is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

New Port Corners Community Development District
Scott Brizendine
District Manager
September 5, 2025

25-01848P

Attention: If you are a government agency and you believe that you qualify for a 15% discount to the second insertion of your notice per F.S. revision 50.061, please inform Kristen Boothroyd directly at 941-906-9386 x323.

NOTICE

The Business Observer makes every effort to ensure that its public notice advertising is accurate and in full compliance with all applicable statutes and ordinances and that its information is correct. Nevertheless, we ask that our advertisers scrutinize published ads carefully and alert us immediately to any errors so that we may correct them as soon as possible. We cannot accept responsibility for mistakes beyond bearing the cost of republishing advertisements that contain errors.

Tab 3



Rizzetta & Company

New Port Corners Community Development District

Final Supplemental Special
Assessment Allocation Report

Special Assessment Bonds, Series 2025

November 19, 2025

3434 Colwell Ave
Suite 200
Tampa, FL 33614

rizzetta.com

NEW PORT CORNERS COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT BONDS,
SERIES 2025

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Rizzetta & Company

I. INTRODUCTION

This Final Supplemental Special Assessment Allocation Report is being presented in anticipation of an issuance of bonds by the New Port Corners Community Development District (“District”), a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes. Rizzetta & Company, Inc. has been retained to prepare a methodology for allocating the special assessments related to the District’s infrastructure project. This report will detail the financing and assessment allocation of the Series 2025 Bonds that will fund a portion of the District’s CIP.

II. DEFINED TERMS

“2025 Project” – A portion of the District’s CIP anticipated to be financed with a portion of the proceeds of the Series 2025 Bonds.

“Capital Improvement Program” – (or **“CIP”**) The District’s comprehensive plan for constructing and/or acquiring the District-wide system of public infrastructure improvements with an estimated cost of \$61,168,958.40, as shown in the Engineer’s Report.

“Developer” – Lennar Homes, LLC or its assignees.

“District” – New Port Corners Community Development District.

“District Engineer” – Clearview Land Design, P.L.

“Engineer’s Report” – That certain *Master Engineer’s Report* dated January 24, 2025.

“End User” – The ultimate purchaser of a fully developed residential unit.

“Equivalent Assessment Unit” – (EAU) Allocation factor which reflects a quantitative measure of the amount of special benefit conferred by the District’s CIP on a particular land use, relative to other land uses.

“Indentures” – The District’s Master Trust Indenture and First Supplemental Trust Indenture, both dated November 1, 2025.

“Master Report” – The Master Special Assessment Allocation Report dated March 11, 2025.

“Platted Units” – Lands configured into their intended end-use and subject to a recorded plat.



Rizzetta & Company

“Series 2025 Assessments” – The special assessments, as contemplated by Chapters 190, 170 and 197 Florida Statutes levied to secure repayment of the District’s Series 2025 Bonds.

“Series 2025 Bonds” - The District’s Special Assessment Bonds, Series 2025 in the original principal amount of \$15,125,000.

“Unplatted Parcels” – Undeveloped lands or parcels not yet subject to a recorded plat in their final end-use configuration.

All capitalized terms not defined herein shall retain the meaning ascribed in the Master Report.

III. DISTRICT INFORMATION

The District was established by the Board of County Commissioners of Pasco County, Florida (“BCC”) on January 14, 2025, pursuant to Ordinance No. 25-07, which was effective as of January 16, 2025, as amended by Ordinance No. 25-40 enacted by the BCC on September 16, 2025 effective on September 17, 2025.. The District encompasses approximately 258.277 +/- acres and is located entirely within Pasco County, Florida. The District is generally located in West Pasco County at Little Road. The preliminary development plan for the District includes approximately six hundred and ninety (690) residential units.

Table 1 illustrates the District’s preliminary development plan for the 2025 Project.

IV. 2025 PROJECT

The District’s CIP includes, but is not limited to, clearing and earthwork, stormwater management, water and sewer, roadway improvements, off-site/Little Road, engineering, surveying and planning, wetland/environmental, parks, and contingencies. The CIP is estimated to cost \$61,168,958.40, and detail of these costs can be found in Table 2. The 2025 Project is a portion of the CIP which will be funded with proceeds of the Series 2025 Bonds in the amount of \$14,328,728.75. The balance of the CIP is anticipated to be funded by the Developer or future bond issuances.

V. SERIES 2025 BONDS AND ASSESSMENTS

In order to provide for the financing of the 2025 Project described in Section IV above, the District will issue the Series 2025 Bonds in the principal amount of \$15,125,000, which will be secured by the pledged revenues from the Series 2025 Assessments. The Series 2025 Assessments will initially be levied in the total annual amount of \$1,014,285, excluding early payment discounts and collection costs, and shall be structured in the same manner as the Series 2025 Bonds, so that revenues from the Series 2025 Assessments are sufficient to fulfill the debt service requirements for the Series 2025 Bonds.



Rizzetta & Company

The Series 2025 Bonds will be structured as amortizing current-interest bonds, with the repayment occurring in annual installments of principal and interest. Interest payments dates shall occur every June 15 and December 15 from the date of issuance until final maturity on June 15, 2055. The first scheduled payment of principal and coupon interest will be due on June 15, 2026. The annual principal payment will be due each June 15 thereafter until final maturity.

The Series 2025 Assessments will initially be levied on the 520 Platted Units and initially until platting on approximately 72.75 remaining gross acres, which excludes the acreage associated with the District's amenities, within the District. Series 2025 Assessments will only be assigned to the remaining lots planned for development within the District as they are platted. It is expected that Series 2025 Assessment installments assigned to Platted Units will be collected via the Pasco County property tax bill process (Uniform Method).¹ Accordingly, the Series 2025 Assessments have been adjusted to allow for current county collection costs and the possibility that landowners will avail themselves of early payment discounts. Currently, the aggregate rate for such costs and discounts is 6.0%, but this may fluctuate as provided by law. The Unplatted Parcels are expected to be collected directly by the District and will not include any county collection costs or early payment discounts. However, for purposes of this report, all units are inclusive of the associated costs and discounts for presentation purposes only.

VI. SERIES 2025 ASSESSMENT ALLOCATION

The Series 2025 Assessments are expected to ultimately be allocated to all 690 Platted Units within the District, as shown on Table 5. The Series 2025 Assessments are allocated based on an EAU methodology, as defined in the Master Report. As allocated, the Series 2025 Assessments fall within the cost/benefit thresholds, as well as the maximum assessment levels, established by the Master Report.

Table 5 reflects the Series 2025 Assessments per Platted Unit. The Series 2025 Assessments will be levied on the 520 Platted Units and initially until platting on the approximately 72.75 remaining gross acres within the District, which excludes the acreage associated with the amenities, on an equal assessment per acre basis. As land is either sold in bulk to the third parties, or as land is platted or otherwise subdivided into Platted Units, the Series 2025 Assessments will be assigned to those Platted Units at the per-unit amounts described in Table 5, on a first platted and first assigned basis, thereby reducing the Series 2025 Assessments encumbering the Unplatted Parcels by a corresponding amount. The Series 2025 Assessments are expected to ultimately be assigned to 690 Platted Units within the District.

In the event an Unplatted Parcel is sold to a party not affiliated with the developer, Series 2025 Assessments will be assigned to that Unplatted Parcel based on the maximum total number of Platted Units assigned by the Developer to that Unplatted Parcel. The owner

¹ The ultimate collection procedure is subject to District approval. Nothing herein should be construed as mandating collections that conflict with the terms, privileges, and remedies provided in the Indentures, Florida law, assessment resolutions, and/or other applicable agreements.



Rizzetta & Company

of that Unplatted Parcel will be responsible for the total assessments applicable to the Unplatted Parcel, regardless of the total number of Platted Units ultimately platted. These total Series 2025 Assessments are fixed to the Unplatted Parcel at the time of the sale. If such property is sold to a unit of local government, any debt assigned to such property must be satisfied prior to such transfer by way of a true-up payment.

The Series 2025 Assessment Roll is located on page A-5.

VII. PREPAYMENT AND TRUE UP OF SERIES 2025 ASSESSMENTS

The Series 2025 Assessments encumbering a parcel may be prepaid in full or in part at any time, without penalty, together with interest at the rate on the Series 2025 Bonds to the Quarterly Redemption Date (as defined in the First Supplemental Indenture) that is more than forty-five (45) days next succeeding the date of prepayment. Notwithstanding the preceding provisions, the District does not waive the right to assess penalties which would otherwise be permissible if the parcel being prepaid is subject to an assessment delinquency.

Because this methodology assigns defined, fixed Series 2025 Assessments to Platted Units, the District's Series 2025 Assessment program is predicated on the development of lots in the manner described in Table 1. However, if a change in development results in net decrease in the overall principal amount of Series 2025 Assessments able to be assigned to the lands described in Table 1, then a true-up, or principal reduction payment will be required to cure the deficiency ("True Up Payment"). The District shall perform a review of the development plan for true-up calculation purposes at each time any plat/site plan is presented to the District. Similarly, if a reconfiguration of lands or redemption of outstanding Series 2025 Bonds would result in the collection of substantial excess assessment revenue in the aggregate, then the District shall undertake a pro rata reduction of Series 2025 Assessments for all assessed properties.

For further detail on the true-up process, please refer to the True-Up Agreement and applicable assessment resolution(s). All of the terms of the Master Report are incorporated herein by this reference and applicable to the Series 2025 Assessments, except to the extent modified herein.

VIII. ADDITIONAL STIPULATIONS

Certain financing, development, and engineering data was provided by the District Underwriter, District Engineer and the Developer. The allocation methodology described herein was based on information provided by those professionals. Rizzetta & Company makes no representations regarding said information transactions beyond restatement of the factual information necessary for compilation of this report. For additional information on the Series 2025 Bond structure and related items, please refer to the Limited Offering Memorandum associated with this transaction.



Rizzetta & Company

NEW PORT CORNERS COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT BONDS,
SERIES 2025

Rizzetta & Company, Inc., does not represent the District as a Municipal Advisor or Securities Broker nor is Rizzetta & Company, Inc., registered to provide such services as described in Section 15B of the Securities and Exchange Act of 1934, as amended. Similarly, Rizzetta & Company, Inc., does not provide the New Port Corners Community Development District with financial advisory services or offer investment advice in any form.



Rizzetta & Company

NEW PORT CORNERS COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT BONDS,
SERIES 2025

EXHIBIT A:
ALLOCATION METHODOLOGY



Rizzetta & Company

Professionals in Community Management

**NEW PORT CORNERS COMMUNITY DEVELOPMENT DISTRICT
FINAL SUPPLEMENTAL SPECIAL ASSESSMENT ALLOCATION REPORT
SPECIAL ASSESSMENT BONDS, SERIES 2025**

TABLE 1: PRELIMINARY DEVELOPMENT PLAN

PRODUCT	EAU	PHASE 1A	PHASE 1B	TOTAL
Alley Townhomes 25'	0.50	16	0	16
Single Family 32'	0.64	13	0	13
Single Family 40'	0.80	139	0	139
Single Family 50'	1.00	43	0	43
Villa (Active Adult)	0.55	0	112	112
Single Family 50' (Active Adult)	1.00	0	241	241
Single Family 60' (Active Adult)	1.20	0	126	126
TOTAL:	211	479		690

Preliminary Development Plan provided by the Developer and is subject to change.

**NEW PORT CORNERS COMMUNITY DEVELOPMENT DISTRICT
FINAL SUPPLEMENTAL SPECIAL ASSESSMENT ALLOCATION REPORT
SPECIAL ASSESSMENT BONDS, SERIES 2025**

TABLE 2: PROJECT COST DETAIL

IMPROVEMENTS	ESTIMATED COSTS
Clearing & Earthwork	\$10,747,121.00
Stormwater Management	\$9,372,063.00
Water & Sewer	\$11,605,494.00
Roadway Improvements	\$4,883,466.00
Off-site / Little Road	\$9,200,000.00
Engineering, Surveying & Planning	\$5,200,000.00
Wetland / Environmental	\$2,700,000.00
Parks	\$1,900,000.00
Contingency	\$5,560,814.40
TOTAL	\$61,168,958.40
Portion of CIP to be funded by Series 2025 Bonds (2025 Project)	\$14,328,728.75
Additional costs to be funded by the Developer or other sources	\$46,840,229.65
	\$61,168,958.40

Note: Infrastructure cost estimates provided by the District Engineer.

**NEW PORT CORNERS COMMUNITY DEVELOPMENT DISTRICT
FINAL SUPPLEMENTAL SPECIAL ASSESSMENT ALLOCATION REPORT
SPECIAL ASSESSMENT BONDS, SERIES 2025**

TABLE 3: FINANCING INFORMATION - SERIES 2025 BONDS

Average Coupon Rate	5.356%
Term	30
Delivery Date	November 25, 2025
Maturity Date	June 15, 2025
Maximum Annual Debt Service ("MADS")	\$1,014,285.00

SOURCES:

PRINCIPAL AMOUNT	\$15,125,000.00
Total Sources	\$15,125,000.00

USES:

Construction Fund	(\$14,328,728.75)
Debt Service Reserve Fund (25% of MADS)	(\$253,571.25)
Underwriter's Discount	(\$302,500.00)
Costs of Issuance	(\$240,200.00)
Total Uses	(\$15,125,000.00)

Source: District Underwriter.

TABLE 4: FINANCING INFORMATION - SERIES 2025 ASSESSMENTS

Average Coupon Rate	5.36%
Initial Principal Amount	\$15,125,000
Aggregate Annual Installment	\$1,014,285.00 (1)
Estimated County Collection Costs	2.00% \$21,580.53 (2)
Maximum Early Payment Discounts	4.00% <u>\$43,161.06 (2)</u>
Total Annual Installment	\$1,079,026.60

(1) Based on MADS for the Series 2025 Bonds.

(2) May vary as provided by law.

**NEW PORT CORNERS COMMUNITY DEVELOPMENT DISTRICT
FINAL SUPPLEMENTAL SPECIAL ASSESSMENT ALLOCATION REPORT
SPECIAL ASSESSMENT BONDS, SERIES 2025**

TABLE 5: ASSESSMENT ALLOCATION - SERIES 2025 ASSESSMENTS ⁽¹⁾

PRODUCT	UNITS	EAU	TOTAL EAU'S	% OF EAU'S	PRODUCT TOTAL PRINCIPAL ⁽²⁾	PER UNIT PRINCIPAL	PRODUCT ANNUAL INSTLMT. ⁽²⁾⁽³⁾	PER UNIT INSTLMT. ⁽³⁾
Alley Townhomes 25'	16	0.50	8.00	1.28%	\$193,810.87	\$12,113.18	\$13,826.58	\$864.16
Single Family 32'	13	0.64	8.32	1.33%	\$201,563.30	\$15,504.87	\$14,379.65	\$1,106.13
Single Family 40'	139	0.80	111.20	17.81%	\$2,693,971.04	\$19,381.09	\$192,189.51	\$1,382.66
Single Family 50'	43	1.00	43.00	6.89%	\$1,041,733.41	\$24,226.36	\$74,317.89	\$1,728.32
Villa (Active Adult)	112	0.55	61.60	9.87%	\$1,492,343.67	\$13,324.50	\$106,464.69	\$950.58
Single Family 50' (Active Adult)	241	1.00	241.00	38.60%	\$5,838,552.34	\$24,226.36	\$416,525.84	\$1,728.32
Single Family 60' (Active Adult)	126	1.20	151.20	24.22%	\$3,663,025.37	\$29,071.63	\$261,322.43	\$2,073.99
TOTAL	<u>690</u>		<u>624.32</u>	<u>100.00%</u>	<u>\$15,125,000.00</u>		<u>\$1,079,026.60</u>	

(1) Allocation of Series 2025 Assessments to be levied.

(2) Product total shown for illustrative purposes only and are not fixed per product type.

(3) Includes estimated Pasco County collection costs/payment discounts, which may fluctuate.



NEW PORT CORNERS COMMUNITY DEVELOPMENT DISTRICT

FINAL SUPPLEMENTAL SPECIAL ASSESSMENT ALLOCATION REPORT

SERIES 2025 ASSESSMENT LIEN ROLL

NEW PORT CORNERS COMMUNITY DEVELOPMENT DISTRICT

FINAL SUPPLEMENTAL SPECIAL ASSESSMENT ALLOCATION REPORT

SERIES 2025 ASSESSMENT LIEN ROLL

NEW PORT CORNERS COMMUNITY DEVELOPMENT DISTRICT
FINAL SUPPLEMENTAL SPECIAL ASSESSMENT ALLOCATION REPORT
SERIES 2025 ASSESSMENT LIEN ROLL

NEW PORT CORNERS COMMUNITY DEVELOPMENT DISTRICT
FINAL SUPPLEMENTAL SPECIAL ASSESSMENT ALLOCATION REPORT
SERIES 2025 ASSESSMENT LIEN ROLL

NEW PORT CORNERS COMMUNITY DEVELOPMENT DISTRICT

FINAL SUPPLEMENTAL SPECIAL ASSESSMENT ALLOCATION REPORT

SERIES 2025 ASSESSMENT LIEN ROLL

NEW PORT CORNERS COMMUNITY DEVELOPMENT DISTRICT

FINAL SUPPLEMENTAL SPECIAL ASSESSMENT ALLOCATION REPORT

SERIES 2025 ASSESSMENT LIEN ROLL

NEW PORT CORNERS COMMUNITY DEVELOPMENT DISTRICT
FINAL SUPPLEMENTAL SPECIAL ASSESSMENT ALLOCATION REPORT
SERIES 2025 ASSESSMENT LIEN ROLL

PARCEL ID	LEGAL	PRODUCT	PER UNIT PRINCIPAL	PER UNIT ANNUAL INSTALLMENT
		TOTAL	\$15,125,000.00	\$1,079,026.60

	PRINCIPAL/ACRE UNPLATTED \$60,141.31	ASSMT/ACRE \$4,290.52
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Exhibit "A"

Description Sketch (Not A Survey)

DESCRIPTION: NEW PORT CORNER - CDD (WEST)
(Prepared by GeoPoint Surveying, Inc.)

DESCRIPTION:

A parcel of land being all of Tracts 25, 26, 27, 29, 30, 31, 32, 33, 41, 42, 43, and 44, lying in Section 2, Township 26 South, Range 16 East, and part of Tracts 28, 34, 35, 36, 37, 38, 39 and 40, lying in Section 2, Township 26 South, Range 16 East, and part of Tract 1, lying in Section 10, Township 26 South Range 16 East, and part of Tracts 18, 19, 21, 22, and 23, lying in Section 11, Township 26 South, Range 16 East, all of Port Richey Land Company Subdivision according to map or plat thereof, as recorded in Plat Book 1, Pages 60 and 61, Public Records of Pasco County, Florida, and being more particularly described as follows:

BEGIN at the Southwest corner of said Section 2, thence along the South line of said Section 2, S 89°21'11" E, a distance of 30.00 feet; thence leaving said South line along the East right-of-way line of Osteen Road as recorded in Official Records Book 1582, Page 570 of the Public Records of Pasco County, Florida, N 00°06'42" E, a distance of 2582.66 feet; thence leaving said West right-of-way line, S 89°26'44" E, a distance of 900.50 feet; thence N 00°12'06" E, a distance of 30.00 feet to the South right-of-way line of Ernst Road per said Port Richey Land Company Subdivision; thence along said South right-of-way line, S 89°26'44" E, a distance of 390.38 feet; thence leaving said South right-of-way line, N 00°15'59" W, a distance of 15.00 feet; thence N 00°13'21" E, a distance of 1281.14 feet; thence S 89°54'00" E, a distance of 26.00 feet; thence N 82°26'54"E, a distance of 30.04 feet; thence S 89°54'00" E, a distance of 385.34 feet; thence N 00°13'19" E, a distance of 31.38 feet; thence S 89°26'43" E, a distance of 809.28 feet to the West right-of-way line of Little Road as recorded in Official Records Book 881, Page 144, as amended in Official Records Book 899, Page 213 of the Public Records of Pasco County, Florida; thence along said West right-of-way line S.02°12'08"W., a distance of 535.13 feet; thence S.00°17'31"W., a distance of 786.28 feet; thence S.00°38'29"E., a distance of 914.37 feet; thence leaving said West line of LITTLE ROAD, N.89°53'55"W., a distance of 739.94 feet; thence S.00°06'00"W., a distance of 737.50 feet; thence S.89°54'00"E., a distance of 749.48 feet to said West line of LITTLE ROAD, thence along said West line, S.00°38'29"E., a distance of 225.02 feet; thence again leaving said West line of LITTLE ROAD N.89°54'00"W., a distance of 822.39 feet; thence S.00°06'00"W., a distance of 737.50 feet; thence southerly, 117.81 feet along the arc of a tangent curve to the left having a radius of 225.00 feet and a central angle of 30°00'00" (chord bearing S.14°54'00"E., 116.47 feet); thence S.29°54'00"E., a distance of 43.33 feet; thence S.60°06'00"W., a distance of 120.00 feet; thence S.71°46'59"W., a distance of 1158.98 feet; thence N.86°46'06"W., a distance of 177.17 feet; thence S.66°10'55"W., a distance of 39.21 feet; thence N.48°57'35"W., a distance of 517.78 feet; thence N.70°43'08"W., a distance of 63.34 feet; thence N.00°35'26"E., a distance of 228.45 feet; thence S.89°55'50"E., a distance of 60.00 feet to the **POINT OF BEGINNING**.

Containing 179.455 Acres.

Surveyor's Note:

1) Bearings shown hereon are based on the West right-of-way line of Little Road, having a Grid bearing of S 00°38'29" E. The Grid Bearings as shown hereon refer to the State Plane Coordinate System, North American Horizontal Datum of 1983 (NAD 83-2011 Adjustment) for the West Zone of Florida.

2) This Description and Sketch has been electronically signed and sealed pursuant to Rule 5J-17.062, Section 472.027 of the Florida Statutes. The seal appearing on this document was authorized by John D. Weigle, LS5246. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

PAGE INDEX:

SHEET 1: Description West, Notes
SHEET 2: Description East
SHEET 3: Page Map (Key Sheet)
SHEETS 4-9: Dimension Detail
SHEET 10: Dimension Tables

Description Sketch (Not A Survey)

DESCRIPTION: NEW PORT CORNER - CDD (EAST)

A parcel of land being a part of Tracts 22, 29, and 30, lying in Section 1, Township, 26 South, Range 16 East, also Tracts 8, 9, 12, 13, 45 through 53, 57, 58, 59, and 60, lying in Section 2, Township 26 South, Range 16 East, of Port Richey Land Company Subdivision, according to map or plat thereof, as recorded in Plat Book 1, Pages 60 and 61, Public Records of Pasco County, Public Records of Pasco County, Florida, and being more particularly described as follows:

COMMENCE at the Northwest Corner of the Northeast 1/4 of said Section 2, thence along the West boundary of the Northeast 1/4 of Section 2, S.00°17'47"W., a distance of 1975.32 feet to the Southwest corner of said Northeast 1/4 of Section 2, thence along the West boundary of the Southeast 1/4 of said Section 2, S.00°38'38"E., a distance of 15.00 feet; thence leaving said West boundary S.89°45'28"E., a distance of 108.13 feet to a point on the East line of LITTLE ROAD, a Public Right-of-Way per (Official Records 899, Page 213, of the Public Records of said Pasco County, Florida & Pasco County Right-of-Way Map Little Road Phase III C) and the **POINT OF BEGINNING**; thence along the South line of a 30 foot platted Right-of-Way per said Plat of Port Richey Land Company Subdivision, S.89°45'28"E., a distance of 2189.17 feet; thence leaving said South Right-of-Way line S.00°00'00"E., a distance of 34.91 feet; thence N.89°54'51"W., a distance of 34.64 feet; thence Southwesterly, 15.76 feet along the arc of a non-tangent curve to the left having a radius of 10.00 feet and a central angle of 90°17'02" (chord bearing S.45°06'00"W., 14.18 feet); thence S.00°06'00"W., a distance of 100.91 feet; thence S.89°44'20"E., a distance of 113.18 feet; thence N.79°07'00"E., a distance of 73.17 feet; thence N.67°25'00"E., a distance of 70.74 feet; thence N.55°43'00"E., a distance of 70.74 feet; thence N.45°28'10"E., a distance of 55.67 feet; thence N.47°07'00"E., a distance of 229.09 feet; thence S.55°53'55"E., a distance of 119.51 feet; thence S.30°44'03"E., a distance of 687.62 feet to the centerline of the Pithlachascoolee River, thence along said centerline, S 42°28'22" W, a distance of 6.50 feet; thence S 39°44'48" W, a distance of 21.02 feet; thence S 53°46'58" W, a distance of 40.79 feet; thence S 69°59'31" W, a distance of 35.13 feet; thence S 69°40'00" W, a distance of 35.16 feet to the East boundary of said Tract 29; thence along said East boundary, S 00°03'50" E, a distance of 80.33 feet to said centerline; thence along said centerline, S 30°50'35" E, a distance of 26.12 feet; thence S 45°50'44" W, a distance of 18.61 feet to the East boundary of said Tract 29; thence along said East boundary, S 00°03'50" E, a distance of 263.42 feet to the Southeast corner of said Tract 29; thence along the South boundary of said Tract 29, N 89°54'20" W, a distance of 454.28 feet to a point on the West line of a 30 foot platted Right-of-Way per said Plat of Port Richey Land Company Subdivision, thence along said West line, S.00°00'39"W., a distance of 330.28 feet; thence S.00°01'05"W., a distance of 173.61 feet; thence leaving said West Right-of-Way line, N.89°59'04"W., a distance of 693.35 feet; thence N.00°06'00"E., a distance of 99.50 feet; thence N.03°11'21"W., a distance of 87.14 feet; thence N.00°06'00"E., a distance of 200.00 feet; thence N.89°54'00"W., a distance of 60.00 feet; thence Northwesterly, 15.71 feet along the arc of a non-tangent curve to the left having a radius of 10.00 feet and a central angle of 90°00'00" (chord bearing N.44°54'00"W., 14.14 feet); thence N.00°06'00"E., a distance of 70.00 feet; thence Northeasterly, 15.71 feet along the arc of a non-tangent curve to the left having a radius of 10.00 feet and a central angle of 90°00'00" (chord bearing N.45°06'00"E., 14.14 feet); thence N.00°06'00"E., a distance of 100.00 feet; thence N.89°54'00"W., a distance of 570.00 feet; thence S.00°06'00"W., a distance of 98.67 feet; thence N.89°54'00"W., a distance of 330.00 feet; thence S.00°06'00"W., a distance of 663.33 feet; thence Southeasterly, 15.71 feet along the arc of a tangent curve to the left having a radius of 10.00 feet and a central angle of 90°00'00" (chord bearing S.44°54'00"E., 14.14 feet); thence S.89°54'00"E., a distance of 28.72 feet; thence N.85°54'00"E., a distance of 3.38 feet; thence S.00°20'47"W., a distance of 136.45 feet; thence N.85°42'00"W., a distance of 2.79 feet; thence N.89°54'00"W., a distance of 28.72 feet; thence Southwesterly, 15.71 feet along the arc of a tangent curve to the left having a radius of 10.00 feet and a central angle of 90°00'00" (chord bearing S.45°06'00"W., 14.14 feet); thence S.00°06'00"W., a distance of 34.50 feet; thence N.89°54'00"W., a distance of 860.47 feet to East line of LITTLE ROAD, thence along said East line N.00°38'29"W., a distance of 225.02 feet; thence leaving said East line S.89°54'00"E., a distance of 758.38 feet; thence N.00°06'00"E., a distance of 737.50 feet; thence N.89°52'32"W., a distance of 767.92 feet to said East line of LITTLE ROAD, thence along said East line N.00°38'29"W., a distance of 899.24 feet to the **POINT OF BEGINNING**.

Containing 78.498 acres

Together With:

PARCEL 8

A parcel of land being a part of Tracts 8 and 9, lying in Section 2, Township 26, South, Range 16 East, of Port Richey Land Company Subdivision, according to map or Plat thereof, as recorded in Plat Book 1, Pages 60 and 61, Public Records of Pasco County, Florida, and being more particularly described as follows:

COMMENCE at the Northwest Corner of the Northeast 1/4 of said Section 2, thence along the West boundary of the Northeast 1/4 of Section 2, S.00°17'47"W., a distance of 1975.32 feet to the Southwest corner of said Northeast 1/4 of Section 2, thence along the South line of said Northeast 1/4 of Section 2, S.89°45'28"E., a distance of 108.13 feet to a point on the East line of LITTLE ROAD a Public Right-of-Way per (Official Records 3837, Page 1145, of the Public Records of said Pasco County, Florida & Pasco County Right-of-Way Map Little Road Phase III C), thence along said West Right-of-Way line N.00°14'47"E., a distance of 15.00 feet to the **POINT OF BEGINNING**, thence along said East Right-of-Way line of LITTLE ROAD, N.00°17'31"E., a distance of 10.00 feet; thence leaving said East Right-of-Way line, S.89°45'28"E., a distance of 299.16 feet; thence Northeasterly, 15.71 feet along the arc of a tangent curve to the left having a radius of 10.00 feet and a central angle of 90°0'0"0" (chord bearing N.45°14'32"E., 14.14 feet); thence S.89°45'28"E., a distance of 70.00 feet; thence Southeasterly, 15.71 feet along the arc of a non-tangent curve to the left having a radius of 10.00 feet and a central angle of 90°0'0"0" (chord bearing S.44°45'28"E., 14.14 feet); thence S.89°45'28"E., a distance of 320.63 feet; thence N.00°07'31"E., a distance of 10.02 feet; thence S.89°52'29"E., a distance of 70.00 feet; thence S.00°07'31"W., a distance of 20.16 feet to the North line of a 30' foot wide platted Right-of-Way per said Plat of Port Richey Land Company Subdivision, thence along said North Right-of-Way line, N.89°45'28"W., a distance of 779.82 feet; to the **POINT OF BEGINNING**.
Containing 0.832 acres.

Containing 0.212 acres

Together With:

PARCEL 9

A parcel of land being a part of Tracts 12 and 13, lying in Section 2, Township 26 South, Range 16 East, of Port Richey Land Company Subdivision, according to map or plat thereof, recorded in Plat Book 1, Pages 60 and 61, Public Records of Pasco County, Florida, and being more particularly described as follows:

COMMENCE at the Southeast Corner of the Northeast 1/4 of said Section 2, thence along the South line of the Northeast 1/4 of Section 2, N.89°45'28"W., a distance of 399.85 feet; thence leaving said South line N.00°14'32"E., a distance of 15.00 feet to a point on the North line of a 30 foot wide platted Right-of-Way per said Plat of Port Richey Land Company Subdivision and the **POINT OF BEGINNING**; thence along said North Right-of-Way line N.89°45'28"W., a distance of 488.20 feet; thence leaving said North Right-of-Way line, N.00°02'48"W., a distance of 10.00 feet; thence S.89°45'28"E., a distance of 488.25 feet; thence S.00°14'32"W., a distance of 10.00 feet to the **POINT OF BEGINNING**.

Containing 0.112 acres

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SHEET 2: Description East
SHEET 3: Page Map (Key Sheet)
SHEETS 4-9: Dimension Detail
SHEET 10: Dimension Tables

213 Hobbs Street
Tampa, Florida 33619
Phone: (813) 248-8888
Licensed Business No.: LB 7768

GeoPoint Surveying, Inc.

LESS AND EXCEPT THE FOLLOWING:

NEW PORT CORNERS PHASE 1B-1 ACTIVE ADULT

A REPLAT OF A PORTION OF TRACTS 25, 26, 27, 28, 33, 34 AND 35,
ACCORDING TO THE MAP OR PLAT OF PORT RICHEY LAND COMPANY SUBDIVISION, AS RECORDED IN PLAT BOOK 1, PAGE 61
LYING IN SECTION 2, TOWNSHIP 26 SOUTH, RANGE 16 EAST, PASCO COUNTY, FLORIDA

LEGAL DESCRIPTION:

That part of TRACTS 25, 26, 27, 28, 33, 34 and 35, according to the map or plat of PORT RICHEY LAND COMPANY SUBDIVISION, as recorded in Plat Book 1, Page 61, of the Public Records of Pasco County, Florida, lying in Section 2, Township 26 South, Range 16 East, Pasco County, Florida, being more particularly described as follows:

COMMENCE at the North 1/4 corner of said Section 2, run thence along the East boundary of the Northwest 1/4 of said Section 2, S.00°17'47"W, 655.32 feet to the Northeast corner of the aforesaid TRACT 28, also being the Southeast corner of TRACT 15, according to the aforesaid plat of PORT RICHEY LAND COMPANY SUBDIVISION; thence along the Northernly boundary of said TRACT 28 and the Southernly boundary of said TRACT 15, N.89°26'43"W, 72.14 feet to a point on the Westerly boundary of the right-of-way for Little Road, according to Pasco County Right of Way Map little Road Phase III C, as recorded in Official Records Book 899, Page 213, of the Public Records of Pasco County, Florida, also being the **POINT OF BEGINNING**; thence along said Westerly boundary of the right-of-way for Little Road, the following three (3) courses: 1) S.02°12'08"W, 535.13 feet; 2) S.00°17'31"W, 786.28 feet; 3) S.00°38'29"E, 914.37 feet; thence N.89°35'55"W, 757.94 feet; thence N.00°05'00"E, 139.27 feet; thence N.04°04'14"W, 50.00 feet to a point of a curve; thence Westerly, 62.11 feet along the arc of a curve to the left having a radius of 325.00 feet and a central angle of 109°30'56"E (chord bearing S.00°37'18"W, 62.00 feet); thence Westerly, 72.29 feet to a point of a curve to the right having a radius of 275.00 feet and a central angle of 150°07'11" (chord bearing S.02°32'25"W, 72.36 feet) to a point of tangency; thence N.89°54'00"W, 213.50 feet; thence N.00°06'00"E, 63.55 feet; thence N.89°40'00"W, 76.53 feet to a point on a curve; thence Northerly, 61.69 feet along the arc of a curve to the right having a radius of 275.00 feet and a central angle of 125°51'14" (chord bearing N.15°38'16"E, 61.56 feet) to a point of tangency; thence N.22°03'53"E, 70.71 feet to a point of curvature; thence Northerly, 124.54 feet along the arc of a curve to the left having a radius of 325.00 feet and a central angle of 215°57'53" (chord bearing N.11°04'57"E, 123.83 feet) to a point of tangency; thence N.00°06'00"E, 97.97 feet to a point of curvature; thence Northerly, 140.86 feet along the arc of a curve to the right having a radius of 275.00 feet and a central angle of 292°20'50" (chord bearing N.14°46'55"E, 139.32 feet) to a point of reversal curvature; thence Northerly, 166.47 feet along the arc of a curve to the left having a radius of 325.00 feet and a central angle of 292°20'50" (chord bearing N.14°46'25"E, 164.65 feet) to a point of tangency; thence N.00°06'00"E, 199.11 feet to a point of curvature; thence Northeasterly, 31.42 feet along the arc of a curve to the right having a radius of 20.00 feet and a central angle of 90°00'00" (chord bearing N.45°06'00"E, 28.28 feet) to a point of tangency; thence S.89°54'00"E, 4.54 feet to a point of curvature; thence Easterly, 429.98 feet along the arc of a curve to the right having a radius of 775.00 feet and a central angle of 314°47'18" (chord bearing S.74°00'21"E, 424.48 feet) to a point of compound curvature; thence Southeastery, 27.59 feet along the arc of a curve to the right having a radius of 875.00 feet and a central angle of 19°48'24" (chord bearing S.57°12'30"E, 27.59 feet); thence N.33°41'42"E, 50.00 feet to a point on a curve; thence Northerly, 29.17 feet along the arc of said curve to the left having a radius of 925.00 feet and a central angle of 01°48'24" (chord bearing N.57°12'30"W, 29.16 feet) to a point of compound curvature; thence N.00°06'00"E, 56.64 feet; thence N.00°06'00"E, 690.58 feet; thence N.89°54'00"W, 100.04 feet to a point of curvature; thence Southwesterly, 1.42 feet along the arc of a curve to the left having a radius of 20.00 feet and a central angle of 90°00'00" (chord bearing S.74°00'21"E, 24.88 feet); thence N.00°06'00"E, 50.00 feet to a point on a curve; thence N.00°06'00"E, 28.28 feet along the arc of a curve to the left having a radius of 20.00 feet and a central angle of 90°00'00" (chord bearing N.45°06'00"E, 28.28 feet); thence N.00°06'00"E, 50.00 feet; thence N.00°06'00"E, 120.00 feet; thence N.89°54'00"W, 50.00 feet; thence N.00°06'00"E, 170.00 feet; thence N.89°54'00"E, 30.00 feet; thence N.00°06'00"E, 120.00 feet; thence N.11°00'07"W, 15.29 feet; thence N.00°13'19"E, 17.00 feet to the Southeast corner of SHADY ACRES, according to the plat thereof, as recorded in Plat Book 5, Page 70, of the Public Records of Pasco County, Florida; thence along the Easterly boundary of said SHADY ACRES, continue N.00°13'19"E, 14.38 feet to the Southwest corner of the aforesaid TRACT 16; thence along the Southerly boundary of said TRACT 16 and the aforesaid Southerly boundary of TRACT 15, S.89°26'43"E, 809.28 feet to the **POINT OF BEGINNING**.

Containing 44.021 acres, more or less.

CERTIFICATE OF OWNERSHIP AND DEDICATION

LEN-MEDLEY AT NEW PORT CORNERS, LLC, a Florida limited liability Company (the "LEN-MEDLEY"), as the fee simple owner of TRACT "C-1", and CAL-HEARTHSTONE LOT OPTION POOL 03, LP., a Delaware limited partnership, authorized to do business in the State of Florida (the "CAL"), as the fee simple owner of all lands LESS AND EXCEPT TRACT "C-1", (collectively the Owners), hereby states and declares that they are the fee simple owners of the lands referred to as New Port Corners Phases 1B-1 ACTIVE ADULT, as described in the legal description which is a part of this plat and makes the following dedications: of this plat and makes the following dedications:

- CAL hereby grants, conveys and dedicates to New Port Corners Community Development District, a local unit of special purpose government established under Chapter 190, Florida Statutes (the "District") TRACT "A-1A" (CDD Right-of-Way) as shown and depicted hereon. As evidenced by its execution of this plat the District accepts this dedication and agrees to maintain the foregoing tract.
- CAL hereby reserves fee title to TRACTS "B-1A", "B-2", "B-3" and "B-14", as shown herein for conveyance by the Owner to the District, by separate instrument, subsequent to the recording of this plat. TRACTS "B-1A", "B-2", "B-3" and "B-14", shall be maintained by owner for the purposes stated herein until such conveyance occurs, and shall be maintained by the District for such purposes from and after such conveyance.
- CAL hereby reserves fee title to TRACT "A-1B" [(HOA) Ingress-Egress Easement] as shown herein, for conveyance by the Owner to the Medley at New Port Corners Community Association, Inc., a Florida not-for-profit corporation ("the HOA" or "Association"), by separate instrument, subsequent to the recording of this plat. TRACT "A-1B", shall be maintained by the Owner for the purposes stated herein until such conveyance occurs, and shall be maintained by the Association for such purposes from and after such conveyance.
- LEN-MEDLEY hereby reserves fee title to TRACT "C-1" as shown herein and shall be maintained by the Owner.
- CAL hereby grants and conveys to the Association a non-exclusive easement over all (HOA) Golf Cart Path Ingress-Egress Easements, as shown and depicted on this plat, for golf cart and pedestrian ingress and egress, and for the Association's access, operation, maintenance, and repair of paved surfaces and/or related improvements therein. As evidenced by its execution of this plat the Association accepts this conveyance and agrees to maintain the foregoing easements.
- CAL hereby grants, conveys and dedicates to the District all (CDD) Access and Drainage Easements and (CDD) Side Yard Drainage/Access Easements, shown herein for maintenance and other purposes incidental thereto. As evidenced by its execution of this plat the District accepts this dedication and agrees to maintain the foregoing easements.
- CAL hereby grants, conveys and dedicates to the Pasco County, Florida ("the County"), a perpetual easement for ingress and egress over and across TRACT "A-1A" (CDD Right-of-Way) and TRACT "A-1B" [(HOA) Ingress-Egress Easement], as shown herein, for any and all governmental purposes (including, without limitation) fire and law enforcement, and emergency medical services.
- CAL hereby grants, conveys and dedicates to the County (Public) Pump Station Site, as shown on this plat, and the utility improvements and facilities located therein for purposes incidental thereto. Owner hereby reserves unto itself, its successors and assigns, a temporary easement on, over and under TRACT "Z-1" for the purpose of constructing, operating and maintaining all utility improvements and facilities lying within or upon TRACT "Z-1" until such time as the operation and maintenance of such improvements and facilities are assumed by the County.
- CAL hereby grants, conveys and dedicates to the County the (Public) Water Meter Easement as shown and depicted on this plat, for the operation, maintenance and repair of a claimed water meter.
- CAL hereby grants, conveys and dedicates to the County and all providers of law enforcement, fire, emergency medical, other similar governmental and quasi-governmental emergency services and appropriate utility entities, a non-exclusive access easement over and across the Emergency Access Easement as shown herein for ingress and egress for the performance of their duties in the event of an emergency. In the event of any accident, blockage or other emergency, at the request of an emergency services providers, the Emergency Access Easement shall remain open to the residents and their invitees until traffic flow is restored. The District shall be responsible for maintaining the easement at all times so that it can be used in the event of an emergency.
- Owners do hereby grant, convey, and dedicate to the County, statutorily authorized public utility entities and all licensed private utility entities a non-exclusive Utility Easement for telephone, electric, cable television, water, sewer, street lights, fire protection and other utilities over and across those portions of the Plat shown as "Utility Easement", and identified herein for such purposes, the use and benefit of which shall extend and inure to the benefit of the County, statutorily authorized public utility entities and all duly licensed private utility companies. In the event utility improvements are constructed within such Utility Easement areas, it shall be the responsibility of the utility entities to repair or replace said utility improvements as necessary for maintenance of said utilities.
- Owners do hereby grant, convey and dedicate to the perpetual use of the public and the County all utility easements, improvements, facilities and appurtenances, together with any necessary easements, lying within or upon the lands depicted on this plat, and further does hereby reserve unto themselves, their respective successors or assigns, the right to construct, operate and maintain all utility improvements, or utilities and appurtenances lying within the lands depicted on this plat until such time as the operation and maintenance of said utility improvements, facilities, and appurtenances are assumed by the County.
- Owners further do hereby grant, convey, warrant and dedicate to the County a Non-Exclusive Flow Through Easement and reasonable right of access to ensure the free flow of water for general public drainage purposes over, through and under all drainage easements or commonly owned property shown on this plat. In the event the Owner or the District fails to properly maintain any drainage easements/facilities preventing the free flow of water, the County shall have the reasonable right, but not the obligation, to access and enter upon any drainage easement for the purpose of performing maintenance to ensure the free flow of water.
- Owners hereby reserve for themselves and their successors and assigns a non-exclusive easement in common with others located within the Utility Easement over and across the front of all lots shown herein. Said non-exclusive easement is for the installation, operation and maintenance and/or replacement of communication lines including but not limited to cable television, internet access, telecommunications and bulk telecommunication services to the extent consistent with Section 177.091(28), Florida Statutes.
- Owners do hereby grant and reserve unto the District, title to any lands or improvements dedicated to the public or to the County if for any reason such dedication shall be either voluntarily vacated, voided, or invalidated to the extent consistent with Section 177.085(1), Florida Statutes.
- Owners hereby grant to Duke Energy Florida, LLC, its parent entity (or entity controlling both entities), its respective subsidiaries or affiliate entities and its successors and assigns, forever, non-exclusive easements over all utility easements shown and designated on this plat for the construction, operation, maintenance, repair or replacement of any and all necessary fixtures for the distribution of electricity. Such construction, operation, maintenance, repair and replacement expressly includes a non-exclusive access easement over and across rights-of-way necessary to access their easement.

OWNER: CAL-HEARTHSTONE LOT OPTION POOL 03, LP., a Delaware limited partnership, authorized to do business in the State of Florida
By: Cal Hearthstone PBO GP, LLC, a Delaware limited liability company, General Partner
By: Cal Hearthstone Public Builder Lot Option, LLC, a Delaware Limited Liability Company, Sole member
By: Hearthstone Professionals-CS, L.P., a Delaware limited partnership, Manager
By: Hearthstone, Inc., a California Corporation, General Partner

SCPR
Witness
Printed Name
Steven C. Porath
Its: Authorized Representative

J. M. J.
Witness
Printed Name
Karen Maystruk

R. L.
Witness
Printed Name
Roxanne Schwartz

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

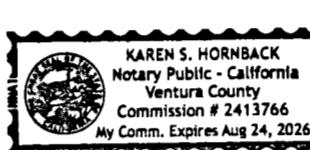
STATE OF CALIFORNIA
COUNTY OF LOS ANGELES
On MARCH 31, 2025, before me, Karen Hornback, Notary Public, personally appeared Steven C. Porath who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Karen Hornback
Signature of Notary Public

(Place Notary Seal and/or Stamp Above)



OPTIONAL	
Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.	
Description of Attached Document Title or Type of Document: <u>NewPortCorners - my lot Plat</u>	
Document Date: <u>03/31/2025</u> Number of Pages: <u>11</u>	
Signer(s) Other Than Named Above:	
Capacity/Title Claimed by Signer(s): <u>Steven C. Porath</u>	
Signer's Name: <u>Steven C. Porath</u> Signer's Name: <u>Keith Malcut</u>	
Corporate Officer - <input type="checkbox"/> Director - <input type="checkbox"/> Officer - <input type="checkbox"/> General Manager - <input type="checkbox"/> Limited Partner - <input type="checkbox"/> General Partner - <input type="checkbox"/> Limited General Partner - <input type="checkbox"/> Individual - <input type="checkbox"/> Attorney in Fact - <input type="checkbox"/> Guardian of Conservator - <input type="checkbox"/> Trustee - <input type="checkbox"/> Guardian of Conservator - <input type="checkbox"/> Other: <input checked="" type="checkbox"/> Authorizer by Person(s) Other: <input type="checkbox"/> Signer is Representing: <u>Keith Malcut</u>	

OWNER: LEN-MEDLEY AT NEW PORT CORNERS, LLC, a Florida limited liability company, as the owner of TRACT "C-1"

By: Lennar Homes, LLC, a Florida limited liability company, its manager
By: *Keith Malcut*
Keith Malcut, as Vice President
of Lennar Homes, LLC

Alexandra Maley
Witness
Printed Name
Alexandra Maley

Heather Meyer
Witness
Printed Name
Heather Meyer

ACKNOWLEDGMENT: State of Florida, County of Hillsborough
I hereby certify on this 2nd day of April, 2025, before me personally appeared by means of physical presence, Keith Malcut, as Vice President of Lennar Homes, LLC, as manager of LEN-MEDLEY AT NEW PORT CORNERS, LLC, a Florida limited liability company, personally known to me or who has produced as identification, who has identified myself as the person described in and who executed the foregoing certificate of ownership and dedication and severally acknowledged the execution thereof to be their free act and deed for the uses and purposes therein expressed.

Witness my hand and seal at Hillsborough County, Florida, the day and year aforesaid.

Keith Malcut
Notary Public, State of Florida at Large
Megan Thiele
(Printed Name of Notary)

My Commission expires: Sept 1, 2026
Commission Number: HH 261676

CERTIFICATE OF ACCEPTANCE

of NEW PORT CORNERS COMMUNITY DEVELOPMENT DISTRICT

The dedication to New Port Corners Community Development District, a local unit of special purpose government established under Chapter 190, Florida Statutes, was accepted at an open meeting of New Port Corners Community Development District by their Board of Supervisors this 2nd day of April, 2025, and hereby consents to and joins in the recording of this instrument and accepts the dedications and maintenance responsibilities shown herein.

Kelly Evans
By: Kelly Evans, as Chairperson

Lori Campagna
Witness
Printed Name
Lori Campagna

Paulo Beckert
Witness
Printed Name
Paulo Beckert

CERTIFICATE OF ACCEPTANCE

of the Medley at New Port Corners Community Association, Inc., a Florida not-for-profit corporation

Medley at New Port Corners Community Association, Inc., a Florida not-for-profit corporation, hereby accepts the proposed conveyances and maintenance responsibilities as shown herein.

Lori Campagna
By: Lori Campagna, as President

Paulo Beckert
Witness
Printed Name
Paulo Beckert

CERTIFICATE OF ACCEPTANCE

of the Medley at New Port Corners Community Association, Inc., a Florida not-for-profit corporation

Medley at New Port Corners Community Association, Inc., a Florida not-for-profit corporation, hereby accepts the proposed conveyances and maintenance responsibilities as shown herein.

Lori Campagna
By: Lori Campagna, as President

Paulo Beckert
Witness
Printed Name
Paulo Beckert

CERTIFICATE OF ACCEPTANCE

of the Medley at New Port Corners Community Association, Inc., a Florida not-for-profit corporation

Medley at New Port Corners Community Association, Inc., a Florida not-for-profit corporation, hereby accepts the proposed conveyances and maintenance responsibilities as shown herein.

Lori Campagna
By: Lori Campagna, as President

Paulo Beckert
Witness
Printed Name
Paulo Beckert

CERTIFICATE OF ACCEPTANCE

of the Medley at New Port Corners Community Association, Inc., a Florida not-for-profit corporation

Medley at New Port Corners Community Association, Inc., a Florida not-for-profit corporation, hereby accepts the proposed conveyances and maintenance responsibilities as shown herein.

Lori Campagna
By: Lori Campagna, as President

Paulo Beckert
Witness
Printed Name
Paulo Beckert

CERTIFICATE OF ACCEPTANCE

of the Medley at New Port Corners Community Association, Inc., a Florida not

NEW PORT CORNERS PHASE 1B-6

A REPLAT OF A PORTION OF TRACTS 38, 39, 40, 42 AND 43, LYING IN SECTION 2, TOWNSHIP 26 SOUTH, RANGE 16 EAST, PASCO COUNTY, FLORIDA, AND
A PORTION OF TRACTS 18, 19 AND 21, LYING IN SECTION 11, TOWNSHIP 26 SOUTH, RANGE 16 EAST, PASCO COUNTY, FLORIDA
ALL ACCORDING TO THE MAP OR PLAT OF PORT RICHEY LAND COMPANY SUBDIVISION, AS RECORDED IN PLAT BOOK 1, PAGE 61

LEGAL DESCRIPTION:

That part of TRACTS 38, 39, 40, 42 and 43, lying in Section 2, Township 26 South, Range 16 East, Pasco County, Florida and that part of TRACTS 18, 19 and 21, lying in Section 11, Township 26 South, Range 16 East, Pasco County, Florida, ALL according to the map or plat of PORT RICHEY LAND COMPANY SUBDIVISION, as recorded in Plat Book 1, Page 61, of the Public Records of Pasco County, Florida, being more particularly described as follows:

COMMENCE at the South 1/4 corner of said Section 2, run thence along the East boundary of the Southwest 1/4 of said Section 2, N.09°38'38"W., 987.16 feet to the Northeast corner of the aforesaid TRACT 38 and the Southeast corner of TRACT 37, according to the aforesaid PORT RICHEY LAND COMPANY SUBDIVISION; thence along the Northerly boundary of said TRACT 38 and the Southerly boundary of said TRACT 37, N.89°23'15"W., 89.98 feet to a point on the Westerly boundary of the right-of-way for Little Road, according to Pasco County Right-of-Way Map Little Road Phase III C, as recorded in Official Records Book 890, Page 213, of the Public Records of Pasco County, Florida; thence along said Westerly boundary of the right-of-way for Little Road, the following two (2) courses: 1) S.00°38'29"E., 7.93 feet to the **POINT OF BEGINNING**; 2) continue S.00°38'29"E., 225.02 feet; thence N.89°54'00"W., 822.39 feet; thence S.00°06'00"W., 737.50 feet to a point of curvature; thence Southerly, 117.81 feet along the arc of a curve to the left having a radius of 225.00 feet and a central angle of 30°00'00" (chord bearing S.14°54'00"E., 116.47 feet) to a point of tangency; thence S.29°54'00"E., 43.33 feet; thence S.60°06'00"W., 120.00 feet; thence S.71°46'59"W., 440.87 feet; thence N.29°27'35"W., 867.00 feet to a point on a curve; thence Northeasterly, 974.02 feet along the arc of a curve to the right having a radius of 1470.00 feet and a central angle of 37°57'50" (chord bearing N.66°34'09"E., 956.30 feet); thence N.04°26'56"W., 116.00 feet to a point on a curve; thence Easterly, 100.92 feet along the arc of said curve to the right having a radius of 1586.00 feet and a central angle of 03°38'45" (chord bearing N.87°22'26"E., 100.90 feet); thence N.00°06'00"E., 54.70 feet; thence S.89°54'00"E., 749.48 feet to the **POINT OF BEGINNING**.

Containing 20.509 acres, more or less.

CERTIFICATE OF OWNERSHIP AND DEDICATION

CAL-HEARTHSTONE LOT OPTION POOL 03, L.P., a Delaware limited partnership, authorized to do business in the State of Florida (the "Owner"), hereby states and declares that it is the fee simple owner of all lands referenced to as New Port Corners Phase 1B-6, as described in the legal description which is a part of this plat and makes the following dedications:

- 1) Owner hereby grants, conveys and dedicates to New Port Corners Community Development District, a local unit of special purpose government established under Chapter 190, Florida Statutes (the "District") TRACT "A-3" (CDD Right-of-Way) as shown and depicted hereon. As evidenced by its execution of this plat the District accepts this dedication and agrees to maintain the foregoing tract.
- 2) Owner hereby reserves title to TRACTS "B-13", "B-15" and "B-16", as shown herein for conveyance by the Owner to the District, by separate instrument, subsequent to the recording of this plat. TRACTS "B-13", "B-15" and "B-16", shall be maintained by owner for the purposes stated herein until such conveyance occurs, and shall be maintained by the District for such purposes from and after such conveyance.
- 3) Owner hereby grants, conveys and dedicates to Pasco County, Florida ("the County"), a perpetual easement for ingress and egress over and across TRACT "A-3" (CDD Right-of-Way), as shown herein, for any and all governmental purposes including (without limitation) fire and law enforcement, and emergency medical services.
- 4) Owner does hereby grant, convey and dedicate to Pasco County ("the County") the Public Right-of-Way for PORCH LIGHT DRIVE, as shown and depicted as herein, for any and all purposes incidental thereto and shall also be conveyed by separate instrument to the County, subsequent to the recording of this plat.
- 5) Owner hereby grants, conveys, and dedicates to the County, statutorily authorized public utility entities and all licensed private utility entities a non-exclusive, unobstructed Utility Easement for telephone, electric, cable television, water, sewer, street lights, fire protection and other utilities over and across those portions of the Plat shown as "Utility Easement", and identified herein for such purposes, the use and benefit of which shall extend and inure to the benefit of the County, statutorily authorized utility entities and all duly licensed private utility companies. In the event utility improvements are constructed within such Utility Easement areas, it shall be the responsibility of the utility entities to repair or replace said utility improvements as necessary for maintenance of said utilities.
- 6) Owner hereby grants, conveys and dedicates to the County, statutorily authorized public utility entities and all licensed private utility entities over to the County, the right to construct, operate and maintain all utility improvements, or utilities and appurtenances lying within the lands depicted on this plat until such time as the operation and maintenance of said utility improvements, facilities, and appurtenances are assumed by the County.
- 7) Owner further does hereby grant, convey, warrant and dedicate to the County a Non-Exclusive Flow Through Easement and reasonable right of access to ensure the free flow of water for general public drainage purposes over, through and under all drainage easements or commonly owned property shown on this plat. In the event the Owner or the District fails to properly maintain any drainage easements/facilities preventing the free flow of water, the County shall have the reasonable right, but not the obligation, to access and enter upon any drainage easement for the purpose of performing maintenance to ensure the free flow of water.
- 8) Owner hereby reserves for itself and its successors and assigns a non-exclusive easement in common with others located within the Utility Easement over and across the front of all lots shown herein. Said non-exclusive easement is for the installation, operation and maintenance and/or replacement of communication lines including but not limited to cable television, internet access, telecommunications and bulk telecommunication services to the extent consistent with Section 177.091(28), Florida Statutes.
- 9) Owner does hereby grant and reserve unto the District, title to any lands or improvements dedicated to the public or to the County if for any reason such dedication shall be either voluntarily vacated, voided, or invalidated to the extent consistent with Section 177.085(1), Florida Statutes.
- 10) Owner further grants to Duke Energy Florida, LLC, its parent entity (or entity controlling both entities), its respective subsidiaries or affiliate entities and its successors and assigns, forever, non-exclusive easements over all utility easements shown and designated on this plat for the construction, operation, maintenance, repair or replacement of any and all necessary fixtures for the distribution of electricity. Such construction, operation, maintenance, repair and replacement expressly includes a non-exclusive access easement over and across rights-of-way necessary to access their easement.

OWNER: CAL-HEARTHSTONE LOT OPTION POOL 03, L.P., a Delaware limited partnership, authorized to do business in the State of Florida
By: Cal Hearthstone PBLG GP, LLC, a Delaware limited liability company, General Partner
By: Cal Hearthstone Public Builder Lot Option, LLC, a Delaware Limited Liability Company, Sole member
By: Hearthstone Professionals-CS, L.P., a Delaware limited partnership, Manager
By: Hearthstone, Inc., a California Corporation, General Partner

By: 
Steven C. Porath
Witness
Its: Authorized Representative

By: 
Ruoxue Schwartz
Witness
Printed Name

By: 
Anusha Rajan
Witness
Printed Name

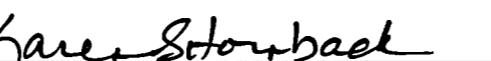
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

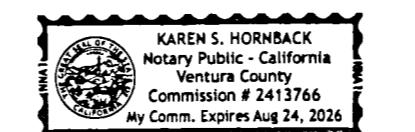
STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

On MAY 5, 2025, before me, Karen Stoenback, Notary Public, personally appeared Steven C. Porath who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.


Signature of Notary Public



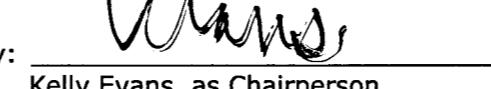
(Place Notary Seal and/or Stamp Above)

OPTIONAL	
Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.	
Description of Attached Document	
Title or Type of Document: <u>Notary</u>	
Document Date: <u>MAY 5, 2025</u> Number of Pages: <u>5</u>	
Signer(s) Other Than Named Above:	
Capacity(ies) Claimed by Signer(s)	
Signer's Name: <u>Steven C. Porath</u> Signer's Name: _____	
<input type="checkbox"/> Corporate Officer – Title(s): <input type="checkbox"/> Corporate Officer – Title(s): _____	
<input type="checkbox"/> Partner – <input type="checkbox"/> Limited General <input type="checkbox"/> Partner – <input type="checkbox"/> Limited General	
<input type="checkbox"/> Individual <input type="checkbox"/> Attorney in Fact <input type="checkbox"/> Individual <input type="checkbox"/> Attorney in Fact	
<input type="checkbox"/> Trustee <input type="checkbox"/> Guardian of Conservator <input type="checkbox"/> Trustee <input type="checkbox"/> Guardian of Conservator	
<input type="checkbox"/> Other: <u>Authorizer</u> <input type="checkbox"/> Other: _____	
Signer is Representing: <u>CAL-HEARTHSTONE LOT OPTION POOL 03</u> Signer is Representing: _____	

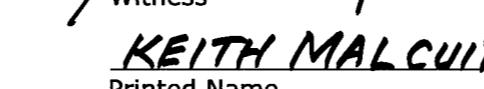
CERTIFICATE OF ACCEPTANCE

of NEW PORT CORNERS COMMUNITY DEVELOPMENT DISTRICT

The dedications to New Port Corners Community Development District, a local unit of special purpose government established under Chapter 190, Florida Statutes, were accepted at an open meeting of New Port Corners Community Development District by their Board of Supervisors this 30th day of April, 2025 and hereby consents to and joins in the recording of this instrument and accepts the dedications and maintenance responsibilities shown herein.

By: 
Kelly Evans, as Chairperson


Witness
Karen Stoenback

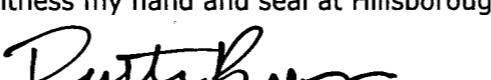

Keith Malcut
Printed Name


Witness
Tom Dean

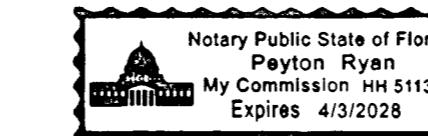
Printed Name

ACKNOWLEDGMENT: State of Florida, County of Hillsborough
I hereby certify on this 30th day of APRIL, 2025, before me personally appeared by means of physical presence, Kelly Evans, as Chairperson of New Port Corners Community Development District, [X] personally known to me or [] who has produced NIA as identification, who has identified herself as the person described in and who executed the foregoing certificate of acceptance and severally acknowledged the execution thereof to be their free act and deed for the uses and purposes therein expressed.

Witness my hand and seal at Hillsborough County, Florida, the day and year aforesaid.


Notary Public, State of Florida at Large
PEYTON RYAN
(Printed Name of Notary)

My Commission expires: 4/3/28
Commission Number: HH 511334

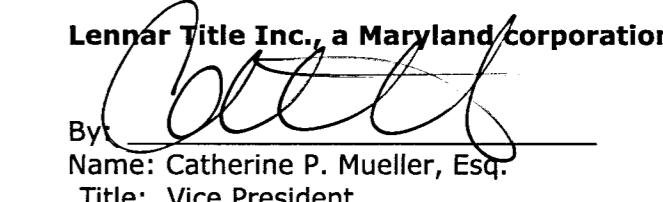
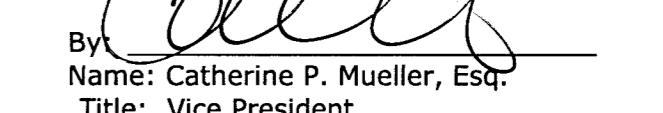


PROPERTY INFORMATION

STATE OF FLORIDA)
)
COUNTY OF PASCO)
)

We, Lennar Title Inc., a Maryland corporation, as Agent for DOMA Title Insurance Company, a Title Company duly licensed in the State of Florida, have completed a Property Information Report, File No. LEN-2412983FL, and based on said report find that the title of the property is vested in CAL-HEARTHSTONE LOT OPTION POOL 03, L.P., a Delaware limited partnership, that the current taxes have been paid, and that the property is not encumbered by any mortgages, other encumbrances or easements other than shown in that Property Information Report, File No. LEN-2412983FL.

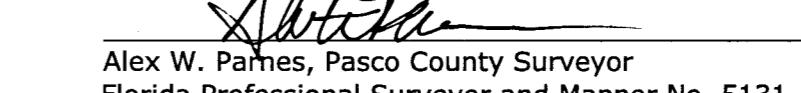
This the 6th day of May, 2025


Lennar Title Inc., a Maryland corporation
By: 
Name: Catherine P. Mueller, Esq.
Title: Vice President

REVIEW OF PLAT BY PROFESSIONAL SURVEYOR AND MAPPER, PASCO COUNTY, FLORIDA

Pursuant to Section 177.081 (1), Florida Statutes, I hereby certify that I, or a Florida Professional licensed Surveyor and Mapper designee under my direction and supervision, have performed a limited review of this plat for conformity to Chapter 177 Part 1, Florida Statutes, and that this plat complies with the technical requirements of said chapter, however my review and certification does not include computations or field verification of any points or measurements.

Signed and Sealed this 8th day of May, 2025


Alex W. Parnes, Pasco County Surveyor
Florida Professional Surveyor and Mapper No. 5131

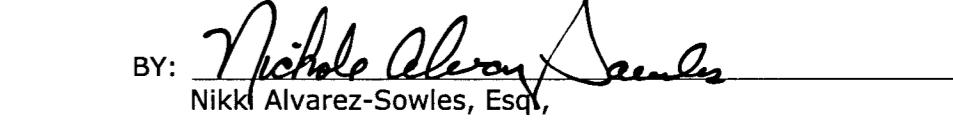
CERTIFICATE OF APPROVAL BY THE BOARD OF COUNTY COMMISSIONERS

This is to certify that on this the 20th day of May, 2025, the foregoing plat was approved to be recorded by the Board of County Commissioners of Pasco County, Florida.


Chairman of the Board of County Commissioners

CERTIFICATE OF THE CLERK OF CIRCUIT COURT

I hereby certify that the foregoing plat has been filed in the Public Records of Pasco County, Florida on this the 25th day of May, 2025, in Plat Book 98, Page(s) 100-124.

BY: 
Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller

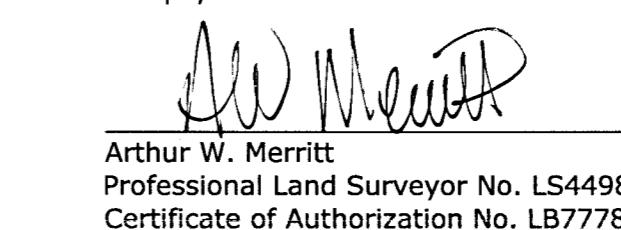
SURVEYOR'S CERTIFICATE

The undersigned, being currently licensed by the State of Florida as a Professional Surveyor and Mapper, does hereby certify that this plat was prepared under my direction and supervision, and said plat complies with all survey requirements of Florida Statutes Chapter 177, Part I, and that Permanent Reference Monuments (P.R.M.'s) were set on the 6th day of February, 2025, as shown herein, and that "P.C.P.'s" (Permanent Control Points) as shown herein, and all other monumentation of lot corners, points of intersection and changes of direction of lines within the subdivision as required by said Chapter 177 of the Florida Statutes will be set within the time allotted in 177.091 (8) (9), or pursuant to terms of bond.

Signed and Sealed this 30th day of April, 2025.

AMERRITT, INC.

3010 W. Azele Street, Suite 150
Tampa, Florida 33609


Arthur W. Merritt
Professional Land Surveyor No. LS4498
Certificate of Authorization No. LB7778

AMERRITT, INC.
LAND SURVEYING & MAPPING
Certificate of Authorization Number LB 7778
3010 W. Azele Street, Suite 150
Tampa, FL 33609
PHONE (813) 221-5200
File No. AMI-LCF-NP-0113
Job No. AMI-LCF-NP-0113
File: P-New Port Corners (Lennar-CLD) Plat 1B-6/Plat NEWPORT-COR-PH1B-6-01

SHEET 1 OF 5 SHEETS

**NEW PORT CORNERS PHASE 1A
MASTER CLUB PROPERTY**

DESCRIPTION: That part of TRACTS 52 and 53, lying in Section 2, Township 26 South, Range 16 East, Pasco County, Florida, according to the map or plat of PORT RICHEY LAND COMPANY SUBDIVISION, as recorded in Plat Book 1, Page 61, of the Public Records of Pasco County, Florida, being more particularly described as follows:

COMMENCE at the Southeast corner of said Section 2, run thence along the East boundary of the Southeast 1/4 of the Southeast 1/4 of said Section 2, N.00°01'05"E., 1319.37 feet to the Southeast corner of the aforesaid TRACT 52; thence along the South boundary of said TRACT 52, N.89°59'21"W., 15.00 feet; thence along a line lying 15.00 feet West of and parallel with said East boundary of the Southeast 1/4 of the Southeast 1/4 of Section 2, S.00°01'05"W., 173.61 feet; thence N.89°58'55"W., 290.52 feet to the **POINT OF BEGINNING**; thence continue N.89°58'55"W., 402.83 feet; thence N.00°06'00"E., 99.47 feet; thence N.03°11'21"W., 87.14 feet; thence N.00°06'00"E., 200.00 feet to a point of curvature; thence Northeasterly, 31.42 feet along the arc of a curve to the right having a radius of 20.00 feet and a central angle of 90°00'00" (chord bearing N.45°06'00"E., 28.28 feet) to a point of tangency; thence S.89°54'00"E., 387.83 feet; thence S.00°06'00"W., 405.89 feet to the **POINT OF BEGINNING**.

Containing 3.785 acres, more or less.

BASIS OF BEARINGS

The East boundary of the Southeast 1/4 of the Southeast 1/4 of Section 2, Township 26 South, Range 16 East, Pasco County, Florida, has a Grid bearing of N.00°01'05"E. The Grid Bearings as shown hereon refer to the State Plane Coordinate System, North American Horizontal Datum of 1983 (NAD 83 - 2011 ADJUSTMENT) for the West Zone of Florida.

LEGEND:

1. (R) indicates radial line
2. (NR) indicates non-radial line
3. RB - Reference Bearing
4. O.R. - Official Records Book
5. Inst. # - Instrument Number
6. S.W.F.W.M.D. - Southwest Florida Water Management District Wetland Line

**NEW PORT CORNERS PHASE 1A
MASTER CLUB PROPERTY**

Prepared For: LENNAR HOMES, LLC			
DESCRIPTION SKETCH (Not a Survey)			
		AMERRITT, INC. LAND SURVEYING AND MAPPING LICENSED BUSINESS NUMBER LB7778 3010 W. Azeele Street, Suite 150 Tampa, FL 33609 PHONE (813) 221-5200	
No.	Date	Description	Dwn.
REVISIONS			
SHEET NO. 1 OF 4 SHEETS			
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OR AN AUTHENTICATED DIGITAL SIGNATURE AND SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER			
Drawn: VBR Checked: JLS Order No.: AMI-CLD-NP-001			
Date: 11/18/23 Dwg: NPC 1A MASTER CLUB PROP.dwg			
File Path: P:\View Port Corners (Lennar-CLD)\Master_Plan\Description\Phase 1A Master Club			
SECTION 2, TOWNSHIP 26 SOUTH, RANGE 16 EAST			

**NEW PORT CORNERS PHASE 1B-1 ACTIVE ADULT
AMENITY AREA**

DESCRIPTION: That part of TRACTS 25, 26, 33, 34 and 35, according to the map or plat of PORT RICHEY LAND COMPANY SUBDIVISION, as recorded in Plat Book 1, Page 61, of the Public Records of Pasco County, Florida, lying in Section 2, Township 26 South, Range 16 East, Pasco County, Florida, being more particularly described as follows:

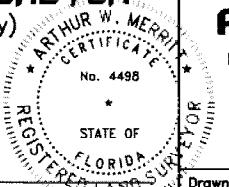
COMMENCE at the North 1/4 corner of said Section 2, run thence along the East boundary of the Northwest 1/4 of said Section 2, S.00°17'47"W., 655.32 feet to the Northeast corner of TRACT 28, according to the aforesaid map or plat of PORT RICHEY LAND COMPANY SUBDIVISION, also being the Southeast corner of TRACT 15, according to said plat of PORT RICHEY LAND COMPANY SUBDIVISION; thence along the Northerly boundary of said TRACT 28 and the Southerly boundary of said TRACT 15, N.89°26'43"W., 72.14 feet to a point on the Westerly boundary of the right-of-way for Little Road, according to Pasco County Right of Way Map Little Road Phase III C, as recorded in Official Records Book 899, Page 213, of the Public Records of Pasco County, Florida; thence along said Westerly boundary of the right-of-way for Little Road, the following three (3) courses: 1) S.02°12'08"W., 535.13 feet; 2) S.00°17'31"W., 786.28 feet; 3) S.00°38'29"E., 14.30 feet; thence N.89°45'28"W., 114.92 feet to a point of curvature; thence Westerly, 274.98 feet along the arc of a curve to the left having a radius of 400.00 feet and a central angle of 39°23'15" (chord bearing S.70°32'55"W., 269.59 feet) to a point on a curve; thence Northwesterly, 256.16 feet along the arc of a curve to the left having a radius of 900.00 feet and a central angle of 16°18'29" (chord bearing N.48°09'04"W., 255.30 feet); thence S.33°41'42"W., 25.00 feet to point on a curve, also being the **POINT OF BEGINNING**; thence Southeasterly, 294.35 feet along the arc of said curve to the right having a radius of 875.00 feet and a central angle of 19°16'26" (chord bearing S.46°40'05"E., 292.96 feet) to a point of compound curvature; thence Southerly, 17.32 feet along the arc of a curve to the right having a radius of 20.00 feet and a central angle of 49°36'41" (chord bearing S.12°13'31"E., 16.78 feet) to a point of reverse curvature; thence Southerly, 21.48 feet along the arc of a curve to the left having a radius of 26.00 feet and a central angle of 47°20'37" (chord bearing S.11°05'30"E., 20.88 feet) to a point of reverse curvature; thence Southeasterly, 52.96 feet along the arc of a curve to the right having a radius of 859.50 feet and a central angle of 03°31'48" (chord bearing S.32°59'54"E., 52.95 feet); thence S.58°46'00"W., 155.22 feet to a point of curvature; thence Westerly, 143.43 feet along the arc of a curve to the right having a radius of 300.00 feet and a central angle of 27°23'35" (chord bearing S.72°27'47"W., 142.07 feet) to a point of compound curvature; thence Northwesterly, 300.18 feet along the arc of a curve to the right having a radius of 190.00 feet and a central angle of 90°31'21" (chord bearing N.48°34'45"W., 269.92 feet) to a point of reverse curvature; thence Northwesterly, 80.89 feet along the arc of a curve to the left having a radius of 60.00 feet and a central angle of 77°14'56" (chord bearing N.41°56'32"W., 74.91 feet) to a point of tangency; thence N.80°34'00"W., 192.00 feet to a point on a curve; thence Northerly, 52.94 feet along the arc of a curve to the left having a radius of 325.00 feet and a central angle of 09°20'00" (chord bearing N.04°46'00"E., 52.88 feet) to a point of tangency; thence N.00°06'00"E., 199.11 feet to a point of curvature; thence Northeasterly, 31.42 feet along the arc of a curve to the right having a radius of 20.00 feet and a central angle of 90°00'00" (chord bearing N.45°06'00"E., 28.28 feet) to a point of tangency; thence S.89°54'00"E., 4.54 feet to a point of curvature; thence Easterly, 429.98 feet along the arc of a curve to the right having a radius of 775.00 feet and a central angle of 31°47'18" (chord bearing S.74°00'21"E., 424.48 feet) to a point of compound curvature; thence Southeasterly, 27.59 feet along the arc of a curve to the right having a radius of 875.00 feet and a central angle of 01°48'24" (chord bearing S.57°12'30"E., 27.59 feet) to the **POINT OF BEGINNING**.

Containing 5.095 acres, more or less.

**NEW PORT CORNERS PHASE 1B-1 ACTIVE ADULT
AMENITY AREA**

Prepared For: **LENNAR HOMES, LLC**

DESCRIPTION SKETCH
(Not a Survey)



AMERRITT, INC.

LAND SURVEYING AND MAPPING

LICENSED BUSINESS NUMBER LB7778

3010 W. Azeele Street, Suite 150

Tampa, FL 33609

PHONE (813) 221-5200

Drawn: WFS Checked: AWM Order No.: AMI-LCF-NPC-009

Date: 5-23-23 Dwg: NEW-PORT-COR-PH1B-1-AMENITY-DS.dwg

File Path: P:\New Port Corners (Lennar)\Master Plan\Description\Phase 1B-1 Act Adult HOA

SECTION 2, TOWNSHIP 26 SOUTH, RANGE 16 EAST

No. Date Description Dwn.

REVISIONS

SHEET NO. 1 OF 7 SHEETS

Arthur W. Merritt
FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. 4498

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL
RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

Tab 4

RESOLUTION 2026-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE NEW PORT CORNERS COMMUNITY DEVELOPMENT DISTRICT APPROVING THE EXECUTION OF ALL DOCUMENTS, INSTRUMENTS, AND CERTIFICATES IN CONNECTION WITH THE DISTRICT'S SERIES 2025 SPECIAL ASSESSMENT BONDS; SETTING FORTH THE FINAL TERMS OF THE SPECIAL ASSESSMENTS WHICH SECURE THE SERIES 2025 SPECIAL ASSESSMENT BONDS; ADOPTING THE ENGINEER'S REPORT; ADOPTING THE FINAL SECOND SUPPLEMENTAL SPECIAL ASSESSMENT ALLOCATION REPORT; AND PROVIDING FOR SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.

WHEREAS, the New Port Corners Community Development District (the “**District**”) previously indicated its intention to construct and/or acquire public improvements as described in the Master Engineer’s Report dated January 24, 2025 (the “**Engineer’s Report**”);

WHEREAS, the Board of Supervisors of the District (the “**Board**”) issued its \$15,125,000 Special Assessment Bonds, Series 2025 (the “**Series 2025 Bonds**”) to finance Assessment Area One (the “**Assessment Area One Project**”);

WHEREAS, the District desires to approve and confirm the execution of all documents, instruments and certificates in connection with the Series 2025 Bonds, which are on file with the District Manager, (the “**Bond Documents**”) and to confirm the issuance of the Series 2025 Bonds;

WHEREAS, the Series 2025 Bonds will be repaid by special assessments on the benefited property within the District;

WHEREAS, the District previously levied master special assessments in accordance with the terms outlined in the Master Special Assessment Allocation Report dated March 11, 2025, and adopted pursuant to Resolution No. 2025-35 (the “**Assessment Resolution**”), equalizing, approving, confirming and levying special assessments on certain property within the District, which resolution is still in full force and effect;

WHEREAS, now that the final terms of the Series 2025 Bonds have been established, it is necessary to approve the Final Supplemental Special Assessment Allocation Report dated November 19, 2025 (the “**Supplemental Assessment Report**”), and attached hereto as **Exhibit A**.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD AS FOLLOWS:

1. **Authority for this resolution.** This Resolution is adopted pursuant to Chapters 170, 190, and 197 Florida Statutes.
2. **Findings.** The Board hereby finds and determines as follows:
 - a. The foregoing recitals are hereby incorporated as the findings of fact of the Board.
 - b. The Assessment Area One Project will serve a proper, essential, and valid public purpose.
 - c. The Assessment Area One Project will specially benefit the developable acreage located within the District as set forth in the Engineer’s Report. It is reasonable, proper, just and right to assess the portion of the costs of the Assessment Area One Project to be financed

with the Series 2025 Bonds to the specially benefited properties within the District as set forth in the Assessment Resolution, and this Resolution.

- d. The Series 2025 Bonds will finance the construction and acquisition of a portion of the Assessment Area One Project.
- e. The Supplemental Assessment Report is hereby approved and ratified.

3. **Ratification of the Execution of the Bond Documents.** The execution of the Bond Documents by the officials of the District are hereby ratified and confirmed.

4. **Assessment Lien for the Series 2025 Bonds.** The special assessments for the Series 2025 Bonds shall be allocated in accordance with the Supplemental Assessment Report.

5. **Severability.** If any section or part of a section of this Resolution is declared invalid or unconstitutional, the validity, force and effect of any other section or part of a section of this Resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this Resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.

6. **Conflicts.** This Resolution is intended to supplement the Assessment Resolution, which remain in full force and effect. This Resolution and the Assessment Resolution shall be construed to the maximum extent possible to give full force and effect to the provisions of each resolution. All District resolutions or parts thereof in actual conflict with this Resolution are, to the extent of such conflict, superseded and repealed.

7. **Effective date.** This Resolution shall become effective upon its adoption.

Approved and adopted on December 9, 2025.

Attest:

**New Port Corners Community
Development District**

Name: _____
Secretary/Assistant Secretary

Name: Kelly Evans
Chair of the Board of Supervisors

Exhibit A – Final Supplemental Special Assessment Allocation Report dated November 19, 2025

Exhibit A
Final Supplemental Special
Assessment Allocation Report
dated November 19, 2025



Rizzetta & Company

New Port Corners Community Development District

Final Supplemental Special
Assessment Allocation Report

Special Assessment Bonds, Series 2025

November 19, 2025

3434 Colwell Ave
Suite 200
Tampa, FL 33614

rizzetta.com

NEW PORT CORNERS COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT BONDS,
SERIES 2025

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Rizzetta & Company

I. INTRODUCTION

This Final Supplemental Special Assessment Allocation Report is being presented in anticipation of an issuance of bonds by the New Port Corners Community Development District ("District"), a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes. Rizzetta & Company, Inc. has been retained to prepare a methodology for allocating the special assessments related to the District's infrastructure project. This report will detail the financing and assessment allocation of the Series 2025 Bonds that will fund a portion of the District's CIP.

II. DEFINED TERMS

"2025 Project" – A portion of the District's CIP anticipated to be financed with a portion of the proceeds of the Series 2025 Bonds.

"Capital Improvement Program" – (or **"CIP"**) The District's comprehensive plan for constructing and/or acquiring the District-wide system of public infrastructure improvements with an estimated cost of \$61,168,958.40, as shown in the Engineer's Report.

"Developer" – Lennar Homes, LLC or its assignees.

"District" – New Port Corners Community Development District.

"District Engineer" – Clearview Land Design, P.L.

"Engineer's Report" – That certain *Master Engineer's Report* dated January 24, 2025.

"End User" – The ultimate purchaser of a fully developed residential unit.

"Equivalent Assessment Unit" – (EAU) Allocation factor which reflects a quantitative measure of the amount of special benefit conferred by the District's CIP on a particular land use, relative to other land uses.

"Indentures" – The District's Master Trust Indenture and First Supplemental Trust Indenture, both dated November 1, 2025.

"Master Report" – The Master Special Assessment Allocation Report dated March 11, 2025.

"Platted Units" – Lands configured into their intended end-use and subject to a recorded plat.



Rizzetta & Company

“Series 2025 Assessments” – The special assessments, as contemplated by Chapters 190, 170 and 197 Florida Statutes levied to secure repayment of the District’s Series 2025 Bonds.

“Series 2025 Bonds” - The District’s Special Assessment Bonds, Series 2025 in the original principal amount of \$15,125,000.

“Unplatted Parcels” – Undeveloped lands or parcels not yet subject to a recorded plat in their final end-use configuration.

All capitalized terms not defined herein shall retain the meaning ascribed in the Master Report.

III. DISTRICT INFORMATION

The District was established by the Board of County Commissioners of Pasco County, Florida (“BCC”) on January 14, 2025, pursuant to Ordinance No. 25-07, which was effective as of January 16, 2025, as amended by Ordinance No. 25-40 enacted by the BCC on September 16, 2025 effective on September 17, 2025.. The District encompasses approximately 258.277 +/- acres and is located entirely within Pasco County, Florida. The District is generally located in West Pasco County at Little Road. The preliminary development plan for the District includes approximately six hundred and ninety (690) residential units.

Table 1 illustrates the District’s preliminary development plan for the 2025 Project.

IV. 2025 PROJECT

The District’s CIP includes, but is not limited to, clearing and earthwork, stormwater management, water and sewer, roadway improvements, off-site/Little Road, engineering, surveying and planning, wetland/environmental, parks, and contingencies. The CIP is estimated to cost \$61,168,958.40, and detail of these costs can be found in Table 2. The 2025 Project is a portion of the CIP which will be funded with proceeds of the Series 2025 Bonds in the amount of \$14,328,728.75. The balance of the CIP is anticipated to be funded by the Developer or future bond issuances.

V. SERIES 2025 BONDS AND ASSESSMENTS

In order to provide for the financing of the 2025 Project described in Section IV above, the District will issue the Series 2025 Bonds in the principal amount of \$15,125,000, which will be secured by the pledged revenues from the Series 2025 Assessments. The Series 2025 Assessments will initially be levied in the total annual amount of \$1,014,285, excluding early payment discounts and collection costs, and shall be structured in the same manner as the Series 2025 Bonds, so that revenues from the Series 2025 Assessments are sufficient to fulfill the debt service requirements for the Series 2025 Bonds.



Rizzetta & Company

The Series 2025 Bonds will be structured as amortizing current-interest bonds, with the repayment occurring in annual installments of principal and interest. Interest payments dates shall occur every June 15 and December 15 from the date of issuance until final maturity on June 15, 2055. The first scheduled payment of principal and coupon interest will be due on June 15, 2026. The annual principal payment will be due each June 15 thereafter until final maturity.

The Series 2025 Assessments will initially be levied on the 520 Platted Units and initially until platting on approximately 72.75 remaining gross acres, which excludes the acreage associated with the District's amenities, within the District. Series 2025 Assessments will only be assigned to the remaining lots planned for development within the District as they are platted. It is expected that Series 2025 Assessment installments assigned to Platted Units will be collected via the Pasco County property tax bill process (Uniform Method).¹ Accordingly, the Series 2025 Assessments have been adjusted to allow for current county collection costs and the possibility that landowners will avail themselves of early payment discounts. Currently, the aggregate rate for such costs and discounts is 6.0%, but this may fluctuate as provided by law. The Unplatted Parcels are expected to be collected directly by the District and will not include any county collection costs or early payment discounts. However, for purposes of this report, all units are inclusive of the associated costs and discounts for presentation purposes only.

VI. SERIES 2025 ASSESSMENT ALLOCATION

The Series 2025 Assessments are expected to ultimately be allocated to all 690 Platted Units within the District, as shown on Table 5. The Series 2025 Assessments are allocated based on an EAU methodology, as defined in the Master Report. As allocated, the Series 2025 Assessments fall within the cost/benefit thresholds, as well as the maximum assessment levels, established by the Master Report.

Table 5 reflects the Series 2025 Assessments per Platted Unit. The Series 2025 Assessments will be levied on the 520 Platted Units and initially until platting on the approximately 72.75 remaining gross acres within the District, which excludes the acreage associated with the amenities, on an equal assessment per acre basis. As land is either sold in bulk to the third parties, or as land is platted or otherwise subdivided into Platted Units, the Series 2025 Assessments will be assigned to those Platted Units at the per-unit amounts described in Table 5, on a first platted and first assigned basis, thereby reducing the Series 2025 Assessments encumbering the Unplatted Parcels by a corresponding amount. The Series 2025 Assessments are expected to ultimately be assigned to 690 Platted Units within the District.

In the event an Unplatted Parcel is sold to a party not affiliated with the developer, Series 2025 Assessments will be assigned to that Unplatted Parcel based on the maximum total number of Platted Units assigned by the Developer to that Unplatted Parcel. The owner

¹ The ultimate collection procedure is subject to District approval. Nothing herein should be construed as mandating collections that conflict with the terms, privileges, and remedies provided in the Indentures, Florida law, assessment resolutions, and/or other applicable agreements.



Rizzetta & Company

of that Unplatted Parcel will be responsible for the total assessments applicable to the Unplatted Parcel, regardless of the total number of Platted Units ultimately platted. These total Series 2025 Assessments are fixed to the Unplatted Parcel at the time of the sale. If such property is sold to a unit of local government, any debt assigned to such property must be satisfied prior to such transfer by way of a true-up payment.

The Series 2025 Assessment Roll is located on page A-5.

VII. PREPAYMENT AND TRUE UP OF SERIES 2025 ASSESSMENTS

The Series 2025 Assessments encumbering a parcel may be prepaid in full or in part at any time, without penalty, together with interest at the rate on the Series 2025 Bonds to the Quarterly Redemption Date (as defined in the First Supplemental Indenture) that is more than forty-five (45) days next succeeding the date of prepayment. Notwithstanding the preceding provisions, the District does not waive the right to assess penalties which would otherwise be permissible if the parcel being prepaid is subject to an assessment delinquency.

Because this methodology assigns defined, fixed Series 2025 Assessments to Platted Units, the District's Series 2025 Assessment program is predicated on the development of lots in the manner described in Table 1. However, if a change in development results in net decrease in the overall principal amount of Series 2025 Assessments able to be assigned to the lands described in Table 1, then a true-up, or principal reduction payment will be required to cure the deficiency ("True Up Payment"). The District shall perform a review of the development plan for true-up calculation purposes at each time any plat/site plan is presented to the District. Similarly, if a reconfiguration of lands or redemption of outstanding Series 2025 Bonds would result in the collection of substantial excess assessment revenue in the aggregate, then the District shall undertake a pro rata reduction of Series 2025 Assessments for all assessed properties.

For further detail on the true-up process, please refer to the True-Up Agreement and applicable assessment resolution(s). All of the terms of the Master Report are incorporated herein by this reference and applicable to the Series 2025 Assessments, except to the extent modified herein.

VIII. ADDITIONAL STIPULATIONS

Certain financing, development, and engineering data was provided by the District Underwriter, District Engineer and the Developer. The allocation methodology described herein was based on information provided by those professionals. Rizzetta & Company makes no representations regarding said information transactions beyond restatement of the factual information necessary for compilation of this report. For additional information on the Series 2025 Bond structure and related items, please refer to the Limited Offering Memorandum associated with this transaction.



Rizzetta & Company

NEW PORT CORNERS COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT BONDS,
SERIES 2025

Rizzetta & Company, Inc., does not represent the District as a Municipal Advisor or Securities Broker nor is Rizzetta & Company, Inc., registered to provide such services as described in Section 15B of the Securities and Exchange Act of 1934, as amended. Similarly, Rizzetta & Company, Inc., does not provide the New Port Corners Community Development District with financial advisory services or offer investment advice in any form.



Rizzetta & Company

NEW PORT CORNERS COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT BONDS,
SERIES 2025

EXHIBIT A:
ALLOCATION METHODOLOGY



Rizzetta & Company

Professionals in Community Management

**NEW PORT CORNERS COMMUNITY DEVELOPMENT DISTRICT
FINAL SUPPLEMENTAL SPECIAL ASSESSMENT ALLOCATION REPORT
SPECIAL ASSESSMENT BONDS, SERIES 2025**

TABLE 1: PRELIMINARY DEVELOPMENT PLAN

PRODUCT	EAU	PHASE 1A	PHASE 1B	TOTAL
Alley Townhomes 25'	0.50	16	0	16
Single Family 32'	0.64	13	0	13
Single Family 40'	0.80	139	0	139
Single Family 50'	1.00	43	0	43
Villa (Active Adult)	0.55	0	112	112
Single Family 50' (Active Adult)	1.00	0	241	241
Single Family 60' (Active Adult)	1.20	0	126	126
TOTAL:	211	479		690

Preliminary Development Plan provided by the Developer and is subject to change.

**NEW PORT CORNERS COMMUNITY DEVELOPMENT DISTRICT
FINAL SUPPLEMENTAL SPECIAL ASSESSMENT ALLOCATION REPORT
SPECIAL ASSESSMENT BONDS, SERIES 2025**

TABLE 2: PROJECT COST DETAIL

IMPROVEMENTS	ESTIMATED COSTS
Clearing & Earthwork	\$10,747,121.00
Stormwater Management	\$9,372,063.00
Water & Sewer	\$11,605,494.00
Roadway Improvements	\$4,883,466.00
Off-site / Little Road	\$9,200,000.00
Engineering, Surveying & Planning	\$5,200,000.00
Wetland / Environmental	\$2,700,000.00
Parks	\$1,900,000.00
Contingency	\$5,560,814.40
TOTAL	\$61,168,958.40
Portion of CIP to be funded by Series 2025 Bonds (2025 Project)	\$14,328,728.75
Additional costs to be funded by the Developer or other sources	\$46,840,229.65
	\$61,168,958.40

Note: Infrastructure cost estimates provided by the District Engineer.

**NEW PORT CORNERS COMMUNITY DEVELOPMENT DISTRICT
FINAL SUPPLEMENTAL SPECIAL ASSESSMENT ALLOCATION REPORT
SPECIAL ASSESSMENT BONDS, SERIES 2025**

TABLE 3: FINANCING INFORMATION - SERIES 2025 BONDS

Average Coupon Rate	5.356%
Term	30
Delivery Date	November 25, 2025
Maturity Date	June 15, 2025
Maximum Annual Debt Service ("MADS")	\$1,014,285.00

SOURCES:

PRINCIPAL AMOUNT	\$15,125,000.00
Total Sources	\$15,125,000.00

USES:

Construction Fund	(\$14,328,728.75)
Debt Service Reserve Fund (25% of MADS)	(\$253,571.25)
Underwriter's Discount	(\$302,500.00)
Costs of Issuance	(\$240,200.00)
Total Uses	(\$15,125,000.00)

Source: District Underwriter.

TABLE 4: FINANCING INFORMATION - SERIES 2025 ASSESSMENTS

Average Coupon Rate	5.36%
Initial Principal Amount	\$15,125,000
Aggregate Annual Installment	\$1,014,285.00 (1)
Estimated County Collection Costs	2.00% \$21,580.53 (2)
Maximum Early Payment Discounts	4.00% <u>\$43,161.06 (2)</u>
Total Annual Installment	\$1,079,026.60

(1) Based on MADS for the Series 2025 Bonds.

(2) May vary as provided by law.

**NEW PORT CORNERS COMMUNITY DEVELOPMENT DISTRICT
FINAL SUPPLEMENTAL SPECIAL ASSESSMENT ALLOCATION REPORT
SPECIAL ASSESSMENT BONDS, SERIES 2025**

TABLE 5: ASSESSMENT ALLOCATION - SERIES 2025 ASSESSMENTS ⁽¹⁾

PRODUCT	UNITS	EAU	TOTAL EAU'S	% OF EAU'S	PRODUCT TOTAL PRINCIPAL ⁽²⁾	PER UNIT PRINCIPAL	PRODUCT ANNUAL INSTLMT. ⁽²⁾⁽³⁾	PER UNIT INSTLMT. ⁽³⁾
Alley Townhomes 25'	16	0.50	8.00	1.28%	\$193,810.87	\$12,113.18	\$13,826.58	\$864.16
Single Family 32'	13	0.64	8.32	1.33%	\$201,563.30	\$15,504.87	\$14,379.65	\$1,106.13
Single Family 40'	139	0.80	111.20	17.81%	\$2,693,971.04	\$19,381.09	\$192,189.51	\$1,382.66
Single Family 50'	43	1.00	43.00	6.89%	\$1,041,733.41	\$24,226.36	\$74,317.89	\$1,728.32
Villa (Active Adult)	112	0.55	61.60	9.87%	\$1,492,343.67	\$13,324.50	\$106,464.69	\$950.58
Single Family 50' (Active Adult)	241	1.00	241.00	38.60%	\$5,838,552.34	\$24,226.36	\$416,525.84	\$1,728.32
Single Family 60' (Active Adult)	126	1.20	151.20	24.22%	\$3,663,025.37	\$29,071.63	\$261,322.43	\$2,073.99
TOTAL	<u>690</u>		<u>624.32</u>	<u>100.00%</u>	<u>\$15,125,000.00</u>		<u>\$1,079,026.60</u>	

(1) Allocation of Series 2025 Assessments to be levied.

(2) Product total shown for illustrative purposes only and are not fixed per product type.

(3) Includes estimated Pasco County collection costs/payment discounts, which may fluctuate.



NEW PORT CORNERS COMMUNITY DEVELOPMENT DISTRICT

FINAL SUPPLEMENTAL SPECIAL ASSESSMENT ALLOCATION REPORT

SERIES 2025 ASSESSMENT LIEN ROLL

NEW PORT CORNERS COMMUNITY DEVELOPMENT DISTRICT

FINAL SUPPLEMENTAL SPECIAL ASSESSMENT ALLOCATION REPORT

SERIES 2025 ASSESSMENT LIEN ROLL

NEW PORT CORNERS COMMUNITY DEVELOPMENT DISTRICT
FINAL SUPPLEMENTAL SPECIAL ASSESSMENT ALLOCATION REPORT
SERIES 2025 ASSESSMENT LIEN ROLL

NEW PORT CORNERS COMMUNITY DEVELOPMENT DISTRICT
FINAL SUPPLEMENTAL SPECIAL ASSESSMENT ALLOCATION REPORT
SERIES 2025 ASSESSMENT LIEN ROLL

NEW PORT CORNERS COMMUNITY DEVELOPMENT DISTRICT

FINAL SUPPLEMENTAL SPECIAL ASSESSMENT ALLOCATION REPORT

SERIES 2025 ASSESSMENT LIEN ROLL

NEW PORT CORNERS COMMUNITY DEVELOPMENT DISTRICT

FINAL SUPPLEMENTAL SPECIAL ASSESSMENT ALLOCATION REPORT

SERIES 2025 ASSESSMENT LIEN ROLL

NEW PORT CORNERS COMMUNITY DEVELOPMENT DISTRICT
FINAL SUPPLEMENTAL SPECIAL ASSESSMENT ALLOCATION REPORT
SERIES 2025 ASSESSMENT LIEN ROLL

PARCEL ID	LEGAL	PRODUCT	PER UNIT PRINCIPAL	PER UNIT ANNUAL INSTALLMENT
		TOTAL	\$15,125,000.00	\$1,079,026.60

PRINCIPAL/ACRE ASSMT/ACRE
UNPLATTED \$60,141.31 \$4,290.52

Exhibit "A"

Description Sketch (Not A Survey)

DESCRIPTION: NEW PORT CORNER - CDD (WEST)
(Prepared by GeoPoint Surveying, Inc.)

DESCRIPTION:

A parcel of land being all of Tracts 25, 26, 27, 29, 30, 31, 32, 33, 41, 42, 43, and 44, lying in Section 2, Township 26 South, Range 16 East, and part of Tracts 28, 34, 35, 36, 37, 38, 39 and 40, lying in Section 2, Township 26 South, Range 16 East, and part of Tract 1, lying in Section 10, Township 26 South Range 16 East, and part of Tracts 18, 19, 21, 22, and 23, lying in Section 11, Township 26 South, Range 16 East, all of Port Richey Land Company Subdivision according to map or plat thereof, as recorded in Plat Book 1, Pages 60 and 61, Public Records of Pasco County, Florida, and being more particularly described as follows:

BEGIN at the Southwest corner of said Section 2, thence along the South line of said Section 2, S 89°21'11" E, a distance of 30.00 feet; thence leaving said South line along the East right-of-way line of Osteen Road as recorded in Official Records Book 1582, Page 570 of the Public Records of Pasco County, Florida, N 00°06'42" E, a distance of 2582.66 feet; thence leaving said West right-of-way line, S 89°26'44" E, a distance of 900.50 feet; thence N 00°12'06" E, a distance of 30.00 feet to the South right-of-way line of Ernst Road per said Port Richey Land Company Subdivision; thence along said South right-of-way line, S 89°26'44" E, a distance of 390.38 feet; thence leaving said South right-of-way line, N 00°15'59" W, a distance of 15.00 feet; thence N 00°13'21" E, a distance of 1281.14 feet; thence S 89°54'00" E, a distance of 26.00 feet; thence N 82°26'54"E, a distance of 30.04 feet; thence S 89°54'00" E, a distance of 385.34 feet; thence N 00°13'19" E, a distance of 31.38 feet; thence S 89°26'43" E, a distance of 809.28 feet to the West right-of-way line of Little Road as recorded in Official Records Book 881, Page 144, as amended in Official Records Book 899, Page 213 of the Public Records of Pasco County, Florida; thence along said West right-of-way line S.02°12'08"W., a distance of 535.13 feet; thence S.00°17'31"W., a distance of 786.28 feet; thence S.00°38'29"E., a distance of 914.37 feet; thence leaving said West line of LITTLE ROAD, N.89°53'55"W., a distance of 739.94 feet; thence S.00°06'00"W., a distance of 737.50 feet; thence S.89°54'00"E., a distance of 749.48 feet to said West line of LITTLE ROAD, thence along said West line, S.00°38'29"E., a distance of 225.02 feet; thence again leaving said West line of LITTLE ROAD N.89°54'00"W., a distance of 822.39 feet; thence S.00°06'00"W., a distance of 737.50 feet; thence southerly, 117.81 feet along the arc of a tangent curve to the left having a radius of 225.00 feet and a central angle of 30°00'00" (chord bearing S.14°54'00"E., 116.47 feet); thence S.29°54'00"E., a distance of 43.33 feet; thence S.60°06'00"W., a distance of 120.00 feet; thence S.71°46'59"W., a distance of 1158.98 feet; thence N.86°46'06"W., a distance of 177.17 feet; thence S.66°10'55"W., a distance of 39.21 feet; thence N.48°57'35"W., a distance of 517.78 feet; thence N.70°43'08"W., a distance of 63.34 feet; thence N.00°35'26"E., a distance of 228.45 feet; thence S.89°55'50"E., a distance of 60.00 feet to the **POINT OF BEGINNING**.

Containing 179.455 Acres.

Surveyor's Note:

1) Bearings shown hereon are based on the West right-of-way line of Little Road, having a Grid bearing of S 00°38'29" E. The Grid Bearings as shown hereon refer to the State Plane Coordinate System, North American Horizontal Datum of 1983 (NAD 83-2011 Adjustment) for the West Zone of Florida.

2) This Description and Sketch has been electronically signed and sealed pursuant to Rule 5J-17.062, Section 472.027 of the Florida Statutes. The seal appearing on this document was authorized by John D. Weigle, LS5246. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

PAGE INDEX:

SHEET 1: Description West, Notes
SHEET 2: Description East
SHEET 3: Page Map (Key Sheet)
SHEETS 4-9: Dimension Detail
SHEET 10: Dimension Tables

Description Sketch (Not A Survey)

DESCRIPTION: NEW PORT CORNER - CDD (EAST)

A parcel of land being a part of Tracts 22, 29, and 30, lying in Section 1, Township, 26 South, Range 16 East, also Tracts 8, 9, 12, 13, 45 through 53, 57, 58, 59, and 60, lying in Section 2, Township 26 South, Range 16 East, of Port Richey Land Company Subdivision, according to map or plat thereof, as recorded in Plat Book 1, Pages 60 and 61, Public Records of Pasco County, Public Records of Pasco County, Florida, and being more particularly described as follows:

COMMENCE at the Northwest Corner of the Northeast 1/4 of said Section 2, thence along the West boundary of the Northeast 1/4 of Section 2, S.00°17'47"W., a distance of 1975.32 feet to the Southwest corner of said Northeast 1/4 of Section 2, thence along the West boundary of the Southeast 1/4 of said Section 2, S.00°38'38"E., a distance of 15.00 feet; thence leaving said West boundary S.89°45'28"E., a distance of 108.13 feet to a point on the East line of LITTLE ROAD, a Public Right-of-Way per (Official Records 899, Page 213, of the Public Records of said Pasco County, Florida & Pasco County Right-of-Way Map Little Road Phase III C) and the **POINT OF BEGINNING**; thence along the South line of a 30 foot platted Right-of-Way per said Plat of Port Richey Land Company Subdivision, S.89°45'28"E., a distance of 2189.17 feet; thence leaving said South Right-of-Way line S.00°00'00"E., a distance of 34.91 feet; thence N.89°54'51"W., a distance of 34.64 feet; thence Southwesterly, 15.76 feet along the arc of a non-tangent curve to the left having a radius of 10.00 feet and a central angle of 90°17'02" (chord bearing S.45°06'00"W., 14.18 feet); thence S.00°06'00"W., a distance of 100.91 feet; thence S.89°44'20"E., a distance of 113.18 feet; thence N.79°07'00"E., a distance of 73.17 feet; thence N.67°25'00"E., a distance of 70.74 feet; thence N.55°43'00"E., a distance of 70.74 feet; thence N.45°28'10"E., a distance of 55.67 feet; thence N.47°07'00"E., a distance of 229.09 feet; thence S.55°53'55"E., a distance of 119.51 feet; thence S.30°44'03"E., a distance of 687.62 feet to the centerline of the Pithlachascoolee River, thence along said centerline, S 42°28'22"W, a distance of 6.50 feet; thence S 39°44'48"W, a distance of 21.02 feet; thence S 53°46'58"W, a distance of 40.79 feet; thence S 69°59'31"W, a distance of 35.13 feet; thence S 69°40'00"W, a distance of 35.16 feet to the East boundary of said Tract 29; thence along said East boundary, S 00°03'50"E, a distance of 80.33 feet to said centerline; thence along said centerline, S 30°50'35"E, a distance of 26.12 feet; thence S 45°50'44"W, a distance of 18.61 feet to the East boundary of said Tract 29; thence along said East boundary, S 00°03'50"E, a distance of 263.42 feet to the Southeast corner of said Tract 29; thence along the South boundary of said Tract 29, N 89°54'20"W, a distance of 454.28 feet to a point on the West line of a 30 foot platted Right-of-Way per said Plat of Port Richey Land Company Subdivision, thence along said West line, S.00°00'39"W., a distance of 330.28 feet; thence S.00°01'05"W., a distance of 173.61 feet; thence leaving said West Right-of-Way line, N.89°59'04"W., a distance of 693.35 feet; thence N.00°06'00"E., a distance of 99.50 feet; thence N.03°11'21"W., a distance of 87.14 feet; thence N.00°06'00"E., a distance of 200.00 feet; thence N.89°54'00"W., a distance of 60.00 feet; thence Northwesterly, 15.71 feet along the arc of a non-tangent curve to the left having a radius of 10.00 feet and a central angle of 90°00'00" (chord bearing N.44°54'00"W., 14.14 feet); thence N.00°06'00"E., a distance of 70.00 feet; thence Northeasterly, 15.71 feet along the arc of a non-tangent curve to the left having a radius of 10.00 feet and a central angle of 90°00'00" (chord bearing N.45°06'00"E., 14.14 feet); thence N.00°06'00"E., a distance of 100.00 feet; thence N.89°54'00"W., a distance of 570.00 feet; thence S.00°06'00"W., a distance of 98.67 feet; thence N.89°54'00"W., a distance of 330.00 feet; thence S.00°06'00"W., a distance of 663.33 feet; thence Southeasterly, 15.71 feet along the arc of a tangent curve to the left having a radius of 10.00 feet and a central angle of 90°00'00" (chord bearing S.44°54'00"E., 14.14 feet); thence S.89°54'00"E., a distance of 28.72 feet; thence N.85°54'00"E., a distance of 3.38 feet; thence S.00°20'47"W., a distance of 136.45 feet; thence N.85°42'00"W., a distance of 2.79 feet; thence N.89°54'00"W., a distance of 28.72 feet; thence Southwesterly, 15.71 feet along the arc of a tangent curve to the left having a radius of 10.00 feet and a central angle of 90°00'00" (chord bearing S.45°06'00"W., 14.14 feet); thence S.00°06'00"W., a distance of 34.50 feet; thence N.89°54'00"W., a distance of 860.47 feet to East line of LITTLE ROAD, thence along said East line N.00°38'29"W., a distance of 225.02 feet; thence leaving said East line S.89°54'00"E., a distance of 758.38 feet; thence N.00°06'00"E., a distance of 737.50 feet; thence N.89°52'32"W., a distance of 767.92 feet to said East line of LITTLE ROAD, thence along said East line N.00°38'29"W., a distance of 899.24 feet to the **POINT OF BEGINNING**.

Containing 78.498 acres

Together With:

PARCEL 8

A parcel of land being a part of Tracts 8 and 9, lying in Section 2, Township 26, South, Range 16 East, of Port Richey Land Company Subdivision, according to map or Plat thereof, as recorded in Plat Book 1, Pages 60 and 61, Public Records of Pasco County, Florida, and being more particularly described as follows:

COMMENCE at the Northwest Corner of the Northeast 1/4 of said Section 2, thence along the West boundary of the Northeast 1/4 of Section 2, S.00°17'47"W., a distance of 1975.32 feet to the Southwest corner of said Northeast 1/4 of Section 2, thence along the South line of said Northeast 1/4 of Section 2, S.89°45'28"E., a distance of 108.13 feet to a point on the East line of LITTLE ROAD a Public Right-of-Way per (Official Records 3837, Page 1145, of the Public Records of said Pasco County, Florida & Pasco County Right-of-Way Map Little Road Phase III C), thence along said West Right-of-Way line N.00°14'47"E., a distance of 15.00 feet to the **POINT OF BEGINNING**; thence along said East Right-of-Way line of LITTLE ROAD, N.00°17'31"E., a distance of 10.00 feet; thence leaving said East Right-of-Way line, S.89°45'28"E., a distance of 299.16 feet; thence Northeasterly, 15.71 feet along the arc of a tangent curve to the left having a radius of 10.00 feet and a central angle of 90°0'0" (chord bearing N.45°14'32"E., 14.14 feet); thence S.89°45'28"E., a distance of 70.00 feet; thence Southeasterly, 15.71 feet along the arc of a non-tangent curve to the left having a radius of 10.00 feet and a central angle of 90°0'0" (chord bearing S.44°45'28"E., 14.14 feet); thence S.89°45'28"E., a distance of 320.63 feet; thence N.00°07'31"E., a distance of 10.02 feet; thence S.89°52'29"E., a distance of 70.00 feet; thence S.00°07'31"W., a distance of 20.16 feet to the North line of a 30' foot wide platted Right-of-Way per said Plat of Port Richey Land Company Subdivision, thence along said North Right-of-Way line, N.89°45'28"W., a distance of 779.82 feet; to the **POINT OF BEGINNING**.
Containing 0.832 acres.

Containing 0.212 acres

Together With:

PARCEL 9

A parcel of land being a part of Tracts 12 and 13, lying in Section 2, Township 26 South, Range 16 East, of Port Richey Land Company Subdivision, according to map or plat thereof, recorded in Plat Book 1, Pages 60 and 61, Public Records of Pasco County, Florida, and being more particularly described as follows:

COMMENCE at the Southeast Corner of the Northeast 1/4 of said Section 2, thence along the South line of the Northeast 1/4 of Section 2, N.89°45'28"E., a distance of 399.85 feet; thence leaving said South line N.00°14'32"E., a distance of 15.00 feet to a point on the North line of a 30 foot wide platted Right-of-Way per said Plat of Port Richey Land Company Subdivision and the **POINT OF BEGINNING**; thence along said North Right-of-Way line N.89°45'28"W., a distance of 488.20 feet; thence leaving said North Right-of-Way line, N.00°02'48"W., a distance of 10.00 feet; thence S.89°45'28"E., a distance of 488.25 feet; thence S.00°14'32"W., a distance of 10.00 feet to the **POINT OF BEGINNING**.

Containing 0.112 acres

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213 Hobbs Street
Tampa, Florida 33619
Phone: (813) 248-8888
Licensed Business No.: LB 7768

GeoPoint Surveying, Inc.

LESS AND EXCEPT THE FOLLOWING:

NEW PORT CORNERS PHASE 1B-5 ACTIVE ADULT

A REPLAT OF A PORTION OF TRACTS 33, 34, 36 AND 37,
ACCORDING TO THE PLAT OF PORT RICHEY LAND COMPANY SUBDIVISION, AS RECORDED IN PLAT BOOK 1, PAGE 61
LYING IN SECTION 2, TOWNSHIP 26 SOUTH, RANGE 16 EAST, PASCO COUNTY, FLORIDA

LEGAL DESCRIPTION:

That part of TRACTS 33, 34, 36 and 37, according to the map or plat of PORT RICHEY LAND COMPANY SUBDIVISION, as recorded in Plat Book 1, Page 61, of the Public Records of Pasco County, Florida, lying in Section 2, Township 26 South, Range 16 East, Pasco County, Florida, being more particularly described as follows:

COMMENCE at the West 1/4 corner of said Section 2, run thence along the North boundary of the Southwest 1/4 of said Section 2, S.89°26'44"E., 30.00 feet; thence along a line lying 30.00 feet East of and parallel with the West boundary of said Southwest 1/4 of said Section 2, the following two (2) courses: 1) S.00°06'42"W., 15.00 feet to the Northwest corner of NEW PORT CORNERS PHASE 1B-2 ACTIVE ADULT, as recorded in Plat Book 99, Pages 52 through 58 inclusive, of the Public Records of Pasco County, Florida; 2) along the Westerly boundary of said NEW PORT CORNERS PHASE 1B-2 ACTIVE ADULT, continue S.00°06'42"W., 80.24 feet to the Southwest corner of said NEW PORT CORNERS PHASE 1B-2 ACTIVE ADULT; thence along the Southerly boundary of said NEW PORT CORNERS PHASE 1B-2 ACTIVE ADULT, the following nineteen (19) courses: 1) S.89°54'00"E., 145.75 feet; 2) S.00°06'00"W., 120.00 feet; 3) S.89°54'00"E., 740.00 feet; 4) N.00°06'00"E., 120.00 feet; 5) S.89°54'00"E., 100.00 feet to a point of curvature; 6) 31.42 feet along the arc of a curve to the right having a radius of 20.00 feet and a central angle of 90°00'00" (chord bearing S.44°54'00"E., 28.28 feet); 7) S.89°54'00"E., 50.00 feet to a point on a curve; 8) 31.42 feet along the arc of a curve to the right having a radius of 20.00 feet and a central angle of 90°00'00" (chord bearing N.45°06'00"E., 28.28 feet) to a point of tangency; 9) S.89°54'00"E., 200.00 feet to a point of curvature; 10) Southeasterly, 31.42 feet along the arc of a curve to the right having a radius of 20.00 feet and a central angle of 90°00'00" (chord bearing S.44°54'00"E., 28.28 feet); 11) S.89°54'00"E., 50.00 feet to a point on a curve; 12) Northeasterly, 31.42 feet along the arc of a curve to the right having a radius of 20.00 feet and a central angle of 90°00'00" (chord bearing N.45°06'00"E., 28.28 feet) to a point of tangency; 13) S.89°54'00"E., 120.00 feet to the left having a radius of 32.50 feet and a central angle of 09°02'47" (chord bearing N.79°30'13"E., 51.26 feet) to a point of reverse curvature; 14) Easterly, 52.55 feet along the arc of a curve to the right having a radius of 275.00 feet and a central angle of 10°56'56" (chord bearing N.80°27'18"E., 52.47 feet) to the Southeast corner of said NEW PORT CORNERS PHASE 1B-2 ACTIVE ADULT, also being a point on the Southerly boundary of NEW PORT CORNERS PHASE 1B-1 ACTIVE ADULT, as recorded in Plat Book 98, Pages 51 through 54 inclusive, of the Public Records of Pasco County, Florida; thence along said Southerly boundary of NEW PORT CORNERS PHASE 1B-1 ACTIVE ADULT, the following two (2) courses: 1) S.00°06'00"W., 139.27 feet; 2) S.89°53'55"E., 18.00 feet; thence S.00°06'00"W., 651.54 feet, then N.89°54'00"W., 18.00 feet; thence N.00°06'00"E., 58.02 feet to a point on a curve; thence Westerly, 109.33 feet along the arc of a curve to the left having a radius of 1785.00 feet and a central angle of 03°30'33" (chord bearing S.86°57'54"W., 109.31 feet) to a point of reverse curvature; thence Northwesterly, 16.56 feet along the arc of a curve to the right having a radius of 10.00 feet and a central angle of 94°53'23" (chord bearing N.47°04'11"W., 14.73 feet); thence N.89°54'00"W., 50.00 feet; thence S.00°06'00"W., 7.37 feet to a point of curvature; thence Southwesterly, 14.46 feet along the arc of a curve to the right having a radius of 10.00 feet and a central angle of 82°51'48" (chord bearing S.41°31'14"W., 13.23 feet) to a point of reverse curvature; thence Westerly, 112.63 feet along the arc of a curve to the left having a radius of 1785.00 feet and a central angle of 03°36'55" (chord bearing S.81°09'21"W., 112.61 feet); thence N.00°06'00"E., 743.57 feet to the **POINT OF BEGINNING**.

Containing 5.075 acres, more or less.

CERTIFICATE OF OWNERSHIP AND DEDICATION

CAL-HEARTHSTONE LOT OPTION POOL 03, LP., a Delaware limited partnership, authorized to do business in the State of Florida (the "Owner"), hereby states and declares that it is the fee simple owner of all lands referenced to as New Port Corners Phases 1B-5 ACTIVE ADULT, as described in the legal description which is a part of this plat and makes the following dedications:

- Owner hereby grants, conveys and dedicates to New Port Corners Community Development District, a local unit of special purpose government established under Chapter 190, Florida Statutes ("the District") TRACTS "B-12", "B-12A" and "B-13" as shown and depicted hereon. As evidenced by its execution of this plat the District accepts this dedication and agrees to maintain the foregoing tract.
- Owner hereby reserves fee title to TRACT "A-18" [(HOA) Ingress-Egress Easement; (CDD) Drainage Easement and (Public) Utility Easement] as shown hereon, for conveyance by the Owner to the Medley at New Port Corners Community Association, Inc., a Florida not-for-profit corporation (the "HOA" or "Association"), by separate instrument, subsequent to the recording of this plat. TRACT "A-18", shall be maintained by the Owner for the purposes stated hereon until such conveyance occurs, and shall be maintained by the Association for such purposes from and after such conveyance.
- Owner hereby grants and conveys to the Association a non-exclusive easement over all (HOA) Golf Cart Path Ingress-Egress Easements, as shown and depicted on this plat, for golf cart and pedestrian ingress and egress, and for the Association's access, operation, maintenance, and repair of paved surfaces and/or related improvements therein. As evidenced by its execution of this plat the Association accepts this conveyance and agrees to maintain the foregoing easements.
- Owner hereby grants, conveys and dedicates to the District all (CDD) Access and Drainage Easements and (CDD) Drainage Easements, as shown hereon for maintenance and other purposes incidental thereto. As evidenced by its execution of this plat the District accepts this dedication and agrees to maintain the foregoing easements.
- Owner hereby grants, conveys and dedicates to Pasco County, Florida ("the County"), a perpetual easement for ingress and egress over and across TRACT "A-18", as shown hereon, for any and all governmental purposes including (without limitation) fire and law enforcement, and emergency medical services.
- Owner hereby grants, conveys, and dedicates to the County, statutorily authorized public utility entities and all licensed private utility entities a non-exclusive, unobstructed Utility Easement for telephone, electric, cable television, water, sewer, street lights, fire protection and other utilities over and across those portions of the Plat shown as "Utility Easement", and identified hereon for such purposes, the use and benefit of which shall extend and inure to the benefit of the County, statutorily authorized public utility entities and all duly licensed private utility companies. In the event utility improvements are constructed within such Utility Easement areas, it shall be the responsibility of the utility entities to repair or replace said utility improvements as necessary for maintenance of said utilities.
- Owner hereby grants, conveys and dedicates to the public and the County all utility easements, improvements, facilities and appurtenances, together with any necessary easements, lying within or upon the lands depicted on this plat, and further does hereby reserve unto themselves, their respective successors or assigns, the right to construct, operate and maintain all utility improvements, or utilities and appurtenances lying within the lands depicted on this plat until such time as the operation and maintenance of said utility improvements, facilities, and appurtenances are assumed by the County.
- Owner further does hereby grant, convey, warrant and dedicate to the County a Non-Exclusive Flow Through Easement and reasonable right of access to ensure the free flow of water for general public drainage purposes over, through and under all drainage easements or commonly owned property shown on this plat. In the event the Owner or the District fails to properly maintain any drainage easements/facilities preventing the free flow of water, the County shall have the reasonable right, but not the obligation, to access and enter upon any drainage easement for the purpose of performing maintenance to ensure the free flow of water.
- Owner hereby reserves for itself and its successors and assigns a non-exclusive easement in common with others located within the Utility Easement over and across the front of all lots shown hereon. Said non-exclusive easement is for the installation, operation and maintenance and/or replacement of communication lines including but not limited to cable television, internet access, telecommunications and bulk telecommunication services to the extent consistent with Section 177.091(28), Florida Statutes.
- Owner does hereby grant and reserve unto the District, title to any lands or improvements dedicated to the public or to the County if for any reason such dedication shall be either voluntarily vacated, voided, or invalidated to the extent consistent with Section 177.085(1), Florida Statutes.
- Owner further grants to Duke Energy Florida, LLC, its parent entity (or entity controlling both entities), its respective subsidiaries or affiliate entities and its successors and assigns, forever, non-exclusive easements over all utility easements shown and designated on this plat for the construction, operation, maintenance, repair or replacement of any and all necessary fixtures for the distribution of electricity. Such construction, operation, maintenance, repair and replacement expressly includes a non-exclusive access easement over and across rights-of-way necessary to access their easement.

NEW PORT CORNERS PHASE 1B-5 ACTIVE ADULT

A REPLAT OF A PORTION OF TRACTS 33, 34, 36 AND 37,
ACCORDING TO THE PLAT OF PORT RICHEY LAND COMPANY SUBDIVISION, AS RECORDED IN PLAT BOOK 1, PAGE 61
LYING IN SECTION 2, TOWNSHIP 26 SOUTH, RANGE 16 EAST, PASCO COUNTY, FLORIDA

OWNER: CAL-HEARTHSTONE LOT OPTION POOL 03, LP., a Delaware limited partnership, authorized to do business in the State of Florida
By: Cal Hearthstone PBLG GP, LLC, a Delaware limited liability company, General Partner
By: Cal Hearthstone Public Builder Lot Option, LLC, a Delaware Limited Liability Company, Sole member
By: Hearthstone Professionals-CS, LP., a Delaware limited partnership, Manager
By: Hearthstone, Inc., a California Corporation, General Partner

By: *SC Porath*
Steven C. Porath
Its: Authorized Representative

By: *W M*
Witness
Printed Name

By: *D Gonzalez*
Dina Gonzalez
Printed Name

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

On 29th August, 2025, before me, Anusha Rajan, personally appeared Steven C. Porath who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Anusha Rajan
Signature of Notary Public

(Place Notary Seal and/or Stamp Above)



OPTIONAL	
Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.	
Description of Attached Document Title or Type of Document: <u>Mylar Map - NPC Ph.1B-5 Active Adult</u>	
Document Date: <u>29 August 2025</u> Number of Pages: _____	
Signer(s) Other Than Named Above:	
Capacity(ies) Claimed by Signer(s):	
Signer's Name: <u>STEVEN C. PORATH</u> Signer's Name: _____	
<input type="checkbox"/> Corporate Officer - Title(s): _____	
<input type="checkbox"/> Partner - <input type="checkbox"/> Limited General <input type="checkbox"/> Partner - <input type="checkbox"/> General	
<input type="checkbox"/> Individual <input type="checkbox"/> Attorney in Fact <input type="checkbox"/> Individual <input type="checkbox"/> Attorney in Fact	
<input type="checkbox"/> Trustee <input type="checkbox"/> Guardian of Conservator <input type="checkbox"/> Trustee <input type="checkbox"/> Guardian of Conservator	
<input type="checkbox"/> Other: <u>Auth. Representative</u> Signer is Representing: <u>CAL-HPOL 03, LP.</u> Signer is Representing: _____	

CERTIFICATE OF ACCEPTANCE

of NEW PORT CORNERS COMMUNITY DEVELOPMENT DISTRICT

The dedications to New Port Corners Community Development District, a local unit of special purpose government established under Chapter 190, Florida Statutes, were accepted at an open meeting of New Port Corners Community Development District by their Board of Supervisors this 27th day of August, 2025, and hereby consents to and joins in the recording of this instrument and accepts the dedications and maintenance responsibilities shown hereon.

By: *KM Evans*
Kelly Evans, as Chairperson

By: *Courtney Mai*
Courtney Mai
Printed Name

By: *Heather Meyer*
Heather Meyer
Printed Name

ACKNOWLEDGMENT: State of Florida, County of Hillsborough

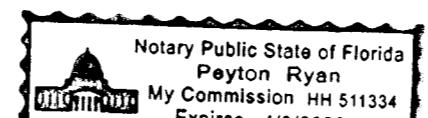
I hereby certify on this 27th day of August, 2025, before me personally appeared by means of physical presence, Kelly Evans, as Chairperson of New Port Corners Community Development District, [X] personally known to me or [] who has produced NIA as identification, who has identified themselves as the person described in and who executed the foregoing certificate of acceptance and severally acknowledged the execution thereof to be their free act and deed for the uses and purposes therein expressed.

Witness my hand and seal at Hillsborough County, Florida, the day and year aforesaid.

Peyton Ryan
Notary Public, State of Florida at Large
PEYTON RYAN
(Printed Name of Notary)

My Commission expires: 4/3/2028

Commission Number: HH511334



CERTIFICATE OF ACCEPTANCE

of Medley at New Port Corners Community Association, Inc., a Florida not-for-profit corporation

Medley at New Port Corners Community Association, Inc., a Florida not-for-profit corporation, hereby accepts the proposed conveyances and maintenance responsibilities as shown hereon.

By: *Lori Campagna*
Lori Campagna, as President

By: *Alexandra Maley*
Alexandra Maley
Printed Name

By: *Heather Meyer*
Heather Meyer
Printed Name

ACKNOWLEDGMENT: State of Florida, County of Hillsborough

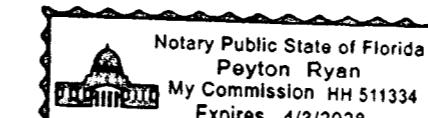
I hereby certify on this 27 day of August, 2025 before me personally appeared by means of physical presence, Lori Campagna, as President of Medley at New Port Corners Community Association, Inc., [X] personally known to me or [] who has produced NIA as identification, who has identified themselves as the person described in and who executed the foregoing certificate of acceptance and severally acknowledged the execution thereof to be their free act and deed for the uses and purposes therein expressed.

Witness my hand and seal at Hillsborough County, Florida, the day and year aforesaid.

Peyton Ryan
Notary Public, State of Florida at Large
PEYTON RYAN
(Printed Name of Notary)

My Commission expires: 4/3/2028

Commission Number: HH511334



PROPERTY INFORMATION

STATE OF FLORIDA)
) SS:
COUNTY OF PASCO)

We, Lennar Title Inc., a Maryland corporation, as Agent for DOMA Title Insurance Company, a Title Company duly licensed in the State of Florida, have completed a Property Information Report, File No. LEN-2415943FL, and based on said report find that the title of the property is vested in CAL-HEARTHSTONE LOT OPTION POOL 03, LP., a Delaware limited partnership, that the current taxes have been paid, and that the property is not encumbered by any mortgages, other encumbrances or easements other than shown in that Property Information Report, File No. LEN-2415943FL.

This the 25 day of September, 2025.

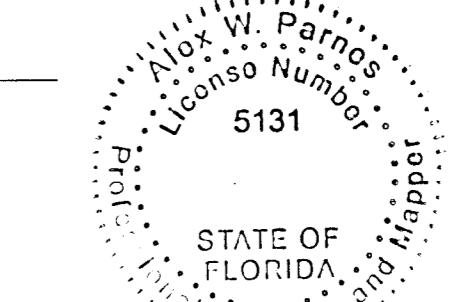
Lennar Title Inc., a Maryland corporation
By: *Catharine P. Mueller*
Name: Catherine P. Mueller, Esq.
Title: Vice President

REVIEW OF PLAT BY PROFESSIONAL SURVEYOR AND MAPPER, PASCO COUNTY, FLORIDA

Pursuant to Section 177.081 (1), Florida Statutes, I hereby certify that I have performed a limited review of this plat for conformity to Chapter 177 Part 1, Florida Statutes, and that this plat complies with the technical requirements of said chapter, however my review and certification does not include computations or field verification of any points or measurements.

Signed and Sealed this 5th day of September, 2025.

Alex W. Parries
Alex W. Parries, Pasco County Surveyor
Florida Professional Surveyor and Mapper No. 5131



CERTIFICATE OF APPROVAL BY THE ADMINISTRATIVE AUTHORITY FOR PASCO COUNTY, FLORIDA

This is to certify that on this the 30th day of September, 2025, the foregoing plat was approved to be recorded by the administrative officer of Pasco County, Florida.

David F. Allen, P.E.
David F. Allen, P.E.,
Assistant County Administrator
Development Services

CERTIFICATE OF THE CLERK OF CIRCUIT COURT

I hereby certify that the foregoing plat has been filed in the Public Records of Pasco County, Florida on this the 3rd day of October, 2025, in Plat Book 99, Page(s) 77-81.

Kimberly D. Grapen, D.C.
By: *Nikki Alvarez-Solive, Esq.*
Nikki Alvarez-Solive, Esq.,
Pasco County Clerk & Comptroller

NEW PORT CORNERS PHASE 1B-1 ACTIVE ADULT

A REPLAT OF A PORTION OF TRACTS 25, 26, 27, 28, 33, 34 AND 35,
ACCORDING TO THE MAP OR PLAT OF PORT RICHEY LAND COMPANY SUBDIVISION, AS RECORDED IN PLAT BOOK 1, PAGE 61
LYING IN SECTION 2, TOWNSHIP 26 SOUTH, RANGE 16 EAST, PASCO COUNTY, FLORIDA

LEGAL DESCRIPTION:

That part of TRACTS 25, 26, 27, 28, 33, 34 and 35, according to the map or plat of PORT RICHEY LAND COMPANY SUBDIVISION, as recorded in Plat Book 1, Page 61, of the Public Records of Pasco County, Florida, lying in Section 2, Township 26 South, Range 16 East, Pasco County, Florida, being more particularly described as follows:

COMMENCE at the North 1/4 corner of said Section 2, run thence along the East boundary of the Northwest 1/4 of said Section 2, S.00°17'47"W, 655.32 feet to the Northeast corner of the aforesaid TRACT 28, also being the Southeast corner of TRACT 15, according to the aforesaid plat of PORT RICHEY LAND COMPANY SUBDIVISION; thence along the Northernly boundary of said TRACT 28 and the Southernly boundary of said TRACT 15, N.89°26'43"W, 72.14 feet to a point on the Westerly boundary of the right-of-way for Little Road, according to Pasco County Right of Way Map little Road Phase III C, as recorded in Official Records Book 899, Page 213, of the Public Records of Pasco County, Florida, also being the **POINT OF BEGINNING**; thence along said Westerly boundary of the right-of-way for Little Road, the following three (3) courses: 1) S.02°12'08"W, 535.13 feet; 2) S.00°17'31"W, 786.28 feet; 3) S.00°38'29"E, 914.37 feet; thence N.89°35'55"W, 757.94 feet; thence N.00°05'00"E, 139.27 feet; thence N.04°04'14"W, 50.00 feet to a point of a curve; thence Westerly, 62.11 feet along the arc of a curve to the left having a radius of 325.00 feet and a central angle of 109°30'56"E (chord bearing S.00°37'18"W, 62.00 feet); thence Westerly, 72.29 feet to a point of a curve to the right having a radius of 275.00 feet and a central angle of 150°07'11" (chord bearing S.02°32'25"W, 72.36 feet) to a point of tangency; thence N.89°54'00"W, 213.50 feet; thence N.00°06'00"E, 63.55 feet; thence N.89°40'00"W, 76.53 feet to a point on a curve; thence Northerly, 61.69 feet along the arc of a curve to the right having a radius of 275.00 feet and a central angle of 125°51'14" (chord bearing N.15°38'16"E, 61.56 feet) to a point of tangency; thence N.22°03'53"E, 70.71 feet to a point of curvature; thence Northerly, 124.54 feet along the arc of a curve to the left having a radius of 325.00 feet and a central angle of 215°57'53" (chord bearing N.11°04'57"E, 123.83 feet) to a point of tangency; thence N.00°06'00"E, 97.97 feet to a point of curvature; thence Northerly, 140.86 feet along the arc of a curve to the left having a radius of 275.00 feet and a central angle of 292°20'50" (chord bearing N.14°46'55"E, 139.32 feet) to a point of reversal curvature; thence Northerly, 166.47 feet along the arc of a curve to the left having a radius of 325.00 feet and a central angle of 292°20'50" (chord bearing N.14°46'25"E, 164.65 feet) to a point of tangency; thence N.00°06'00"E, 199.11 feet to a point of curvature; thence Northeasterly, 31.42 feet along the arc of a curve to the right having a radius of 20.00 feet and a central angle of 90°00'00" (chord bearing N.45°06'00"E, 28.28 feet) to a point of tangency; thence S.89°54'00"E, 4.54 feet to a point of curvature; thence Easterly, 429.98 feet along the arc of a curve to the right having a radius of 775.00 feet and a central angle of 314°47'18" (chord bearing S.74°00'21"E, 424.48 feet) to a point of compound curvature; thence Southeastery, 27.59 feet along the arc of a curve to the right having a radius of 875.00 feet and a central angle of 19°48'24" (chord bearing S.57°12'30"E, 27.59 feet); thence N.33°41'42"E, 50.00 feet to a point on a curve; thence Northerly, 29.17 feet along the arc of said curve to the left having a radius of 925.00 feet and a central angle of 01°48'24" (chord bearing N.57°12'30"W, 29.16 feet) to a point of compound curvature; thence N.00°06'00"E, 56.64 feet; thence N.00°06'00"E, 690.58 feet; thence N.89°54'00"W, 100.04 feet to a point of curvature; thence Southwesterly, 1.42 feet along the arc of a curve to the left having a radius of 20.00 feet and a central angle of 90°00'00" (chord bearing S.00°06'00"W, 28.28 feet); thence N.00°06'00"E, 50.00 feet to a point on a curve; thence N.00°06'00"E, 170.00 feet; thence N.89°54'00"E, 50.00 feet; thence N.00°06'00"E, 170.00 feet; thence N.89°54'00"E, 50.00 feet; thence N.00°06'00"E, 17.00 feet to the Southeast corner of SHADY ACRES, according to the plat thereof, as recorded in Plat Book 5, Page 70, of the Public Records of Pasco County, Florida; thence along the Easterly boundary of said SHADY ACRES, continue N.00°13'19"E, 14.38 feet to the Southwest corner of the aforesaid TRACT 16; thence along the Southerly boundary of said TRACT 16 and the aforesaid Southerly boundary of TRACT 15, S.89°26'43"E, 809.28 feet to the **POINT OF BEGINNING**.

Containing 44.021 acres, more or less.

CERTIFICATE OF OWNERSHIP AND DEDICATION

LEN-MEDLEY AT NEW PORT CORNERS, LLC, a Florida limited liability Company (the "LEN-MEDLEY"), as the fee simple owner of TRACT "C-1", and CAL-HEARTHSTONE LOT OPTION POOL 03, LP., a Delaware limited partnership, authorized to do business in the State of Florida (the "CAL"), as the fee simple owner of all lands LESS AND EXCEPT TRACT "C-1", (collectively the Owners), hereby states and declares that they are the fee simple owners of the lands referred to as New Port Corners Phases 1B-1 ACTIVE ADULT, as described in the legal description which is a part of this plat and makes the following dedications: of this plat and makes the following dedications:

- CAL hereby grants, conveys and dedicates to New Port Corners Community Development District, a local unit of special purpose government established under Chapter 190, Florida Statutes (the "District") TRACT "A-1A" (CDD Right-of-Way) as shown and depicted hereon. As evidenced by its execution of this plat the District accepts this dedication and agrees to maintain the foregoing tract.
- CAL hereby reserves fee title to TRACTS "B-1A", "B-2", "B-3" and "B-14", as shown herein for conveyance by the Owner to the District, by separate instrument, subsequent to the recording of this plat. TRACTS "B-1A", "B-2", "B-3" and "B-14", shall be maintained by owner for the purposes stated herein until such conveyance occurs, and shall be maintained by the District for such purposes from and after such conveyance.
- CAL hereby reserves fee title to TRACT "A-1B" [(HOA) Ingress-Egress Easement] as shown herein, for conveyance by the Owner to the Medley at New Port Corners Community Association, Inc., a Florida not-for-profit corporation ("the HOA" or "Association"), by separate instrument, subsequent to the recording of this plat. TRACT "A-1B", shall be maintained by the Owner for the purposes stated herein until such conveyance occurs, and shall be maintained by the Association for such purposes from and after such conveyance.
- LEN-MEDLEY hereby reserves fee title to TRACT "C-1" as shown herein and shall be maintained by the Owner.
- CAL hereby grants and conveys to the Association a non-exclusive easement over all (HOA) Golf Cart Path Ingress-Egress Easements, as shown and depicted on this plat, for golf cart and pedestrian ingress and egress, and for the Association's access, operation, maintenance, and repair of paved surfaces and/or related improvements therein. As evidenced by its execution of this plat the Association accepts this conveyance and agrees to maintain the foregoing easements.
- CAL hereby grants, conveys and dedicates to the District all (CDD) Access and Drainage Easements and (CDD) Side Yard Drainage/Access Easements, shown herein for maintenance and other purposes incidental thereto. As evidenced by its execution of this plat the District accepts this dedication and agrees to maintain the foregoing easements.
- CAL hereby grants, conveys and dedicates to the Pasco County, Florida ("the County"), a perpetual easement for ingress and egress over and across TRACT "A-1A" (CDD Right-of-Way) and TRACT "A-1B" [(HOA) Ingress-Egress Easement], as shown herein, for any and all governmental purposes (including, without limitation) fire and law enforcement, and emergency medical services.
- CAL hereby grants, conveys and dedicates to the County (Public) Pump Station Site, as shown on this plat, and the utility improvements and facilities located therein for purposes incidental thereto. Owner hereby reserves unto itself, its successors and assigns, a temporary easement on, over and under TRACT "Z-1" for the purpose of constructing, operating and maintaining all utility improvements and facilities lying within or upon TRACT "Z-1" until such time as the operation and maintenance of such improvements and facilities are assumed by the County.
- CAL hereby grants, conveys and dedicates to the County the (Public) Water Meter Easement as shown and depicted on this plat, for the operation, maintenance and repair of a claimed water meter.
- CAL hereby grants, conveys and dedicates to the County and all providers of law enforcement, fire, emergency medical, other similar governmental and quasi-governmental emergency services and appropriate utility entities, a non-exclusive access easement over and across the Emergency Access Easement as shown herein for ingress and egress for the performance of their duties in the event of an emergency. In the event of any accident, blockage or other emergency, at the request of an emergency services providers, the Emergency Access Easement shall remain open to the residents and their invitees until traffic flow is restored. The District shall be responsible for maintaining the easement at all times so that it can be used in the event of an emergency.
- Owners do hereby grant, convey, and dedicate to the County, statutorily authorized public utility entities and all licensed private utility entities a non-exclusive Utility Easement for telephone, electric, cable television, water, sewer, street lights, fire protection and other utilities over and across those portions of the Plat shown as "Utility Easement", and identified herein for such purposes, the use and benefit of which shall extend and inure to the benefit of the County, statutorily authorized public utility entities and all duly licensed private utility companies. In the event utility improvements are constructed within such Utility Easement areas, it shall be the responsibility of the utility entities to repair or replace said utility improvements as necessary for maintenance of said utilities.
- Owners do hereby grant, convey and dedicate to the perpetual use of the public and the County all utility easements, improvements, facilities and appurtenances, together with any necessary easements, lying within or upon the lands depicted on this plat, and further does hereby reserve unto themselves, their respective successors or assigns, the right to construct, operate and maintain all utility improvements, or utilities and appurtenances lying within the lands depicted on this plat until such time as the operation and maintenance of said utility improvements, facilities, and appurtenances are assumed by the County.
- Owners further do hereby grant, convey, warrant and dedicate to the County a Non-Exclusive Flow Through Easement and reasonable right of access to ensure the free flow of water for general public drainage purposes over, through and under all drainage easements or commonly owned property shown on this plat. In the event the Owner or the District fails to properly maintain any drainage easements/facilities preventing the free flow of water, the County shall have the reasonable right, but not the obligation, to access and enter upon any drainage easement for the purpose of performing maintenance to ensure the free flow of water.
- Owners hereby reserve for themselves and their successors and assigns a non-exclusive easement in common with others located within the Utility Easement over and across the front of all lots shown herein. Said non-exclusive easement is for the installation, operation and maintenance and/or replacement of communication lines including but not limited to cable television, internet access, telecommunications and bulk telecommunication services to the extent consistent with Section 177.091(28), Florida Statutes.
- Owners do hereby grant and reserve unto the District, title to any lands or improvements dedicated to the public or to the County if for any reason such dedication shall be either voluntarily vacated, voided, or invalidated to the extent consistent with Section 177.085(1), Florida Statutes.
- Owners hereby grant to Duke Energy Florida, LLC, its parent entity (or entity controlling both entities), its respective subsidiaries or affiliate entities and its successors and assigns, forever, non-exclusive easements over all utility easements shown and designated on this plat for the construction, operation, maintenance, repair or replacement of any and all necessary fixtures for the distribution of electricity. Such construction, operation, maintenance, repair and replacement expressly includes a non-exclusive access easement over and across rights-of-way necessary to access their easement.

OWNER: CAL-HEARTHSTONE LOT OPTION POOL 03, LP., a Delaware limited partnership, authorized to do business in the State of Florida
By: Cal Hearthstone PBO GP, LLC, a Delaware limited liability company, General Partner
By: Cal Hearthstone Public Builder Lot Option, LLC, a Delaware Limited Liability Company, Sole member
By: Hearthstone Professionals-CS, LP, a Delaware limited partnership, Manager
By: Hearthstone, Inc., a California Corporation, General Partner

SCPR
By: Steven C. Porath
Its: Authorized Representative

J. M. J.
Witness

R. L.
Witness

Carrie Maystruk
Printed Name

Roxanne Schwartz
Printed Name

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA

COUNTY OF LOS ANGELES

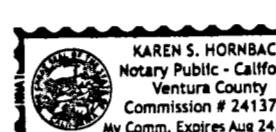
On MARCH 31, 2025, before me, Karen Hornback, Notary Public, personally appeared Steven C. Porath who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Karen Hornback
Signature of Notary Public

(Place Notary Seal and/or Stamp Above)



OWNER: LEN-MEDLEY AT NEW PORT CORNERS, LLC, a Florida limited liability company, as the owner of TRACT "C-1"

By: Lennar Homes, LLC, a Florida limited liability company, its manager
By: *Keith Malcut*
Keith Malcut, as Vice President
of Lennar Homes, LLC

Amber Maley
Witness
Amber Maley
Printed Name

Heather Meyer
Witness
Heather Meyer
Printed Name

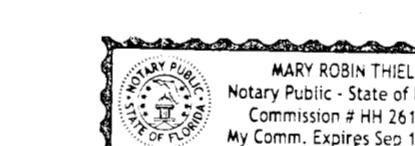
ACKNOWLEDGMENT: State of Florida, County of Hillsborough

I hereby certify on this 2nd day of April, 2025, before me personally appeared by means of physical presence, Keith Malcut, as Vice President of Lennar Homes, LLC, as manager of LEN-MEDLEY AT NEW PORT CORNERS, LLC, a Florida limited liability company, [✓] personally known to me or [] who has produced as identification, who has identified themselves as the person described in and who executed the foregoing certificate of ownership and dedication and severally acknowledged the execution thereof to be their free act and deed for the uses and purposes therein expressed.

Witness my hand and seal at Hillsborough County, Florida, the day and year aforesaid.

Keith Malcut
Notary Public, State of Florida at Large
Mark Robin Thiele
(Printed Name of Notary)

My Commission expires: Sept 1, 2026
Commission Number: HH 261676



CERTIFICATE OF ACCEPTANCE

of NEW PORT CORNERS COMMUNITY DEVELOPMENT DISTRICT

The dedication to New Port Corners Community Development District, a local unit of special purpose government established under Chapter 190, Florida Statutes, was accepted at an open meeting of New Port Corners Community Development District by their Board of Supervisors this 2nd day of April, 2025, and hereby consents to and joins in the recording of this instrument and accepts the dedications and maintenance responsibilities shown herein.

Kelly Evans
By: Kelly Evans, as Chairperson

P. G. B. K.
Witness
PAUL BECKERT
Printed Name

Lori Campagna
Witness
Lori Campagna
Printed Name

ACKNOWLEDGMENT: State of Florida, County of Hillsborough

I hereby certify on this 1st day of April, 2025, before me personally appeared by means of physical presence, Kelly Evans, as Chairperson of New Port Corners Community Development District, [✓] personally known to me or [] who has produced as identification, who has identified themselves as the person described in and who executed the foregoing certificate of acceptance and severally acknowledged the execution thereof to be their free act and deed for the uses and purposes therein expressed.

Witness my hand and seal at Hillsborough County, Florida, the day and year aforesaid.

Morganne Anselmi
Notary Public, State of Florida at Large

My Commission expires: Dec. 4, 2027
Commission Number: HH 469930



CERTIFICATE OF ACCEPTANCE

of the Medley at New Port Corners Community Association, Inc., a Florida not-for-profit corporation

Medley at New Port Corners Community Association, Inc., a Florida not-for-profit corporation, hereby accepts the proposed conveyances and maintenance responsibilities as shown herein.

Lori Campagna
By: Lori Campagna, as President

P. G. B. K.
Witness
PAUL BECKERT
Printed Name

P. G. B. K.
Witness
PAUL BECKERT
Printed Name

ACKNOWLEDGMENT: State of Florida, County of Hillsborough

I hereby certify on this 2nd day of April, 2025, before me personally appeared by means of physical presence, Lori Campagna, as President of Medley at New Port Corners Community Association, Inc., [✓] personally known to me or [] who has produced as identification, who has identified themselves as the person described in and who executed the foregoing certificate of acceptance and severally acknowledged the execution thereof to be their free act and deed for the uses and purposes therein expressed.

Witness my hand and seal at Hillsborough County, Florida, the day and year aforesaid.

Morganne Anselmi
Notary Public, State of Florida at Large

My Commission expires: Dec. 4, 2027
Commission Number: HH 469930



PROPERTY INFORMATION

STATE OF FLORIDA)
By: Lennar Title Inc., a Maryland corporation, as Agent for North American Title Insurance Company, a Title Company duly licensed in
COUNTY OF PASCO)
the State of Florida, have completed a Property Information Report, NATIC File No. 2023-02776-FL and based on said report find that

We, Lennar Title Inc., a Maryland corporation, as Agent for North American Title Insurance Company, a Title Company duly licensed in the State of Florida, have completed a Property Information Report, NATIC File No. 2023-02776-FL and based on said report find that the title of the property is vested in CAL-HEARTHSTONE LOT

NEW PORT CORNERS PHASE 1B-6

A REPLAT OF A PORTION OF TRACTS 38, 39, 40, 42 AND 43, LYING IN SECTION 2, TOWNSHIP 26 SOUTH, RANGE 16 EAST, PASCO COUNTY, FLORIDA, AND
A PORTION OF TRACTS 18, 19 AND 21, LYING IN SECTION 11, TOWNSHIP 26 SOUTH, RANGE 16 EAST, PASCO COUNTY, FLORIDA
ALL ACCORDING TO THE MAP OR PLAT OF PORT RICHEY LAND COMPANY SUBDIVISION, AS RECORDED IN PLAT BOOK 1, PAGE 61

LEGAL DESCRIPTION:

That part of TRACTS 38, 39, 40, 42 and 43, lying in Section 2, Township 26 South, Range 16 East, Pasco County, Florida and that part of TRACTS 18, 19 and 21, lying in Section 11, Township 26 South, Range 16 East, Pasco County, Florida, ALL according to the map or plat of PORT RICHEY LAND COMPANY SUBDIVISION, as recorded in Plat Book 1, Page 61, of the Public Records of Pasco County, Florida, being more particularly described as follows:

COMMENCE at the South 1/4 corner of said Section 2, run thence along the East boundary of the Southwest 1/4 of said Section 2, N.09°38'38"W., 987.16 feet to the Northeast corner of the aforesaid TRACT 38 and the Southeast corner of TRACT 37, according to the aforesaid PORT RICHEY LAND COMPANY SUBDIVISION; thence along the Northerly boundary of said TRACT 38 and the Southerly boundary of said TRACT 37, N.89°23'15"W., 89.98 feet to a point on the Westerly boundary of the right-of-way for Little Road, according to Pasco County Right-of-Way Map Little Road Phase III C, as recorded in Official Records Book 890, Page 213, of the Public Records of Pasco County, Florida; thence along said Westerly boundary of the right-of-way for Little Road, the following two (2) courses: 1) S.00°38'29"E., 7.93 feet to the **POINT OF BEGINNING**; 2) continue S.00°38'29"E., 225.02 feet; thence N.89°54'00"W., 822.39 feet; thence S.00°06'00"W., 737.50 feet to a point of curvature; thence Southerly, 117.81 feet along the arc of a curve to the left having a radius of 225.00 feet and a central angle of 30°00'00" (chord bearing S.14°54'00"E., 116.47 feet) to a point of tangency; thence S.29°54'00"E., 43.33 feet; thence S.60°06'00"W., 120.00 feet; thence S.71°46'59"W., 440.87 feet; thence N.29°27'35"W., 867.00 feet to a point on a curve; thence Northeasterly, 974.02 feet along the arc of a curve to the right having a radius of 1470.00 feet and a central angle of 37°57'50" (chord bearing N.66°34'09"E., 956.30 feet); thence N.04°26'56"W., 116.00 feet to a point on a curve; thence Easterly, 100.92 feet along the arc of said curve to the right having a radius of 1586.00 feet and a central angle of 03°38'45" (chord bearing N.87°22'26"E., 100.90 feet); thence N.00°06'00"E., 54.70 feet; thence S.89°54'00"E., 749.48 feet to the **POINT OF BEGINNING**.

Containing 20.509 acres, more or less.

CERTIFICATE OF OWNERSHIP AND DEDICATION

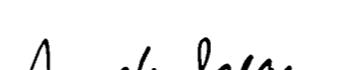
CAL-HEARTHSTONE LOT OPTION POOL 03, L.P., a Delaware limited partnership, authorized to do business in the State of Florida (the "Owner"), hereby states and declares that it is the fee simple owner of all lands referenced to as New Port Corners Phase 1B-6, as described in the legal description which is a part of this plat and makes the following dedications:

- 1) Owner hereby grants, conveys and dedicates to New Port Corners Community Development District, a local unit of special purpose government established under Chapter 190, Florida Statutes (the "District") TRACT "A-3" (CDD Right-of-Way) as shown and depicted hereon. As evidenced by its execution of this plat the District accepts this dedication and agrees to maintain the foregoing tract.
- 2) Owner hereby reserves title to TRACTS "B-13", "B-15" and "B-16", as shown herein for conveyance by the Owner to the District, by separate instrument, subsequent to the recording of this plat. TRACTS "B-13", "B-15" and "B-16", shall be maintained by owner for the purposes stated herein until such conveyance occurs, and shall be maintained by the District for such purposes from and after such conveyance.
- 3) Owner hereby grants, conveys and dedicates to Pasco County, Florida ("the County"), a perpetual easement for ingress and egress over and across TRACT "A-3" (CDD Right-of-Way), as shown herein, for any and all governmental purposes including (without limitation) fire and law enforcement, and emergency medical services.
- 4) Owner does hereby grant, convey and dedicate to Pasco County ("the County") the Public Right-of-Way for PORCH LIGHT DRIVE, as shown and depicted as herein, for any and all purposes incidental thereto and shall also be conveyed by separate instrument to the County, subsequent to the recording of this plat.
- 5) Owner hereby grants, conveys, and dedicates to the County, statutorily authorized public utility entities and all licensed private utility entities a non-exclusive, unobstructed Utility Easement for telephone, electric, cable television, water, sewer, street lights, fire protection and other utilities over and across those portions of the Plat shown as "Utility Easement", and identified herein for such purposes, the use and benefit of which shall extend and inure to the benefit of the County, statutorily authorized utility entities and all duly licensed private utility companies. In the event utility improvements are constructed within such Utility Easement areas, it shall be the responsibility of the utility entities to repair or replace said utility improvements as necessary for maintenance of said utilities.
- 6) Owner hereby grants, conveys and dedicates to the County, statutorily authorized public utility entities and all licensed private utility entities over to the County, the right to construct, operate and maintain all utility improvements, or utilities and appurtenances lying within the lands depicted on this plat until such time as the operation and maintenance of said utility improvements, facilities, and appurtenances are assumed by the County.
- 7) Owner further does hereby grant, convey, warrant and dedicate to the County a Non-Exclusive Flow Through Easement and reasonable right of access to ensure the free flow of water for general public drainage purposes over, through and under all drainage easements or commonly owned property shown on this plat. In the event the Owner or the District fails to properly maintain any drainage easements/facilities preventing the free flow of water, the County shall have the reasonable right, but not the obligation, to access and enter upon any drainage easement for the purpose of performing maintenance to ensure the free flow of water.
- 8) Owner hereby reserves for itself and its successors and assigns a non-exclusive easement in common with others located within the Utility Easement over and across the front of all lots shown herein. Said non-exclusive easement is for the installation, operation and maintenance and/or replacement of communication lines including but not limited to cable television, internet access, telecommunications and bulk telecommunication services to the extent consistent with Section 177.091(28), Florida Statutes.
- 9) Owner does hereby grant and reserve unto the District, title to any lands or improvements dedicated to the public or to the County if for any reason such dedication shall be either voluntarily vacated, voided, or invalidated to the extent consistent with Section 177.085(1), Florida Statutes.
- 10) Owner further grants to Duke Energy Florida, LLC, its parent entity (or entity controlling both entities), its respective subsidiaries or affiliate entities and its successors and assigns, forever, non-exclusive easements over all utility easements shown and designated on this plat for the construction, operation, maintenance, repair or replacement of any and all necessary fixtures for the distribution of electricity. Such construction, operation, maintenance, repair and replacement expressly includes a non-exclusive access easement over and across rights-of-way necessary to access their easement.

OWNER: CAL-HEARTHSTONE LOT OPTION POOL 03, L.P., a Delaware limited partnership, authorized to do business in the State of Florida
By: Cal Hearthstone PBLG GP, LLC, a Delaware limited liability company, General Partner
By: Cal Hearthstone Public Builder Lot Option, LLC, a Delaware Limited Liability Company, Sole member
By: Hearthstone Professionals-CS, L.P., a Delaware limited partnership, Manager
By: Hearthstone, Inc., a California Corporation, General Partner

By: 
Steven C. Porath
Witness
Its: Authorized Representative

By: 
Ruoxue Schwartz
Witness
Printed Name

By: 
Anusha Rajan
Witness
Printed Name

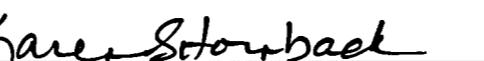
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

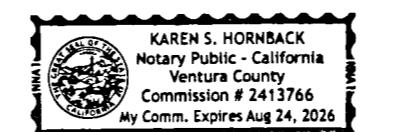
STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

On MAY 5, 2025, before me, Karen Stoenback, Notary Public, personally appeared Steven C. Porath who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.


Signature of Notary Public



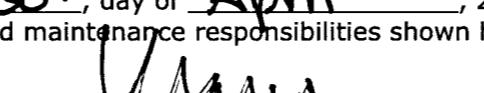
(Place Notary Seal and/or Stamp Above)

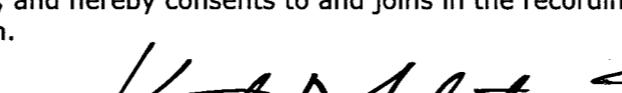
OPTIONAL	
Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.	
Description of Attached Document	
Title or Type of Document: <u>Notary</u>	
Document Date: <u>MAY 5, 2025</u> Number of Pages: <u>5</u>	
Signer(s) Other Than Named Above:	
Capacity(ies) Claimed by Signer(s)	
Signer's Name: <u>Steven C. Porath</u> Signer's Name: _____	
<input type="checkbox"/> Corporate Officer – Title(s): <input type="checkbox"/> Corporate Officer – Title(s): _____	
<input type="checkbox"/> Partner – <input type="checkbox"/> Limited General <input type="checkbox"/> Partner – <input type="checkbox"/> Limited General	
<input type="checkbox"/> Individual <input type="checkbox"/> Attorney in Fact <input type="checkbox"/> Individual <input type="checkbox"/> Attorney in Fact	
<input type="checkbox"/> Trustee <input type="checkbox"/> Guardian of Conservator <input type="checkbox"/> Trustee <input type="checkbox"/> Guardian of Conservator	
<input type="checkbox"/> Other: <u>Authorizer</u> <input type="checkbox"/> Other: _____	
Signer is Representing: <u>CAL-HEARTHSTONE LOT OPTION POOL 03</u> Signer is Representing: _____	

CERTIFICATE OF ACCEPTANCE

of NEW PORT CORNERS COMMUNITY DEVELOPMENT DISTRICT

The dedications to New Port Corners Community Development District, a local unit of special purpose government established under Chapter 190, Florida Statutes, were accepted at an open meeting of New Port Corners Community Development District by their Board of Supervisors this 30th day of April, 2025 and hereby consents to and joins in the recording of this instrument and accepts the dedications and maintenance responsibilities shown herein.

By: 
Kelly Evans, as Chairperson

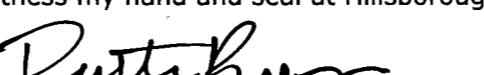

Keith Malcut
Witness
Printed Name


Tom Dean
Witness
Printed Name

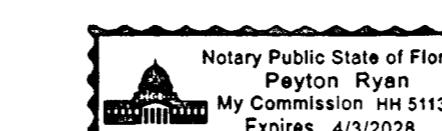
ACKNOWLEDGMENT: State of Florida, County of Hillsborough

I hereby certify on this 30th day of APRIL, 2025, before me personally appeared by means of physical presence, Kelly Evans, as Chairperson of New Port Corners Community Development District, [X] personally known to me or [] who has produced NIA as identification, who has identified herself as the person described in and who executed the foregoing certificate of acceptance and severally acknowledged the execution thereof to be their free act and deed for the uses and purposes therein expressed.

Witness my hand and seal at Hillsborough County, Florida, the day and year aforesaid.


Peyton Ryan
Notary Public, State of Florida at Large
PEYTON RYAN
(Printed Name of Notary)

My Commission expires: 4/3/28
Commission Number: HH 511334



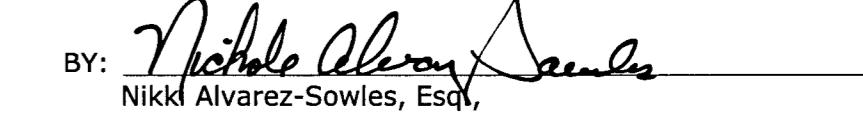
CERTIFICATE OF APPROVAL BY THE BOARD OF COUNTY COMMISSIONERS

This is to certify that on this the 20th day of May, 2025, the foregoing plat was approved to be recorded by the Board of County Commissioners of Pasco County, Florida.


Karen Stoenback
Chairman of the Board of County Commissioners

CERTIFICATE OF THE CLERK OF CIRCUIT COURT

I hereby certify that the foregoing plat has been filed in the Public Records of Pasco County, Florida on this the 25th day of May, 2025, in Plat Book 98, Page(s) 100-124.

BY: 
Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller

SURVEYOR'S CERTIFICATE

The undersigned, being currently licensed by the State of Florida as a Professional Surveyor and Mapper, does hereby certify that this plat was prepared under my direction and supervision, and said plat complies with all survey requirements of Florida Statutes Chapter 177, Part I, and that Permanent Reference Monuments (P.R.M.'s) were set on the 6th day of February, 2025, as shown herein, and that "P.C.P.'s" (Permanent Control Points) as shown herein, and all other monumentation of lot corners, points of intersection and changes of direction of lines within the subdivision as required by said Chapter 177 of the Florida Statutes will be set within the time allotted in 177.091 (8) (9), or pursuant to terms of bond.

Signed and Sealed this 30th day of April, 2025.

AMERRITT, INC.

3010 W. Azeele Street, Suite 150
Tampa, Florida 33609


Arthur W. Merritt
Professional Land Surveyor No. LS4498
Certificate of Authorization No. LB7778

AMERRITT, INC.
LAND SURVEYING & MAPPING
Certificate of Authorization Number LB 7778
3010 W. Azeele Street, Suite 150
Tampa, FL 33609
PHONE (813) 221-5200
File No. AM-LCF-NP-013
Job No. AM-LCF-NP-013
File: P-New Port Corners (Lennar-CLD) Plat 1B-6/Plat NEWPORT-COR-PH1B-6-01

**NEW PORT CORNERS PHASE 1A
MASTER CLUB PROPERTY**

DESCRIPTION: That part of TRACTS 52 and 53, lying in Section 2, Township 26 South, Range 16 East, Pasco County, Florida, according to the map or plat of PORT RICHEY LAND COMPANY SUBDIVISION, as recorded in Plat Book 1, Page 61, of the Public Records of Pasco County, Florida, being more particularly described as follows:

COMMENCE at the Southeast corner of said Section 2, run thence along the East boundary of the Southeast 1/4 of the Southeast 1/4 of said Section 2, N.00°01'05"E., 1319.37 feet to the Southeast corner of the aforesaid TRACT 52; thence along the South boundary of said TRACT 52, N.89°59'21"W., 15.00 feet; thence along a line lying 15.00 feet West of and parallel with said East boundary of the Southeast 1/4 of the Southeast 1/4 of Section 2, S.00°01'05"W., 173.61 feet; thence N.89°58'55"W., 290.52 feet to the **POINT OF BEGINNING**; thence continue N.89°58'55"W., 402.83 feet; thence N.00°06'00"E., 99.47 feet; thence N.03°11'21"W., 87.14 feet; thence N.00°06'00"E., 200.00 feet to a point of curvature; thence Northeasterly, 31.42 feet along the arc of a curve to the right having a radius of 20.00 feet and a central angle of 90°00'00" (chord bearing N.45°06'00"E., 28.28 feet) to a point of tangency; thence S.89°54'00"E., 387.83 feet; thence S.00°06'00"W., 405.89 feet to the **POINT OF BEGINNING**.

Containing 3.785 acres, more or less.

BASIS OF BEARINGS

The East boundary of the Southeast 1/4 of the Southeast 1/4 of Section 2, Township 26 South, Range 16 East, Pasco County, Florida, has a Grid bearing of N.00°01'05"E. The Grid Bearings as shown hereon refer to the State Plane Coordinate System, North American Horizontal Datum of 1983 (NAD 83 - 2011 ADJUSTMENT) for the West Zone of Florida.

LEGEND:

1. (R) indicates radial line
2. (NR) indicates non-radial line
3. RB - Reference Bearing
4. O.R. - Official Records Book
5. Inst. # - Instrument Number
6. S.W.F.W.M.D. - Southwest Florida Water Management District Wetland Line

**NEW PORT CORNERS PHASE 1A
MASTER CLUB PROPERTY**

Prepared For: LENNAR HOMES, LLC			
DESCRIPTION SKETCH (Not a Survey)			
		AMERRITT, INC. LAND SURVEYING AND MAPPING LICENSED BUSINESS NUMBER LB7778 3010 W. Azeele Street, Suite 150 Tampa, FL 33609 PHONE (813) 221-5200	
No.	Date	Description	Dwn.
REVISIONS			
SHEET NO. 1 OF 4 SHEETS			
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OR AN AUTHENTICATED DIGITAL SIGNATURE AND SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER			
Drawn: VBR Checked: JLS Order No.: AMI-CLD-NP-001			
Date: 11/18/23 Dwg: NPC 1A MASTER CLUB PROP.dwg			
File Path: P:\View Port Corners (Lennar-CLD)\Master_Plan\Description\Phase 1A Master Club			
SECTION 2, TOWNSHIP 26 SOUTH, RANGE 16 EAST			

**NEW PORT CORNERS PHASE 1B-1 ACTIVE ADULT
AMENITY AREA**

DESCRIPTION: That part of TRACTS 25, 26, 33, 34 and 35, according to the map or plat of PORT RICHEY LAND COMPANY SUBDIVISION, as recorded in Plat Book 1, Page 61, of the Public Records of Pasco County, Florida, lying in Section 2, Township 26 South, Range 16 East, Pasco County, Florida, being more particularly described as follows:

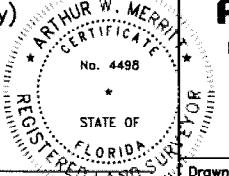
COMMENCE at the North 1/4 corner of said Section 2, run thence along the East boundary of the Northwest 1/4 of said Section 2, S.00°17'47"W., 655.32 feet to the Northeast corner of TRACT 28, according to the aforesaid map or plat of PORT RICHEY LAND COMPANY SUBDIVISION, also being the Southeast corner of TRACT 15, according to said plat of PORT RICHEY LAND COMPANY SUBDIVISION; thence along the Northerly boundary of said TRACT 28 and the Southerly boundary of said TRACT 15, N.89°26'43"W., 72.14 feet to a point on the Westerly boundary of the right-of-way for Little Road, according to Pasco County Right of Way Map Little Road Phase III C, as recorded in Official Records Book 899, Page 213, of the Public Records of Pasco County, Florida; thence along said Westerly boundary of the right-of-way for Little Road, the following three (3) courses: 1) S.02°12'08"W., 535.13 feet; 2) S.00°17'31"W., 786.28 feet; 3) S.00°38'29"E., 14.30 feet; thence N.89°45'28"W., 114.92 feet to a point of curvature; thence Westerly, 274.98 feet along the arc of a curve to the left having a radius of 400.00 feet and a central angle of 39°23'15" (chord bearing S.70°32'55"W., 269.59 feet) to a point on a curve; thence Northwesterly, 256.16 feet along the arc of a curve to the left having a radius of 900.00 feet and a central angle of 16°18'29" (chord bearing N.48°09'04"W., 255.30 feet); thence S.33°41'42"W., 25.00 feet to point on a curve, also being the **POINT OF BEGINNING**; thence Southeasterly, 294.35 feet along the arc of said curve to the right having a radius of 875.00 feet and a central angle of 19°16'26" (chord bearing S.46°40'05"E., 292.96 feet) to a point of compound curvature; thence Southerly, 17.32 feet along the arc of a curve to the right having a radius of 20.00 feet and a central angle of 49°36'41" (chord bearing S.12°13'31"E., 16.78 feet) to a point of reverse curvature; thence Southerly, 21.48 feet along the arc of a curve to the left having a radius of 26.00 feet and a central angle of 47°20'37" (chord bearing S.11°05'30"E., 20.88 feet) to a point of reverse curvature; thence Southeasterly, 52.96 feet along the arc of a curve to the right having a radius of 859.50 feet and a central angle of 03°31'48" (chord bearing S.32°59'54"E., 52.95 feet); thence S.58°46'00"W., 155.22 feet to a point of curvature; thence Westerly, 143.43 feet along the arc of a curve to the right having a radius of 300.00 feet and a central angle of 27°23'35" (chord bearing S.72°27'47"W., 142.07 feet) to a point of compound curvature; thence Northwesterly, 300.18 feet along the arc of a curve to the right having a radius of 190.00 feet and a central angle of 90°31'21" (chord bearing N.48°34'45"W., 269.92 feet) to a point of reverse curvature; thence Northwesterly, 80.89 feet along the arc of a curve to the left having a radius of 60.00 feet and a central angle of 77°14'56" (chord bearing N.41°56'32"W., 74.91 feet) to a point of tangency; thence N.80°34'00"W., 192.00 feet to a point on a curve; thence Northerly, 52.94 feet along the arc of a curve to the left having a radius of 325.00 feet and a central angle of 09°20'00" (chord bearing N.04°46'00"E., 52.88 feet) to a point of tangency; thence N.00°06'00"E., 199.11 feet to a point of curvature; thence Northeasterly, 31.42 feet along the arc of a curve to the right having a radius of 20.00 feet and a central angle of 90°00'00" (chord bearing N.45°06'00"E., 28.28 feet) to a point of tangency; thence S.89°54'00"E., 4.54 feet to a point of curvature; thence Easterly, 429.98 feet along the arc of a curve to the right having a radius of 775.00 feet and a central angle of 31°47'18" (chord bearing S.74°00'21"E., 424.48 feet) to a point of compound curvature; thence Southeasterly, 27.59 feet along the arc of a curve to the right having a radius of 875.00 feet and a central angle of 01°48'24" (chord bearing S.57°12'30"E., 27.59 feet) to the **POINT OF BEGINNING**.

Containing 5.095 acres, more or less.

**NEW PORT CORNERS PHASE 1B-1 ACTIVE ADULT
AMENITY AREA**

Prepared For: **LENNAR HOMES, LLC**

DESCRIPTION SKETCH
(Not a Survey)



AMERRITT, INC.

LAND SURVEYING AND MAPPING

LICENSED BUSINESS NUMBER LB7778

3010 W. Azeele Street, Suite 150

Tampa, FL 33609

PHONE (813) 221-5200

Drawn: WFS Checked: AWM Order No.: AMI-LCF-NPC-009

Date: 5-23-23 Dwg: NEW-PORT-COR-PH1B-1-AMENITY-DS.dwg

File Path: P:\New Port Corners (Lennar)\Master Plan\Description\Phase 1B-1 Act Adult HOA

SECTION 2, TOWNSHIP 26 SOUTH, RANGE 16 EAST

No. Date Description Dwn.

REVISIONS

SHEET NO. 1 OF 7 SHEETS

Arthur W. Merritt
FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. 4498

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL
RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

Tab 5

EMMA® Filing Assistance Software as a Service License Agreement

This EMMA Filing Assistance Software as a Service License Agreement (this "**Agreement**") is entered into by and between the **New Port Corners Community Development District** (the "**District**") on behalf of itself, its Dissemination Agent and all other Obligated Persons as defined in the District's outstanding Continuing Disclosure Agreements (collectively, the "**Licensee**"), and Disclosure Technology Services, LLC, a Delaware limited liability company ("**DTS**" or the "**Licensor**"). This Agreement shall be effective as of last day executed below ("**Effective Date**").

NOW, THEREFORE, for good and adequate consideration, the sufficiency of which is hereby acknowledged, the parties have agreed as follows:

The District is, or may in the future be, a party to one or more Continuing Disclosure Agreements (the "**CDAs**") in connection with the issuance of bonds or other debt obligations. Pursuant to the CDAs, the District and the other Obligated Persons named therein are, or will be, obligated to file certain Annual Reports, Quarterly Reports and Listed Event filings (as such terms are defined in the CDAs) electronically through the Municipal Securities Rulemaking Board's Electronic Municipal Market Access ("**EMMA**") system website within the time periods specified in the CDAs.

Subject to the payment of the fees provided for in "Exhibit A: Fee Schedule" attached hereto and the terms and conditions provided for in the "EMMA® Filing Assistance Software End User License Agreement" located at dtsmuni.com/about/terms, both of which are hereby incorporated by reference into this Agreement, the Licensor hereby (i) grants to Licensee a non-exclusive, non-transferable, non-sublicensable, limited license and right to access and use the DTS Portal ("**Portal**") for the purposes provided for herein. The Portal is configured to provide annual and quarterly notices of reporting deadlines prior to the applicable Annual Filing Date(s) and Quarterly Filing Date(s) set forth in the CDAs (the "**Services**").

As part of the notices provided by the Portal, links to access to the Portal will be made delivered to the District and other Obligated Persons annually and quarterly, as applicable, via email, which will allow for the District and other Obligated Persons to input the information required for the Annual Reports (excluding the Audited Financial Statements) and the Quarterly Reports under the CDAs, respectively, into a reportable format (collectively, the "**Formatted Information**"). Notwithstanding this provision or failure to provide such Formatted Information or any Services, the District, and its Dissemination Agent, if any, will remain responsible for filing the Formatted Information with EMMA on or before the deadlines provided for in the CDAs. The Portal shall not include any links for Listed Events as defined in the CDAs and all EMMA reporting obligations shall remain the sole obligations of the District and the Obligated Persons as set forth in the CDAs if and when a Listed Events report needs to be filed.

This Agreement shall commence on the Effective Date and continue through September 30 of the year in which this Agreement is executed, and thereafter, shall renew for additional one year terms (based on the District's fiscal year, which ends September 30) so long as the District is obligated under any CDAs. Either party may terminate this Agreement upon thirty days prior written notice to the other party hereto. Any fees paid prior to termination shall be considered earned and non-refundable and the Licensor may adjust the fees hereunder upon thirty days prior written notice to Licensee. Upon the termination of this Agreement, Licensee shall immediately discontinue use of the Portal. Licensee's obligations according to the provisions of this Agreement prior to termination shall survive termination of this Agreement. This Agreement is also subject to the terms set forth in **Exhibit B**.

IN WITNESS WHEREOF, the undersigned have executed this Agreement as of the date below written.

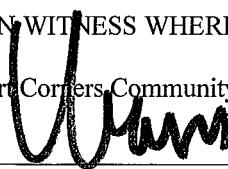
New Port Corners Community Development District

By:

Print: Kelly Evans

Title: Chairperson

Date: November 25, 2025



Disclosure Technology Services, LLC

By:

Print: Michael Klurman

Title: Vice President

Date: 11-13-25



Exhibit A – Fee Schedule

Annual License Fee:

1. \$3,500 at Bond Closing
2. \$3,500 per annum per bond series, not to exceed \$5000 per annum for all bonds to be issued by the District.

Exhibit B – CDD Addendum

The following terms apply notwithstanding any other provision of the Agreement (including but not limited to any of the terms incorporated therein from other documents):

PUBLIC RECORDS. DTS understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, DTS agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to section 119.0701, *Florida Statutes*. DTS acknowledges that the designated public records custodian for the District is the District's Manager ("Public Records Custodian"). Among other requirements and to the extent applicable by law, DTS shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if DTS does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in DTS's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by DTS, DTS shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF THE DTS HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, *FLORIDA STATUTES*, TO THE DTS'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS, Mr. Craig Wrathell, 2300 Glades Rd, Ste. #410W, Boca Raton, FL 33431

LIMITATIONS ON LIABILITY. Nothing in the Agreement shall be deemed as a waiver of immunity or limits of liability of the District beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in section 768.28, *Florida Statutes*, or other statute or law, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

SCRUTINIZED COMPANIES. DTS certifies that it is not in violation of section 287.135, *Florida Statutes*, and is not prohibited from doing business with the District under Florida law, including but not limited to Scrutinized Companies with Activities in Sudan List or Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List. If DTS is found to have submitted a false statement, has been placed on the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, or has been engaged in business operations in Cuba or Syria, or is now or in

the future on the Scrutinized Companies that Boycott Israel List, or engaged in a boycott of Israel, the District may immediately terminate this Agreement.

E-VERIFY. DTS shall comply with and perform all applicable provisions of Section 448.095, *Florida Statutes*. Accordingly, to the extent required by Florida Statute, DTS shall register with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees and shall comply with all requirements of Section 448.095, *Florida Statutes*, as to the use of subcontractors. The District may terminate the Agreement immediately for cause if there is a good faith belief that the DTS has knowingly violated Section 448.091, *Florida Statutes*. By entering into this Agreement, the DTS represents that no public employer has terminated a contract with the DTS under Section 448.095(2)(c), *Florida Statutes*, within the year immediately preceding the date of this Agreement.

Tab 6

FIRST ADDENDUM TO THE CONTRACT FOR PROFESSIONAL DISTRICT MANAGEMENT SERVICES

This First Addendum to the Contract for Professional District Services (this “**Addendum**”), is made and entered into as of the 9th day of December, 2025 (the “**Effective Date**”), by and between the **New Port Corners Community Development District**, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, located in Pasco County, Florida (the “**District**”), and **Rizzetta & Company, Incorporated**, a Florida corporation (the “**District Manager**”).

RECITALS

WHEREAS, the District and the Consultant entered into the Contract for Professional District Management Services dated January 22, 2025 (the “**Contract**”), incorporated by reference herein; and

WHEREAS, the District and the Consultant desire to add to Standard On-Going Services section of the Contract, the implementation of Continuing Disclosure Services. The District Manager was named Dissemination Agent in the Continuing Disclosure Agreement for the Special Assessment Bonds, Series 2025, dated November 25, 2025. The District Manager’s responsibilities are described in that agreement.

WHEREAS, the District and the Consultant desire to amend **Exhibit B** - Schedule of Fees of the Fees and Expenses, section of the Contract as further described in this Addendum; and

WHEREAS, the District and the Consultant each has the authority to execute this Addendum and to perform its obligations and duties hereunder, and each party has satisfied all conditions precedent to the execution of this Addendum so that this Addendum constitutes a legal and binding obligation of each party hereto.

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which is hereby acknowledged, the District and the Consultant agree to the changes to amend **Exhibit B** - Schedule of Fees.

The amended **Exhibit B** - Schedule of Fees are hereby ratified and confirmed. All other terms and conditions of the Contract remain in full force and effect.

IN WITNESS WHEREOF the undersigned have executed this Addendum as of the Effective Date.

Therefore, the Consultant and the District each intend to enter this Contract, understand the terms set forth herein, and hereby agree to those terms.

ACCEPTED BY:

RIZZETTA & COMPANY, INC.

BY: _____

PRINTED NAME: William J. Rizzetta

TITLE: President

DATE: _____

NEW PORT CORNERS COMMUNITY DEVELOPMENT DISTRICT

BY: _____

PRINTED NAME: _____

TITLE: Chairman/Vice Chairman

DATE: _____

Exhibit B – Schedule of Fees

EXHIBIT B
Schedule of Fees

STANDARD ON-GOING SERVICES:

Standard On-Going Services will be billed in advance monthly pursuant to the following schedule:

	MONTHLY	ANNUALLY
Management:	\$1,750.00	\$21,000
Administrative:	\$350.00	\$4,200
Accounting:	\$1,600.00	\$19,200
Financial & Revenue Collections: Assessment Roll ⁽¹⁾	\$300.00	\$3,600 \$5,000
Continuing Disclosure:	<hr/> \$416.67	<hr/> \$5,000
Total Standard On-Going Services:	\$4,416.67	\$58,000

(1) Assessment Roll is to be paid in one lump-sum upon completion.

ADDITIONAL SERVICES:	FREQUENCY	RATE
Extended and Continued Meetings	Hourly	\$ 175
Additional Meetings (includes meeting prep, attendance and drafting of minutes)	Hourly	\$ 175
Estoppel Requests (billed to requestor):		
One Lot (on tax roll)	Per Occurrence	\$ 125
Two+ Lots (on tax roll)	Per Occurrence	\$ 150
One Lot (direct billed by the District)	Per Occurrence	\$ 150
Two–Five Lots (direct billed by the District)	Per Occurrence	\$ 200
Six–Ten Lots (direct billed by the District)	Per Occurrence	\$ 250
Eleven+ Lots (direct billed by the District)	Per Occurrence	\$ 300
Long Term Bond Debt Payoff Requests	Per Occurrence	\$ 150/Lot
Two+ Lots	Per Occurrence	Upon Request
Short Term Bond Debt Payoff Requests &		
Long Term Bond Debt Partial Payoff Requests		
One Lot	Per Occurrence	\$ 150
Two – Five Lots	Per Occurrence	\$ 200
Six – Ten Lots	Per Occurrence	\$ 300
Eleven – Fifteen Lots	Per Occurrence	\$ 400
Sixteen+ Lots	Per Occurrence	\$ 500
Bond Amortization Schedules	Per Occurrence	\$ 600
Special Assessment Allocation Report	Per Occurrence	Upon Request
True-Up Analysis/Report	Per Occurrence	Upon Request
Re-Financing Analysis	Per Occurrence	Upon Request
Bond Validation Testimony	Per Occurrence	Upon Request
Bond Issue Certifications/Closing Documents	Per Occurrence	Upon Request
Electronic communications/E-blasts	Per Occurrence	Upon Request
Special Information Requests	Hourly	Upon Request
Amendment to District Boundary	Hourly	Upon Request
Grant Applications	Hourly	Upon Request
Escrow Agent	Hourly	Upon Request
Continuing Disclosure/Representative/Agent	Annually	Upon Request
Community Mailings	Per Occurrence	Upon Request
Response to Extensive Public Records Requests	Hourly	Upon Request
Litigation Support Services	Hourly	Upon Request

PUBLIC RECORDS REQUESTS FEES:

Public Records Requests will be billed hourly to the District pursuant to the current hourly rates shown below:

JOB TITLE:	HOURLY RATE:
Regional Manager	\$ 52.00
District Manager	\$ 40.00
Accounting & Finance Staff	\$ 28.00
Administrative Support Staff	\$ 21.00

LITIGATION SUPPORT SERVICES:

Litigation Support Services shall be billed hourly to the District pursuant to the current hourly rates shown below:

JOB TITLE:	HOURLY RATE:
President	\$ 500.00
Chief Financial Officer	\$ 450.00
Vice President	\$ 400.00
Controller	\$ 350.00
Regional District Manager	\$ 300.00
Accounting Director	\$ 300.00
Finance Manager	\$ 300.00
Senior District Manager	\$ 275.00
District Manager	\$ 250.00
Amenity Services Manager	\$ 250.00
Business Development Manager	\$ 250.00
Landscape Inspection Services Manager	\$ 250.00
Financial Analyst	\$ 250.00
Senior Accountant	\$ 225.00
Landscape Specialist	\$ 200.00
Administrative Support Manager	\$ 200.00
Senior Financial Associate	\$ 200.00
Senior Administrative Assistant	\$ 200.00
Staff Accountant II	\$ 200.00
District Coordinator	\$ 175.00
Administrative Assistant II	\$ 150.00
District Compliance Associate	\$ 150.00
Staff Accountant	\$ 150.00
Financial Associate	\$ 150.00
Administrative Assistant	\$ 100.00
Accounting Clerk	\$ 100.00
Client Relations Specialist	\$ 100.00

Tab 7



UPCOMING DATES TO REMEMBER

- **Next Meeting:** January 13, 2025 @ 9am

District Manager's Report

December 9,

2025

FINANCIAL SUMMARY

10/31/2025

General Fund Cash & Investment Balance:	\$2,198
Total Cash and Investment Balances:	\$2,198
General Fund Expense Variance:	\$78,188 Under Budget

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