

'A)

56.0' existing

CULLUM ROAD (TYPE 'C')

63.0' PROPOSED

CANAL

63.0'

CONSERVATION EASEMENT  
(WETLAND PRESERVE AND BUFFER)

BLOCK 11  
CONDO

LAKE PARK  
(PARK  
C3)

LAKE #4  
5.71 AC.

NW 48TH AVE. (TYPE 'B')

60.0'

FPL TRANSMISSION LINE  
EASEMENT / ROW  
PASSIVE LINEAR PARK

BANKS ROAD (TYPE 'A')

BLOCK 7A  
OPEN SPACE

LAKE #5  
3.82 AC.

BLOCK 7B  
OPEN SPACE

80'

LAKE #7  
1.99 AC.

BLOCK 6  
TOWNHOMES

MAIN  
PLAZA  
(PARK B)

BLOCK 5  
TOWNHOMES

PARK  
C1.f

PARK  
C1.e

PARK  
C1.d

PARK  
C1.c

40th STREET (TYPE 'A')

80.0'

TYPE 'A')

PARK  
C2.b

PARK  
C2.a

'A')

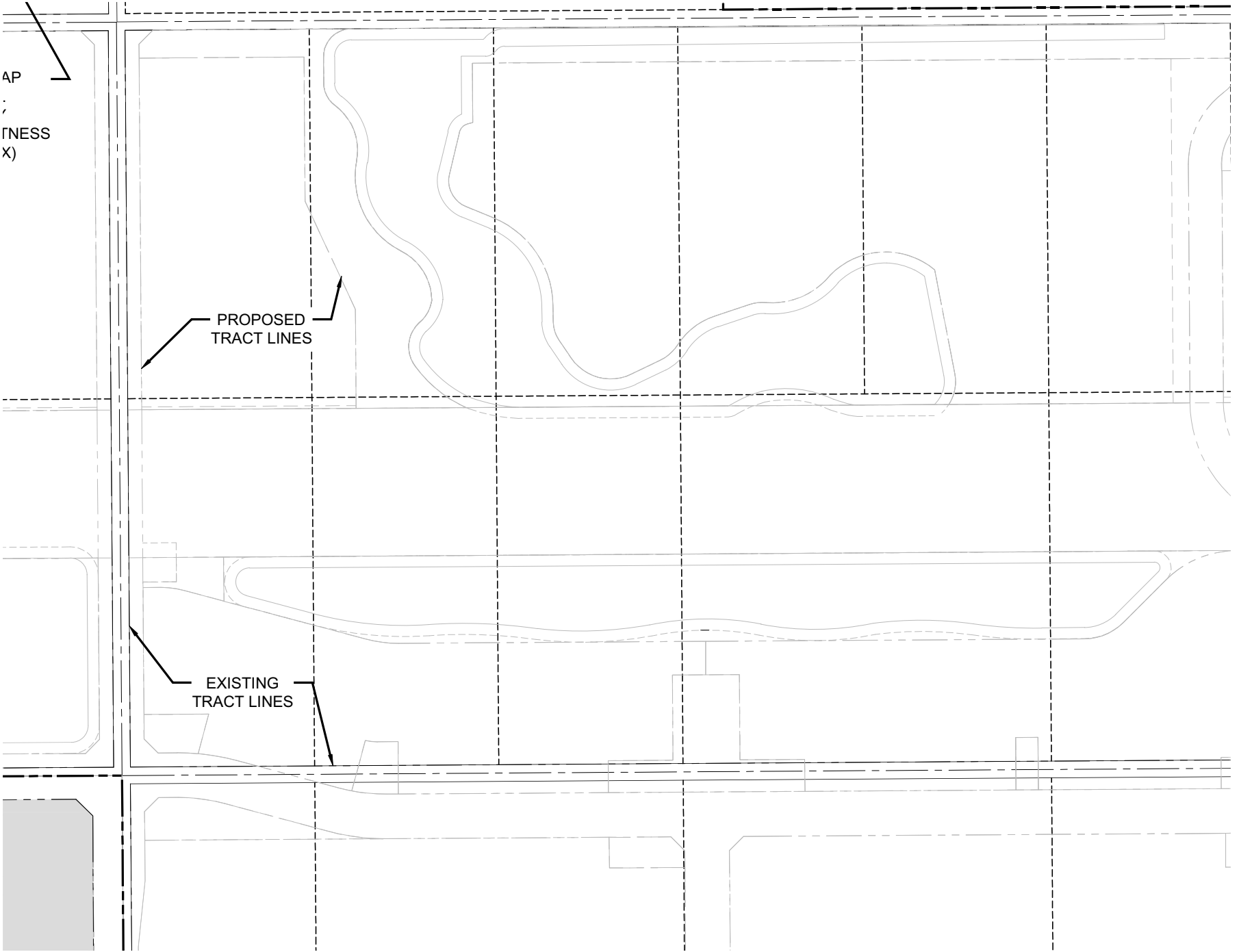
80.0'

EXHIBIT H  
LAND SWAP PLAN

AP  
/ (NESS  
X)

PROPOSED  
TRACT LINES

EXISTING  
TRACT LINES



[THIS PAGE INTENTIONALLY LEFT BLANK]

## **APPENDIX D**

### **ASSESSMENT METHODOLOGY**

[THIS PAGE INTENTIONALLY LEFT BLANK]

---

**MASTER ASSESSMENT METHODOLOGY**

**FOR**

**MAINSTREET AT COCONUT CREEK**

**COMMUNITY DEVELOPMENT DISTRICT**

**September 5, 2025**

Prepared by

Governmental Management Services-South Florida, LLC  
5385 N. Nob Hill Road  
Sunrise, FL 33351

---

## 1.0 Introduction

The MainStreet at Coconut Creek Community Development District (the “District”), is a local unit of special-purpose government organized and existing under Chapter 190, Florida Statutes, as amended. The District plans to issue approximately \$114,270,000 in special assessment bonds in one or more series (the “Bonds”) for the purpose of financing certain infrastructure improvements within the District as described herein, and more specifically described in the MainStreet at Coconut Creek Community Development District Engineer’s Report dated September 5, 2025 (the “Engineer’s Report”), prepared by HSQ Group, LLC. The current development plan consists of 792 apartment units, 296 condominiums, 148 villas, 414 townhomes and 77,200 square feet for retail space (the “Development”). The development plan is subject to change depending on market conditions. The current development plan is shown in Table 1.

### 1.1 Purpose

This Assessment Methodology Report (the “Report”) provides a methodology that determines the amount of District debt to be allocated to specific properties within the District benefitting from certain public improvements to be acquired or constructed by the District. This Report is designed to conform to the requirements of Chapters 190 and 170, Florida Statutes (“F.S.”) and this Report will be supplemented from time to time to reflect the actual terms and conditions at the time of the issuance of each series of the Bonds.

The public improvements that may be acquired or constructed by the District include, but not limited to, a stormwater drainage system, a water distribution system, a sanitary sewer system, roadway improvements and open space improvements, including, but not limited to, walking trails, parks, landscaping, and entrance features; and all related soft and incidental costs (the “Project”). The cost of the Project is broken down in detail in the Engineer’s Report; a summary of costs is shown in Table 2 of this Report

The District intends to impose non-ad valorem special assessments on the benefited lands within the District to pay the debt associated with the Bonds based on this Report. It is anticipated that all of the proposed special assessments will be collected through the Uniform Method of Collection described in Chapter 197.3632, F.S. or any other legal means available to the District. It is not the intent of this Report to address any other assessments, if applicable, that may be levied by the District, a homeowner’s association, property owners’ association, or any other unit of government.

## 1.2 Background

The District currently includes approximately 187.2 gross acres of land in the City of Coconut Creek (the “City”) in Broward County, Florida. The public improvements comprising the Project contemplated by the District will provide facilities that benefit certain assessable property within the District. The estimated costs are summarized in Table 2.

The assessment methodology is a three-step process. First, the District Engineer determines the costs for the Project contemplated by the District. Second, this cost forms the basis for a debt sizing. Third, the bonded costs are divided among the specially benefited properties within District on the basis of benefit received as a result of the Project.

## 1.3 Special Benefits and General Benefits

In the process of constructing or acquiring infrastructure improvements which provide direct and special benefits to assessable properties within the District, incidental general benefits to the public at large are also created. These benefits are incidental and different from the direct and special benefits provided to assessable properties within the District.

Although the general public outside the District may benefit from the District’s infrastructure improvements, the benefits are incidental. The Project is designed to meet the needs of the Development within the District. The property owners within the District are therefore receiving direct and special benefits not received by those outside the boundaries.

## 1.4 Special Benefits Exceed the Costs Allocated

The direct and special benefits provided to the property owners within the District are greater than or equal to the costs associated with providing these benefits. The increase in the market value of the benefiting property will be significantly more than the cost of the the Project being acquired or constructed. Without the District’s improvement plan the property would not be able to be developed and sold as developed property.

## 1.5 Requirements of a Valid Assessment Methodology

There are two requirements under Florida law for a valid special assessment:

- 1.) The properties must receive a special benefit from the improvements being paid for.
- 2.) The assessments must be fairly and reasonably allocated to the properties being assessed.

## 2.0 Assessment Methodology

### 2.1 Overview

The District anticipates the issuance of approximately \$114,270,000 in principal amount of Bonds to finance public infrastructure improvements, provide for capitalized interest, fund one or more debt service reserve accounts and cost of issuance. It is the purpose of this methodology to allocate the \$114,270,000 in debt to the properties benefiting from the Project.

Table 1 identifies the Development as identified by GSR RE Partners, LLC (the “Developer”). The Engineer’s Report outlines the public improvements needed to support the Development within the boundaries of the District and are shown in Table 2. The public improvements, constituting the Project, needed are described in detail in the Engineer’s Report and are estimated to cost approximately \$84,370,884. All or a portion of such public improvements will be funded through the issuance of the Bonds and, through a Developer contribution of infrastructure to the extent not funded by the Bonds. Based on the estimated costs to be funded, the size of the bond issue needed to generate funds to pay for the Project, fund the debt service reserve account(s), provide for capitalized interest and pay the cost of issuance was determined by the District’s Underwriter to total approximately \$114,270,000. Table 3 depicts the breakdown of the Bond sizing.

### 2.2 Allocation of Benefit

The public improvements constituting the Project are an integrated system of facilities that benefit the District as a whole. That is, the first few feet of water line, sewer line, or roadway benefit the landowners as much as the last few feet. The infrastructure program works as a total system and provides direct and special benefits for each land use. The offsite

improvements required in the city development order also benefit the Development as a whole and the costs are appropriated to the landowners. A fair and reasonable approach to assign costs to each product type is accomplished by using an equivalent residential unit (ERUs), with the townhome – 2 story unit as the base unit, which has been assigned one (1) ERU, each of the other product types are assigned an ERU proportionately to the benefit received. Using this approach, Table 4 shows the allocation of construction costs to each product type, Table 5 shows the allocation principal and annual assessment based on the allocation of cost in Table 4. It is important to note that the benefit derived from the Project to the developed units is equal to or exceeds the cost that the units will be paying for such benefits.

### 2.3 Allocation of Debt

Allocation of debt assessments is a continuous process until the future Development is completed. The initial debt assessments will be levied on an equal acre basis for each parcel within the District. This equal acre assignment of debt will be refined to an equal acre basis allocated to individual blocks based on the approved site plans and anticipated development unit types/counts within each block.

Ultimately, through metes and bounds descriptions and the assignment of folio numbers to the lots within a block (“Assigned Properties”), the debt assessments will be allocated to the Assigned Properties based on the benefits they receive, as depicted in Table 5. The Unassigned Properties, defined as developable acres within each block that are not Assigned Properties, will continue to be assessed on a per acre basis. Eventually the development plan will be completed and the debt assessments relating to the Bonds will be allocated to the planned units within the District, which are the beneficiaries of the infrastructure improvements, as depicted in Table 5. If there are changes to the development plan, a true up of the debt assessments will be calculated to determine if a payment from the Developer is required. This process is outlined in Section 3.0.

The assignment of debt in this Report sets forth the process by which debt is apportioned. This Report may be supplemented from time to time.

### 2.4 Special and Peculiar Benefit to the Property

The Project to be constructed or acquired by the District will provide peculiar, direct, and special benefits which flow from the logical relationship of the Project to the Development. These peculiar, direct, and special benefits consist of the added use of the property, added enjoyment

of the property, and the probability of increased marketability and value of the property.

## 2.5 Reasonable and Fair Apportionment of the Duty to Pay

A reasonable estimate of the proportion of direct, special and peculiar benefits received from the Project is delineated in Table 4.

The determination has been made that the duty to pay the non-ad valorem special assessments is fairly and reasonably apportioned because the special and peculiar benefits to the property derived from the acquisition and/or construction of the Project have been apportioned to the property according to reasonable estimates of the direct and special and peculiar benefits provided consistent with each land use category.

Accordingly, no residential unit within the boundaries of the District will be liened for the payment of any non-ad valorem special assessment more than the determined direct and special benefit peculiar to that unit and therefore, the debt allocation will not be increased more than the debt allocation set forth in this Report.

In accordance with the benefit allocation in Table 4, a total par amount per unit and an annual debt assessment per unit for the proposed Debt has been calculated for each unit as illustrated in Table 5. These amounts represent the preliminary anticipated per unit debt assessment allocations assuming all anticipated units are built and sold in the proportions planned, and the entire proposed infrastructure program is constructed or acquired and financed by the District or other financing sources.

## 3.0 True Up

Although the District does not process plats, declaration of condominiums, site plans or revisions for the Developer, it does have an important role to play during the course of platting and site planning. Whenever a plat, declaration of condominium, or site plan or revision thereof is processed, the District must allocate a portion of its debt assessment to the property according to the debt assessment methodology outlined in this Report. In addition, the District must also prevent any buildup of debt assessments on Unassigned Property. Otherwise, the land could be fully conveyed and/or platted without all of the debt assessments being allocated. To preclude this, at the time Unassigned Properties become Assigned Properties, the District will determine the amount of anticipated debt assessment revenue that remains on the Unassigned Properties, taking into account

the proposed plat or site plan approval. If the total anticipated debt assessment revenue to be generated from the Assigned and Unassigned Properties is greater than or equal to the maximum annual debt service payments on the Debt, then no adjustment is required. In the event the debt assessment revenue generated is less than the annual debt service payments then a debt reduction payment by the Developer in the amount necessary to reduce the par amount of the outstanding Debt to a level that will be supported by the annual debt service assessments would be required.

In addition, property that is sold with development entitlements assigned will be subject to a true-up test with respect to the entitlements conveyed to such property. Properties are conveyed entitlements by the Developer and the District allocates debt to properties based on the entitlements conveyed to them. When any such property is fully developed as evidenced by its certificate of occupancy (“CO”), the District will compare the CO to the entitlements conveyed to such property. If a property fails to develop to the full extent of its entitlements as evidenced by its CO, the property is still obligated to pay for its full complement of allocated debt, and the property will be required to make a true up payment to reduce the allocated debt to the level consistent with the development total in the CO.

#### **4.0 Assessment Roll**

The District will initially distribute the Debt lien across all the property within the District boundaries on a gross acreage basis. As Assigned Property becomes known with certainty, most likely at the time of platting, site plan approval, other means of governmental approval, or the sale of a parcel or block with development entitlements, the District will refine its allocation of debt assessments from a per acre basis to a per unit basis as shown in Table 5. If the land use plan changes, then the District will update Table 5 to reflect the changes and provide the same in a supplemental report. As the development process occurs, the debt assessments will be distributed against the Assigned Property in the manner described in this Report. The preliminary assessment roll is depicted in Table 6.

#### **5.0 Additional Information**

Governmental Management Services-South Florida, LLC (GMS) does not represent the District as a Municipal Advisor or Security Broker, nor is GMS registered to provide such services as described in Section 15B of the Security and Exchange Act of 1934, as

amended. Similarly, GMS does not provide the District with financial advisory services or offer investment advice.

Certain information in this report was provided by members of the District staff, the Developer or other professionals hired in conjunction with the bond issuance, GMS makes no representation regarding the information provided by others.

**TABLE 1  
MAINSTREET AT COCONUT CREEK COMMUNITY DEVELOPMENT DISTRICT  
DEVELOPMENT PROGRAM**

<b>Land Use</b>	<b>Phase 1 Units</b>	<b>Phase 2 Units</b>	<b>Phase 3 Units</b>	<b>Phase 4 Units</b>	<b>Total Units</b>
<b>Residential Product:</b>					
Apartment	402	0	0	390	<b>792</b>
Condominium	0	0	124	172	<b>296</b>
Villa	56	92	0	0	<b>148</b>
Townhome - 2 story	48	208	83	0	<b>339</b>
Townhome - 3 story	0	0	75	0	<b>75</b>
<b>Total Residential</b>	<b>506</b>	<b>300</b>	<b>282</b>	<b>562</b>	<b>1650</b>
<b>Commercial Product:</b>					
Retail (1k sf)	77.2	0.0	0.0	0.0	<b>77.2</b>
<b>Total Commercial</b>	<b>77.2</b>	<b>0.0</b>	<b>0.0</b>	<b>0.00</b>	<b>77.2</b>

(1) Benefit is allocated on an ERU basis; based on density of planned development, with the townhome unit = to 1 ERU, 1000 sq ft of commercial space is one unit.

\* Unit mix is subject to change based on marketing and other factors.

\*\*Commercial units are measured in square feet.

<b>TABLE 2</b> <b>MAINSTREET AT COCONUT CREEK COMMUNITY DEVELOPMENT DISTRICT</b> <b>INFRASTRUCTURE COST ESTIMATES</b>
---

IMPROVEMENT	COST ESTIMATE
Improvements	
Stormwater/Drainage	\$ 15,499,835
Water Distribution, Sanitary Sewer and Re-Use Irrigation	\$ 2,346,667
Landscape Improvements	\$ 11,500,509
Parks, Recreation and Amenities	\$ 12,049,270
Roadway Improvements	\$ 28,355,852
Wetlands	\$ 1,818,705
Site Work	\$ 4,400,000
Contingency 10%	\$ 8,400,016
<b>Total</b>	<b>\$ 84,370,854</b>

*Information provided by HSQ Group*

<b>TABLE 3</b> <b>MAINSTREET AT COCONUT CREEK COMMUNITY DEVELOPMENT DISTRICT</b> <b>BOND SIZING</b>
---

**Sources:**

<b>Par Amount *</b>	<b>\$</b>	<b>114,270,000</b>
	\$	114,270,000

**Uses:**

Construction Funds	\$	84,370,854
Debt Service Reserve	\$	9,675,382
Capitalized Interest	\$	17,140,500
Underwriter's Discount	\$	2,285,400
Cost of Issuance	\$	797,864
	\$	114,270,000

**Bond Assumptions:**

Interest Rate	7.50%
Amortization	30
Capitalized Interest (Months)	24
Debt Service Reserve	Maximum Annual
Underwriters Discount	2.00%

\* Par amount is subject to change based on the actual terms at the sale of the bonds

**TABLE 4  
MAINSTREET AT COCONUT CREEK COMMUNITY DEVELOPMENT DISTRICT  
ALLOCATION OF CONSTRUCTION COSTS**

<b>Product Type</b>	<b>No. of Units*</b>	<b>ERU factor</b>	<b>Total ERUs</b>	<b>Percentage of Total ERU's</b>	<b>Total Improvements Costs Per Product Type</b>	<b>Improvement Costs per Unit</b>
<b>Residential Product:</b>						
Apartment	792	0.39	308.88	30.37%	\$ 25,623,688	\$ 32,353
Condominium	296	0.60	177.60	17.46%	\$ 14,733,123	\$ 49,774
Villa	148	0.69	102.12	10.04%	\$ 8,471,546	\$ 57,240
Townhome - 2 story	339	1.00	339.00	33.33%	\$ 28,122,346	\$ 82,957
Townhome - 3 story	75	0.75	56.25	5.53%	\$ 4,666,318	\$ 62,218
<b>Total Residential</b>	<b>1650</b>					
<b>Commercial Product:</b>						
Retail (1k sf)	77.2	0.43	33.20	3.26%	\$ 2,753,833	\$ 35,671
<b>Total Commercial</b>						
<b>TOTALS</b>	<b>1727.2</b>		<b>1017.05</b>	<b>100.00%</b>	<b>\$ 84,370,854</b>	

\* Unit mix is subject to change based on marketing and other factors.

**TABLE 5  
MAINSTREET AT COCONUT CREEK COMMUNITY DEVELOPMENT DISTRICT  
ALLOCATION OF TOTAL PAR DEBT**

<b>Product Type</b>	<b>No. of Units*</b>	<b>Total Cost Allocation per Product Type</b>	<b>Allocation of Par Debt per Product Type</b>	<b>Par Debt per Unit</b>	<b>Annual Debt Service(1)</b>	<b>Annual Debt Assessment per Unit (1)</b>
<b>Residential Product:</b>						
Apartment	792	\$ 25,623,688	\$ 34,704,150.69	\$ 43,818.37	\$ 2,938,443.33	\$ 3,710.16
Condominium	296	\$ 14,733,123	\$ 19,954,212.52	\$ 67,412.88	\$ 1,689,547.83	\$ 5,707.93
Villa	148	\$ 8,471,546	\$ 11,473,672.20	\$ 77,524.81	\$ 971,490.00	\$ 6,564.12
Townhome - 2 story	339	\$ 28,122,346	\$ 38,088,277.28	\$ 112,354.80	\$ 3,224,981.51	\$ 9,513.22
Townhome - 3 story	75	\$ 4,666,318	\$ 6,319,957.51	\$ 84,266.10	\$ 535,118.61	\$ 7,134.91
<b>Total Residential</b>	<b>1650</b>					
<b>Commercial Product:</b>						
Retail (1k sf)	77.2	\$ 2,753,833	\$ 3,729,729.95	\$ 37,449.93	\$ 315,800.84	\$ 4,090.68
<b>Total Commercial</b>						
<b>TOTALS</b>	<b>3377.2</b>	<b>\$ 84,370,854</b>	<b>\$ 114,270,000</b>		<b>\$ 9,675,382</b>	

(1) This amount will be grossed up 6% to cover County collection fees and early payment discounts.

\* Unit mix is subject to change based on marketing and other factors.

**TABLE 6  
 MAINSTREET AT COCONUT CREEK COMMUNITY DEVELOPMENT DISTRICT  
 PRELIMINARY ASSESSMENT ROLL**

<b>Tax Account No.</b>	<b>Gross Acres</b>	<b>Total Par Debt Allocation</b>	<b>Par Debt Per Gross Acre</b>	<b>Maximum Annual Assessment *</b>	<b>Annual Assessment Per Gross Acre*</b>
See attached legal	187.20	\$ 114,270,000	\$ 610,417	\$ 9,675,382	\$ 51,685
	187.20	\$ 114,270,000		\$ 9,675,382	

<b>Annual Assessment Periods</b>	<b>30</b>
<b>Bond Rate (%)*</b>	<b>7.50%</b>
<b>Maximum Annual Debt Service</b>	<b>\$9,675,382</b>

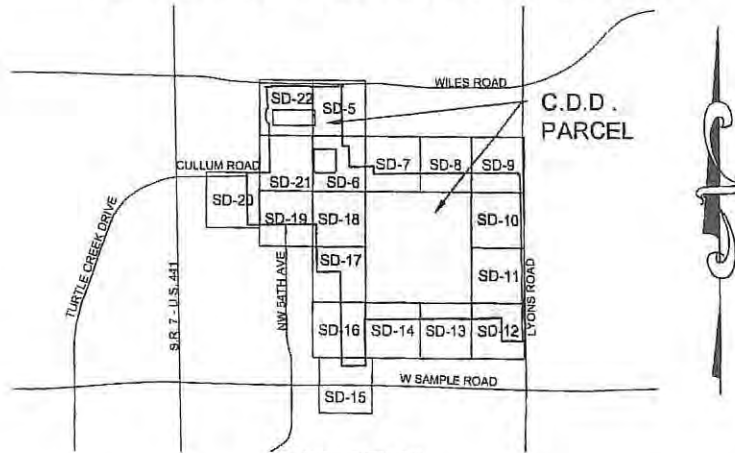
\*This amount will be grossed-up 6% to cover discounts for early payment and collections.

FOR: GSR RE PARTNERS, LLC

## LEGAL DESCRIPTION OF CDD LAND CONVEYANCE PARCEL

### ABBREVIATION LEGEND

- B.C.R. BROWARD COUNTY RECORDS
- ☒ CENTERLINE
- EX. EXTENSION
- INSTR. OFFICIAL INSTRUMENT
- LB LICENSED BUSINESS
- P.B.C.R. PALM BEACH COUNTY RECORDS
- P.B. PLATBOOK
- PG. PAGE
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- PRM PERMANENT REFERENCE MONUMENT
- R/W RIGHT-OF-WAY
- O.R.B. OFFICIAL RECORDS BOOK
- R RADIUS
- Δ CENTRAL ANGLE
- L ARC LENGTH



### NOTES:

THE BEARINGS SHOWN HEREON ARE RELATIVE TO GRID NORTH, STATE PLANE COORDINATES, FLORIDA EAST ZONE, NAD83 WITH 1990 ADJUSTMENT AND BASED ON A LINE BETWEEN THE FOUND MONUMENTATION AT THE SOUTH QUARTER (S 1/4) CORNER AND THE SOUTHEAST CORNER OF SECTION 18, TOWNSHIP 48 SOUTH, RANGE 42 EAST WHICH BEARS SOUTH 88°28'34" EAST.

THIS SKETCH AND DESCRIPTION CONSISTS OF 22 SHEETS - SD-1 THROUGH SD-22 - AND EACH SHEET SHALL NOT BE CONSIDERED FULL, VALID AND COMPLETE UNLESS ATTACHED TO ALL THE OTHERS.

THIS SKETCH AND DESCRIPTION OR COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL OR A UNIQUE ELECTRONIC SIGNATURE OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER UNDER CHAPTER RULES 5J-17.061 & 5J-17.062 FLORIDA ADMINISTRATIVE CODE.

### CERTIFICATE:

WE HEREBY CERTIFY THAT THIS SKETCH AND DESCRIPTION AND OTHER PERTINENT DATA SHOWN HEREON, OF THE ABOVE DESCRIBED PROPERTY, CONFORMS TO THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF FLORIDA, AS OUTLINED IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, AS ADOPTED BY DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES, AND THAT THIS SURVEY PRODUCT IS TRUE AND CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF.

CRAVEN THOMPSON & ASSOCIATES, INC.  
LICENSED BUSINESS NUMBER #271

RICHARD CRAWFORD, PSM - FOR THE FIRM  
PROFESSIONAL SURVEYOR AND MAPPER NO 5371  
STATE OF FLORIDA

\\CTAFILE02\SURVEY\_PROJECTS\PROJECTS\2008\08-0049-005-01 MAIN STREET AT COCONUT CREEK\DRAWINGS\SKETCH\_AND\_DESC\CDD BNDY BASE\_TO

THIS IS NOT A SKETCH OF SURVEY, but only a graphic depiction of the description shown hereon. There has been no field work, viewing of the subject property, or monuments set in connection with the preparation of the information shown hereon.

The undersigned and CRAVEN-THOMPSON & ASSOCIATES, INC. make no representations or guarantees as to the information reflected hereon pertaining to easements, rights-of-way, set back lines, reservations, agreements and other similar matters, and further, this instrument is not intended to reflect or set forth all such matters. Such information should be obtained and confirmed by others through appropriate title verification. Lands shown hereon were not abstracted for right-of-way and/or easements of record.

UPDATES and/or REVISIONS	DATE	BY	CK'D

**CRAVEN • THOMPSON & ASSOCIATES, INC.**  
 ENGINEERS • PLANNERS • SURVEYOR'S  
 3563 N.W. 53RD STREET, FORT LAUDERDALE, FLORIDA 33309 FAX: (954) 739-6409 TEL.: (954) 739-6400  
 FLORIDA LICENSED ENGINEERING, SURVEYING & MAPPING BUSINESS No. 271  
 MATERIAL SHOWN HEREON IS THE PROPERTY OF CRAVEN-THOMPSON & ASSOCIATES, INC. AND SHALL NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION. COPYRIGHT (C) 2025

JOB NO.: 08-0049-005	SHEET 1 of 22 SHEETS
DRAWN BY: JDP	F.B. N/A PG. N/A
CHECKED BY:	DATED: 02/10/2025

## LEGAL DESCRIPTION: CDD LAND CONVEYANCE PARCEL

### LEGAL DESCRIPTION: CDD BOUNDARY

A PARCEL OF LAND BEING TRACTS 24, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 48, 49, 50, 51, 52, 53, 54, 55, 57, 58, 59, 60, AND 73, BLOCK 89, THE PALM BEACH FARMS CO. PLAT NO. 3, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGES 45-54, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID LANDS NOW LYING IN SECTION 18, TOWNSHIP 48 SOUTH, RANGE 42 EAST, BEING AND SITUATE IN BROWARD COUNTY, FLORIDA; TOGETHER WITH ALL OF PARCEL "A", LYONS COMMONS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 181, PAGES 183-184, TOGETHER WITH PARCELS A AND "B", AND A PORTION OF WILES ROAD AND BANKS ROAD RIGHT-OF-WAYS, R. M. GREEN CORPORATION PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 164, PAGE 19, ALL OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; AND A PORTION OF WILES ROAD, CULLUM ROAD, BANKS ROAD AND N.W. 40TH STREET RIGHT-OF-WAYS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID R.M. GREEN CORPORATION PLAT;

THENCE NORTH 89°37'35" EAST ALONG THE EASTERN PROLONGATION OF THE NORTH LINE OF SAID R.M. GREEN CORPORATION PLAT, A DISTANCE OF 15.00 FEET TO **POINT OF BEGINNING #1**;

THENCE CONTINUE NORTH 89°37'35" EAST ALONG SAID EASTERN PROLONGATION, A DISTANCE OF 83.02 FEET TO THE NORTHWEST CORNER OF PARCEL B, HIGH SCHOOL "GGG" SITE NO. 354.1 PLAT ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 170, PAGE 99 OF THE PUBLIC RECORDS OF BROWARD COUNTY;

THENCE SOUTH 44°36'15" WEST ALONG THE EAST RIGHT-OF-WAY LINE FOR BANKS ROAD AND THE WEST LINE OF SAID PARCEL B, A DISTANCE OF 42.44 FEET;

THENCE SOUTH 00°25'05" EAST ALONG SAID EAST RIGHT-OF-WAY LINE AND WEST PARCEL LINE, A DISTANCE OF 824.16 FEET;

THENCE NORTH 89°34'55" EAST, A DISTANCE OF 100.07 FEET;

THENCE SOUTH 00°25'05" EAST, A DISTANCE OF 296.33 FEET;

THENCE NORTH 89°37'35" EAST, A DISTANCE OF 350.06 FEET;

THENCE SOUTH 00°22'25" EAST, A DISTANCE OF 103.58 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE FOR CULLUM ROAD AND ON THE SOUTH LINE OF SAID PARCEL B;

THENCE NORTH 89°37'35" EAST ALONG SAID RIGHT-OF-WAY LINE AND SOUTH LINE OF SAID PARCEL B, ALSO BEING THE SOUTH LINE OF PARCEL "A" OF GREEN FARMS REPLAT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 173, PAGE 116 OF THE PUBLIC RECORDS OF BROWARD COUNTY, A DISTANCE OF 2101.44 FEET;

THENCE SOUTH 00°22'25" EAST, A DISTANCE OF 26.00 FEET;

THENCE NORTH 89°37'35" EAST, A DISTANCE OF 29.82 FEET TO A POINT ON NORTHERLY PROJECTION OF THE WEST RIGHT-OF-WAY LINE OF LYONS ROAD;

THENCE SOUTH 00°36'48" EAST ALONG SAID NORTHERLY PROJECTION AND THE WEST RIGHT-OF-WAY LINE FOR LYONS ROAD, A DISTANCE OF 1,441.83 FEET TO A POINT ON THE EAST LINE OF PARCEL A, OF SAID LYONS COMMONS;

THENCE SOUTH 04°41'30" WEST, A DISTANCE OF 70.30 FEET;

THENCE SOUTH 00°36'48" EAST, A DISTANCE OF 265.00 FEET;

THENCE NORTH 89°23'12" EAST, A DISTANCE OF 6.50 FEET;

THENCE SOUTH 00°36'48" EAST, A DISTANCE OF 78.92 FEET;

THENCE SOUTH 03°06'20" WEST, A DISTANCE OF 100.21 FEET;

THENCE SOUTH 00°36'48" EAST, A DISTANCE OF 84.91 FEET;

THENCE SOUTH 89°37'26" WEST, A DISTANCE OF 5.50 FEET;

THENCE SOUTH 00°24'34" EAST, A DISTANCE OF 180.09 FEET;

THENCE NORTH 89°35'26" EAST, A DISTANCE OF 12.00 FEET;

THENCE SOUTH 01°09'10" WEST, A DISTANCE OF 110.05 FEET;

THENCE SOUTH 00°24'34" EAST, A DISTANCE OF 40.00 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL "A" - THE PREVIOUS ELEVEN COURSES ARE COINCIDENT WITH THE EAST LINE OF SAID PARCEL "A" AND THE WEST RIGHT-OF-WAY LINE FOR LYONS ROAD;

THENCE SOUTH 89°37'59" WEST ALONG THE SOUTH LINE OF SAID PARCEL "A", A DISTANCE OF 314.00 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL "A";

THENCE NORTH 00°24'34" WEST ALONG THE WEST LINE OF SAID PARCEL "A" AND THE EAST LINE OF PARCEL D-2 BUFFER, LYONS CREEK PLAT ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 169, PAGE 41 OF THE PUBLIC RECORDS OF BROWARD COUNTY, A DISTANCE OF 330.11 FEET TO NORTHEAST CORNER OF SAID PARCEL D-2 BUFFER;

THENCE SOUTH 89°38'26" WEST ALONG THE NORTH LINE OF SAID PARCEL D-2 BUFFER, AND PARCELS C-2 BUFFER, AND B-2 BUFFER, SAID LYONS CREEK PLAT AND THE SOUTH LINE OF SAID TRACT 58, A DISTANCE OF 1,320.00 FEET TO THE NORTHWEST CORNER OF SAID LYONS CREEK PLAT;

THENCE SOUTH 00°24'34" EAST ALONG THE WEST LINE OF SAID LYONS CREEK PLAT, A DISTANCE OF 0.30 FEET TO THE NORTHEAST CORNER OF BERBER PLAT TWO, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 182, PAGE 53 OF THE PUBLIC RECORDS OF BROWARD COUNTY;

(CONTINUED ON SD-3)

\\CTAFLE02\SURVEY\_PROJECTS\PROJECTS\2008\08-0049-005-01 MAIN STREET AT COCONUT CREEK\DRAWINGS\SKETCH\_AND\_DESC\CDD BNDY BASE\_TO\_CTA\_2024-08-19.DWG



**GRAVEN • THOMPSON & ASSOCIATES, INC.**  
 ENGINEERS • PLANNERS • SURVEYOR'S  
 3563 N.W. 53RD STREET, FORT LAUDERDALE, FLORIDA 33309 FAX: (954) 738-8409 TEL.: (954) 738-8400  
 FLORIDA LICENSED ENGINEERING, SURVEYING & MAPPING BUSINESS No. 271  
 MATERIAL SHOWN HEREON IS THE PROPERTY OF GRAVEN-THOMPSON & ASSOCIATES, INC. AND SHALL NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION. COPYRIGHT (C) 2023

JOB NO.: 08-0049-005	SHEET 2 of 22 SHEETS
DRAWN BY: JDP	F.B. N/A PG. N/A
CHECKED BY: RY	DATED: 02/10/2025

## LEGAL DESCRIPTION: CDD LAND CONVEYANCE PARCEL

**LEGAL DESCRIPTION:** (CONTINUED FROM SD-2)

THENCE SOUTH 89°38'26" WEST ALONG THE NORTH LINE OF SAID TRACT 59 AND THE NORTH LINE OF TRACT A OF SAID BERBER PLAT TWO, A DISTANCE OF 660.00 FEET TO THE NORTHWEST CORNER OF SAID TRACT A, SAID POINT ALSO BEING THE NORTHEAST CORNER OF SAID TRACT 73 AND THE SOUTHEAST CORNER OF SAID TRACT 60;

THENCE SOUTH 00°24'34" EAST ALONG THE WEST LINE OF SAID TRACT A AND THE EAST LINE OF SAID TRACT 73, A DISTANCE OF 660.00 FEET TO THE SOUTHEAST CORNER OF SAID TRACT 73, SAID POINT BEING ON THE NORTH LINE OF A 50-FOOT ROAD RESERVATION DEDICATED BY SAID PALM BEACH FARMS CO. PLAT NO. 3;

THENCE SOUTH 89°38'26" WEST ALONG THE SOUTH LINE OF SAID TRACT 73 AND THE NORTH LINE OF SAID 50-FOOT ROAD RESERVATION AND THEIR WESTERLY PROLONGATION, A DISTANCE OF 345.07 FEET;

THENCE NORTH 00°25'06" WEST ALONG A LINE 15 FEET WEST OF WHEN MEASURED AT RIGHT ANGLES TO THE WEST LINE OF SAID TRACTS 60 AND 73 AND SAID EAST RIGHT OF WAY LINE FOR BANKS ROAD, A DISTANCE OF 1,334.85 FEET TO A POINT ON THE CENTERLINE OF N.W. 40TH STREET;

THENCE SOUTH 89°37'57" WEST ALONG SAID CENTERLINE, A DISTANCE OF 345.11 FEET;

THENCE NORTH 00°24'28" WEST ON THE SOUTHERLY PROLONGATION OF THE WEST LINE OF SAID TRACT 48 AND THE EAST LINE OF TRACT "F" OF SAID COMMERCE CENTER OF COCONUT CREEK, AND ALONG SAID WEST AND EAST LINES, A DISTANCE OF 675.03 FEET TO THE NORTHWEST CORNER OF SAID TRACT 48 AND THE NORTHEAST CORNER OF SAID TRACT "F";

THENCE SOUTH 89°37'50" WEST ALONG THE SOUTH LINE OF SAID TRACTS 41 AND 42 AND THE NORTH LINE OF SAID TRACTS "F" AND "G", A DISTANCE OF 989.51 FEET TO THE SOUTHWEST CORNER OF SAID TRACT 42 AND THE SOUTHEAST CORNER OF PARCEL "A", SAWGRASS RANCH, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 158, PAGE 24 OF THE PUBLIC RECORDS OF BROWARD COUNTY;

THENCE NORTH 00°21'18" WEST ALONG THE WEST LINE OF SAID TRACT 42 AND THE EAST LINE OF SAID PARCEL "A" AND THEIR NORTHERLY PROLONGATION, A DISTANCE OF 741.99 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE FOR CULLUM ROAD;

THENCE NORTH 89°37'43" EAST ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 329.54 FEET A POINT ON THE NORTH RIGHT-OF-WAY LINE FOR CULLUM ROAD, SAID POINT ALSO BEING THE SOUTHEAST CORNER TRACT "A", WHITWORTH NO. 1 ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 164, PAGE 1 OF SAID PUBLIC RECORDS, SAID POINT HEREINAFTER KNOWN AS REFERENCE POINT "A";

THENCE NORTH 00°24'52" WEST ALONG THE EAST LINE OF SAID TRACT "A", A DISTANCE OF 621.83 FEET TO A POINT OF CURVATURE OF A 120.36-FOOT RADIUS TANGENT CURVE, CONCAVE TO THE SOUTHEAST;

THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 10°24'52", FOR AN ARC DISTANCE OF 21.88 FEET TO A POINT OF TANGENCY;

THENCE NORTH 10°00'00" EAST, A DISTANCE OF 25.76 FEET TO A POINT OF CURVATURE OF A 27.00-FOOT RADIUS TANGENT CURVE, CONCAVE TO THE SOUTHWEST;

THENCE NORTHEASTERLY, NORTHERLY AND NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 72°35'10", FOR AN ARC DISTANCE OF 34.21 FEET TO A POINT OF REVERSE CURVATURE OF A 68.00-FOOT RADIUS TANGENT CURVE, CONCAVE TO THE NORTHEAST;

THENCE NORTHWESTERLY AND NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 62°11'26", FOR AN ARC DISTANCE OF 73.81 FEET TO A POINT OF TANGENCY;

THENCE NORTH 00°23'45" WEST, A DISTANCE OF 99.08 FEET TO A POINT OF CURVATURE OF A 68.00-FOOT RADIUS TANGENT CURVE, CONCAVE TO THE SOUTHEAST;

THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 54°49'48", FOR AN ARC DISTANCE OF 65.07 FEET TO A POINT OF REVERSE CURVATURE OF A 17.00-FOOT RADIUS TANGENT CURVE, CONCAVE TO THE WEST;

THENCE NORTHEASTERLY, NORTHERLY AND NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 80°30'49", FOR AN ARC DISTANCE OF 23.89 FEET TO A POINT OF REVERSE CURVATURE OF A 120.00-FOOT RADIUS TANGENT CURVE, CONCAVE TO THE NORTHEAST;

THENCE NORTHWESTERLY AND NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 25°40'38", FOR AN ARC DISTANCE OF 53.78 FEET TO A POINT OF TANGENCY;

THENCE NORTH 00°24'08" WEST, A DISTANCE OF 106.51 FEET;

THENCE NORTH 04°06'47" WEST, A DISTANCE OF 97.23 FEET TO A POINT OF CURVATURE OF A 29.45-FOOT RADIUS TANGENT CURVE, CONCAVE TO THE SOUTHWEST;

THENCE NORTHERLY AND NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 83°31'10", FOR AN ARC DISTANCE OF 42.93 FEET TO A POINT OF CUSP OF ON THE ARC OF A 3467.00-FOOT RADIUS NON-TANGENT CURVE, CONCAVE TO THE NORTH, WHOSE RADIUS POINT BEARS NORTH 00°26'30" EAST;

THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°48'55", FOR AN ARC DISTANCE OF 49.34 FEET TO A POINT OF TANGENCY;

THENCE NORTH 89°37'35" EAST, A DISTANCE OF 55.85 FEET

THENCE NORTH 00°25'05" WEST, A DISTANCE OF 12.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE FOR WILES ROAD AND THE NORTH LINE OF PARCEL "B" OF SAID R.M. GREEN CORPORATION PLAT;

THENCE NORTH 89°37'35" EAST ALONG SAID NORTH LINE AND SOUTH RIGHT-OF-WAY LINE AND THEIR EASTERLY PROJECTION, A DISTANCE OF 520.00 FEET;


THENCE SOUTH 81°17'00" EAST ALONG SAID NORTH PARCEL LINE AND SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 75.95 FEET;

THENCE NORTH 89°37'35" EAST ALONG SAID NORTH PARCEL LINE AND SOUTH RIGHT-OF-WAY LINE AND THEIR EASTERLY PROJECTION, A DISTANCE OF 360.01 FEET TO THE EAST LINE OF SAID R.M. GREEN CORPORATION PLAT;

THENCE NORTH 00°25'05" WEST ALONG SAID EAST PLAT LINE, A DISTANCE OF 12.00 FEET TO POINT OF BEGINNING #1.

(CONTINUED ON SD-4)

\\CTAFILE02\SURVEY\_PROJECTS\PROJECTS\2008\08-0049-005-01 MAIN STREET AT COCONUT CREEK\DRAWINGS\SKETCH\_AND\_DESC\CDD BNDY BASE TO CTA\_2024-08-19.DWG

	<b>CRAVEN • THOMPSON &amp; ASSOCIATES, INC.</b>	JOB NO.: 08-0049-005	SHEET 3 of 23 SHEETS
	ENGINEERS      PLANNERS      SURVEYOR'S 3563 N.W. 53RD STREET, FORT LAUDERDALE, FLORIDA 33309 FAX: (954) 739-8409 TEL: (954) 739-8400 FLORIDA LICENSED ENGINEERING, SURVEYING & MAPPING BUSINESS No. 771	DRAWN BY: JDP	F.B. N/A    PG. N/A
	MATERIAL SHOWN HEREON IS THE PROPERTY OF CRAVEN-THOMPSON & ASSOCIATES, INC. AND SHALL NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION. COPYRIGHT (C) 2024	CHECKED BY: RC	DATED: 02/10/2025

**LEGAL DESCRIPTION:  
CDD LAND CONVEYANCE PARCEL**

**LEGAL DESCRIPTION:** (CONTINUED FROM SD-3)

**LESS AND EXCEPT THE FOLLOWING:**

A PORTION OF PARCEL A OF SAID R. M. GREEN CORPORATION PLAT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF PARCEL "B" OF SAID PLAT;  
 THENCE NORTH 00°24'52" WEST ALONG THE WEST LINE OF SAID PARCEL "B", A DISTANCE OF 13.77 FEET TO A POINT OF CURVATURE OF A 120.36-FOOT RADIUS TANGENT CURVE, CONCAVE TO THE EAST;  
 THENCE NORTHERLY AND NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 07°22'06", FOR AN ARC DISTANCE OF 15.48 FEET TO A POINT OF NON-TANGENCY;  
 THENCE NORTH 60°24'25" EAST, A DISTANCE OF 73.34 FEET TO **POINT OF BEGINNING #2**;  
 THENCE NORTH 00°24'36" WEST, A DISTANCE OF 217.00 FEET;  
 THENCE NORTH 89°37'53" EAST, A DISTANCE OF 600.00 FEET;  
 THENCE SOUTH 00°24'36" EAST, A DISTANCE OF 217.00 FEET;  
 THENCE SOUTH 89°37'53" WEST, A DISTANCE OF 600.00 FEET TO **POINT OF BEGINNING #2**.

**LESS AND EXCEPT THE FOLLOWING:**

A PORTION OF SAID TRACT 24, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:


COMMENCE AT THE AFOREMENTIONED REFERENCE POINT "A";

THENCE NORTH 89°37'43" EAST, A DISTANCE OF 33.91 FEET;  
 THENCE NORTH 00°24'02" WEST, A DISTANCE OF 332.98 FEET;  
 THENCE NORTH 89°37'38" EAST, A DISTANCE OF 617.98 FEET TO **POINT OF BEGINNING #3**;  
 THENCE CONTINUE NORTH 89°37'38" EAST, A DISTANCE OF 313.08 FEET TO A POINT ON A LINE 25 FEET WEST OF WHEN MEASURED AT RIGHT ANGLES TO THE EAST LINE OF SAID TRACT 24;  
 THENCE SOUTH 00°25'05" EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 310.12 FEET;  
 THENCE SOUTH 44°36'22" WEST, A DISTANCE OF 35.27 FEET TO A POINT ON A LINE 50 FEET NORTH OF WHEN MEASURED AT RIGHT ANGLES TO THE SOUTH LINE OF SAID TRACT 24;  
 THENCE SOUTH 89°37'33" WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 263.16 FEET;  
 THENCE NORTH 45°19'50" WEST, A DISTANCE OF 35.37 FEET;  
 THENCE NORTH 00°25'05" WEST, A DISTANCE OF 310.05 FEET TO **POINT OF BEGINNING #3**.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA, AND CONTAINING 8,154,484 SQUARE FEET (187.2 ACRES), MORE OR LESS.

(CONTINUED ON SD-4)

\\CTAFIELD\SURVEY\_PROJECTS\PROJECTS\2008\08-0049-005-01 MAIN STREET AT COCONUT CREEK\DRAWINGS\SKETCH\_AND\_DESC\CDD BNDY BASE TO CTA\_2024-08-19.DWG

 <b>Craven-Thompson &amp; Associates, Inc.</b> ENGINEERS • PLANNERS • SURVEYOR'S 3383 N.W. 53RD STREET, FORT LAUDERDALE, FLORIDA 33309 FAX: (954) 739-6409 TEL.: (954) 739-8400 FLORIDA LICENSED ENGINEERING, SURVEYING & MAPPING BUSINESS No. 271 MATERIAL SHOWN HEREIN IS THE PROPERTY OF CRAVEN-THOMPSON & ASSOCIATES, INC. AND SHALL NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION. COPYRIGHT (C) 2025	JOB NO.: 08-0049-005	SHEET 4 of 22 SHEETS
	DRAWN BY: JDP	F.B. N/A PG. N/A
	CHECKED BY: RC	DATED: 02/10/2025

---

**PRELIMINARY FIRST SUPPLEMENTAL ASSESSMENT METHODOLOGY  
REPORT  
(ASSESSMENT AREA ONE)**

**FOR**

**MAINSTREET AT COCONUT CREEK COMMUNITY DEVELOPMENT DISTRICT**

**May 22, 2026**

Prepared by

Governmental Management Services-South Florida, LLC  
5385 N. Nob Hill Road  
Sunrise, FL 33351

---

## **1.0 Introduction**

The Mainstreet at Coconut Creek Community Development District (the “District”) is a local unit of special-purpose government organized and existing under Chapter 190, Florida Statutes, as amended (“F.S.”). The District authorized the issuance of not to exceed \$114,270,000 of special assessment bonds or other forms of indebtedness to be issued in one or more series for the purpose of financing certain infrastructure improvements directly and specially benefitting property within the District. The District currently anticipates the issuance of special assessment bonds or other forms of indebtedness to be issued for the purpose of financing certain infrastructure improvements directly and specially benefitting property within Assessment Area One, as described herein, within the District (the “Assessment Area One Project”), and as more specifically described in the Engineer’s Report for Mainstreet at Coconut Creek Community Development District dated September 1, 2025, as supplemented by the Engineer’s Report for Phase 1 (Blocks 2, 3 and 4) dated December 19, 2025, as may be amended and supplemented from time to time (collectively, the “Engineer’s Report”), each prepared by HSQ Group, LLC (the “District Engineer”). The District currently anticipates the issuance of approximately \$11,500,000 in Special Assessment Bonds, Series 2026 (Assessment Area One Project) (the “2026 Bonds”) for the principal purpose of financing the Assessment Area One Project. The development plan for Assessment Area One is shown in Table 1 (the “Development Plan”).

### **1.1 Purpose**

This Preliminary First Supplemental Assessment Methodology Report (the “First Supplemental Report”) provides a supplement to the Master Assessment Methodology dated September 5, 2025 (the “Master Methodology Report” and, together with the First Supplemental Report, the “Assessment Methodology”) for the purpose of allocating the benefit and special assessments to Blocks 2, 3, & 4 within the District as described by the attached sketch and legal descriptions (“Assessment Area One”).

The District is issuing the 2026 Bonds to finance all or a portion of the Assessment Area One Project, which Assessment Area One Project is more particularly described in the Engineer’s Report and outlined in Table 2. Capitalized terms used herein and not otherwise defined herein shall have the meanings ascribed thereto in the Master Methodology Report.

## **2.0 Assessment Methodology**

### **2.1 Overview**

The District anticipates the issuance of approximately \$11,500,000 in principal amount of 2026 Bonds to finance public infrastructure improvements comprising the Assessment Area One

Project, fund capitalized interest, fund a debt service reserve account, and pay costs of issuance. It is the purpose of the First Supplemental Report to allocate the debt assessments securing the \$11,150,000 of 2026 Bonds to the properties within Assessment Area One directly and specially benefiting from the Assessment Area One Project. Table 1 identifies the most recent Development Plan for Assessment Area One as identified by GSR RE Partners, LLC (the “Developer”). The Engineer’s Report outlines the Assessment Area One Project, which is estimated to cost approximately \$18,855,123 is shown in Table 2. A portion of such public improvements will be funded through the issuance of the 2026 Bonds and through a Developer contribution of infrastructure and/or land to the extent not funded by the 2026 Bonds. Based on the estimated costs to be funded, the size of the financing needed to generate funds to pay for a portion of the Assessment Area One Project, fund a debt service reserve account, fund capitalized interest, and pay costs of issuance was determined by FMSbonds, Inc. (the “Underwriter”) to total approximately \$11,150,000. Table 3 depicts the breakdown of the 2026 Bond sizing.

## 2.2 Allocation of Debt

Allocation of debt assessments is a continuous process until the Development Plan for Assessment Area One is completed. The initial debt assessments will be levied on an equal acre basis for the property within Assessment Area One.

As lots within Assessment Area One are identified by the City by metes and bounds legal description (“Platted”), the debt assessments will be allocated to the Platted lots based on the direct and special benefits they receive. The Unassigned Properties, defined as developable acres that are not Platted, will continue to be assessed on a per-acre basis. Eventually, the Development Plan will be completed, and the debt assessments relating to the 2026 Bonds will be allocated to the planned development within Assessment Area One within the District, which are the beneficiaries of the infrastructure improvements, as depicted in Table 5 and Table 6. If there are changes to the Development Plan, a true up of the debt assessments will be calculated to determine if a payment from the Developer is required. Debt assessments relating to the 2026 Bonds assessed on any land within the District must be satisfied prior to any transfer of such lands to a unit of Federal, State, or local government. This process is outlined in Section 3.0.

The assignment of debt assessments in the Assessment Methodology sets forth the process by which debt assessments are apportioned. This Report may be supplemented from time to time.

## 3.0 True Up

Although the District does not process plats, declaration of condominiums, the assignment of development entitlements, site plans, or revisions for the Developer, it does have an important role to play during the course of such platting and site planning. Whenever a lot is Platted the District must allocate a portion of its debt assessment to the property according to the debt assessment

methodology outlined in the Assessment Methodology. In addition, the District must also prevent any buildup of debt assessments on Unassigned Property. Otherwise, the land could be fully conveyed without all the debt assessments being allocated. To preclude this, at the time Unassigned Properties are platted, the District will determine the amount of anticipated debt assessment revenue that remains on the Unassigned Properties, taking into account the proposed plat or site plan approval or other means of identifying Assigned Properties. If the total anticipated debt assessment revenue to be generated from the Platted lots and Unassigned Properties is greater than or equal to the maximum annual debt service payments on the 2026 Bonds, then no adjustment is required. In the event the debt assessment revenue generated is less than the annual debt service payments, then a debt reduction payment by the Developer in the amount necessary to reduce the par amount of the outstanding 2026 Bonds to a level that will be supported by the annual debt service assessments would be required.

In addition, property that is sold with development entitlements assigned will be subject to a true up test with respect to the entitlements conveyed to such property. Properties are conveyed entitlements by the Developer, and the District allocates debt to properties based on the entitlements conveyed to them. When any such property is fully developed as evidenced by its certificate of occupancy (“CO”), the District will compare the CO to the entitlements conveyed to such property. If a property fails to develop to the full extent of its entitlements as evidenced by its CO, the property is still obligated to pay for its full complement of allocated debt, and the property will be required to make a true up payment to reduce the allocated debt to the level consistent with the development total in the CO.

#### **4.0 Assessment Roll**

The District will initially distribute the 2026 Bonds lien to the Unassigned Property within Assessment Area One on a per acre basis. As lots are platted, the District will refine its allocation of debt assessments from a per acre basis to a per unit or square-foot basis, as applicable, as shown in Table 5 and Table 6. If the land use plan or Development Plan changes, then the District will update Table 5 and Table 6 to reflect the changes and provide the same in a supplemental report. As the development process occurs, the debt assessments will be distributed against the Assigned Property in the manner described in the Assessment Methodology. The preliminary assessment roll is depicted in Table 7.

The allocation of debt to each block based on the anticipated product type and unit counts to be constructed on each block is shown in Table 8.

## **5.0 Additional Information**

Governmental Management Services-South Florida, LLC (GMS) does not represent the District as a Municipal Advisor or Security Broker, nor is GMS registered to provide such services as described in Section 15B of the Security and Exchange Act of 1934, as amended. Similarly, GMS does not provide the District with financial advisory services or offer investment advice.

Certain information in this Report was provided by members of the District staff, the Developer or other professionals hired in conjunction with the bond issuance, GMS makes no representation regarding the information provided by others.

**TABLE 1  
 MAINSTREET AT COCONUT CREEK COMMUNITY DEVELOPMENT DISTRICT  
 DEVELOPMENT PROGRAM - ASSESSMENT AREA ONE**

<b>Land Use</b>	<b>Phase 1 Units</b>
<b>Residential Product:</b>	
Apartment	404
Condominium	0
Villa	0
Townhome - 2 story	0
Townhome - 3 story	0
<b>Total Residential</b>	<b>404</b>
<b>Commercial Product:</b>	
Retail (1k sf)	90.0
<b>Total Commercial</b>	<b>90.0</b>

(1) Benefit is allocated on an ERU basis; based on density of planned development, with the townhome unit = to 1 ERU, 1000 sq ft of commercial space is one unit.

\* Unit mix is subject to change based on marketing and other factors.

\*\*Commercial units are measured in square feet.

<b>TABLE 2</b> <b>MAINSTREET AT COCONUT CREEK COMMUNITY DEVELOPMENT DISTRICT</b> <b>INFRASTRUCTURE COST ESTIMATES - ASSESSMENT AREA ONE</b>
---

IMPROVEMENT	COST ESTIMATE
Master lift station	\$938,666
Lyons Road improvements	\$513,577
Lyons Road and NW 40th Street traffic signal	\$240,000
City Market Avenue	\$403,196
NW 48th Avenue	\$842,957
NW 40th Street	\$2,255,450
Greenway linear park improvements	\$485,756
Overall CDD site earthwork	\$3,370,355
Amenities	\$632,622
Stormwater Drainage system	\$2,216,731
Open Space and landscaping	\$4,070,570
Street lighting – 128 lights	\$460,800
Wetland creation and planting	\$727,482
10% contingency costs	\$1,696,961
<b>Total</b>	<b>\$ 18,855,123</b>

*Information provided by HSQ Group*

<b>TABLE 3</b> <b>MAINSTREET AT COCONUT CREEK COMMUNITY DEVELOPMENT DISTRICT</b> <b>BOND SIZING - ASSESSMENT AREA ONE</b>
---

**Sources:**

<b>Par Amount *</b>	<b>\$ 11,500,000</b>
	\$ 11,500,000

**Uses:**

Construction Funds	\$ 10,035,875
Debt Service Reserve	\$ 672,750
Capitalized Interest	\$ 336,375
Cost of Issuance	\$ 225,000
Underwriter Discount	\$ 230,000.00
	\$ 11,500,000

**Bond Assumptions:**

Interest Rate	5.85%
Amortization	5
Capitalized Interest	Through 11/1/26
Debt Service Reserve	Maximum Annual Interest
Underwriters Discount	2.00%
Final Maturity 11/1/2031	\$11,500,000

Annual Debt Assessment 11/1/2026 thru 10/30/2030	\$ 672,750
Annual Debt Assessment 11/1/2030 thru 11/1/2031	\$ 12,172,750

\* Par amount is subject to change based on the actual terms at the sale of the bonds

**TABLE 4  
 MAINSTREET AT COCONUT CREEK COMMUNITY DEVELOPMENT DISTRICT  
 ALLOCATION OF CONSTRUCTION COSTS - ASSESSMENT AREA ONE**

<b>Product Type</b>	<b>No. of Units*</b>	<b>ERU factor</b>	<b>Total ERUs</b>	<b>Percentage of Total ERU's</b>	<b>Total Improvements Costs Per Product Type</b>	<b>Improvement Costs per Unit</b>
<b>Residential Product:</b>						
Apartment	404	0.39	157.56	80.28%	\$ 15,137,130	\$ 37,468
Condominium	0	0.60	0.00	0.00%	\$ -	\$ -
Villa	0	0.69	0.00	0.00%	\$ -	\$ -
Townhome - 2 story	0	1.00	0.00	0.00%	\$ -	\$ -
Townhome - 3 story	0	0.75	0.00	0.00%	\$ -	\$ -
<b>Total Residential</b>	<b>404</b>					
<b>Commercial Product:</b>						
Retail (1k sf)	90.0	0.43	38.70	19.72%	\$ 3,717,993	\$ 41,311
<b>Total Commercial</b>						
<b>TOTALS</b>	<b>494.0</b>		<b>196.26</b>	<b>100.00%</b>	<b>\$ 18,855,123</b>	

\* Unit mix is subject to change based on marketing and other factors.

**TABLE 5  
 MAINSTREET AT COCONUT CREEK COMMUNITY DEVELOPMENT DISTRICT  
 ALLOCATION OF ASSESSMENTS - 11/1/2026 thru 10/30/2030  
 ASSESSMENT AREA ONE**

Product Type	No. of Units*	Total Cost Allocation per Product Type	Costs Funded by Developer	Cost Funded Construction Fund	Allocation of Par Debt per Product Type	Par Debt per Unit	Annual Debt Service per Product Type Interest Only <sup>(1)</sup>	Annual Debt Assessment per Unit Interest Only <sup>(1)</sup>
<b>Residential Product:</b>								
Apartment	404	\$ 15,137,130	\$ 8,356,129	\$ 6,781,001	\$ 7,770,275.24	\$ 19,233.35	\$ 454,561	\$ 1,125.15
Condominium	0	\$ -			\$ -	\$ -	\$ -	\$ -
Villa	0	\$ -			\$ -	\$ -	\$ -	\$ -
Townhome - 2 story	0	\$ -			\$ -	\$ -	\$ -	\$ -
Townhome - 3 story	0	\$ -			\$ -	\$ -	\$ -	\$ -
<b>Total Residential</b>	<b>404</b>							
<b>Commercial Product:</b>								
Retail (1k sf)	90.0	\$ 3,717,993	\$ 463,119	\$ 3,254,874	\$ 3,729,724.76	\$ 41,441.39	\$ 218,189	\$ 2,424.32
<b>Total Commercial</b>								
<b>TOTALS</b>	<b>494.0</b>	<b>\$ 18,855,123</b>		<b>\$ 10,035,875</b>	<b>\$ 11,500,000</b>		<b>\$ 672,750</b>	

(1) This amount will be grossed up to cover County collection fees and early payment discounts when collected on the Broward County tax bills, currently 6%.

\* Unit mix is subject to change based on marketing and other factors.

<b>TABLE 6</b> <b>MAINSTREET AT COCONUT CREEK COMMUNITY DEVELOPMENT DISTRICT</b> <b>ALLOCATION OF ASSESSMENTS - 11/1/2030 thru 10/30/2031</b> <b>ASSESSMENT AREA ONE</b>
---

Product Type	No. of Units*	Par Debt per Unit	Interest per Unit	Annual Assessment per Unit <sup>(1)</sup>
<b>Residential Product:</b>				
Apartment	404	\$ 19,233.35	\$ 1,125	\$ 20,358.51
Condominium	0			
Villa	0			
Townhome - 2 story	0			
Townhome - 3 story	0			
<b>Total Residential</b>	<b>404</b>			
<b>Commercial Product:</b>				
Retail (1k sf)	90.0	\$ 41,441.39	\$ 2,424	\$ 43,865.71
<b>Total Commercial</b>				
<b>TOTALS</b>	<b>494.0</b>		<b>\$ 2,424</b>	

(1) This amount will be grossed up to cover County collection fees and early payment discounts when collected on the Broward County tax bills, currently 6%.

\* Unit mix is subject to change based on marketing and other factors.

**TABLE 7  
 MAINSTREET AT COCONUT CREEK COMMUNITY DEVELOPMENT DISTRICT  
 PRELIMINARY ASSESSMENT ROLL - ASSESSMENT AREA ONE**

Description	Gross Acres	Total Par Debt Allocation	Par Debt Per Gross Acre	Maximum Annual Assessment **	Annual Assessment Per Gross Acre**
Blocks 2, 3 and 4*	25.29	\$ 11,500,000	\$ 454,725	\$ 672,750	\$ 26,601
	25.29	\$ 11,500,000		\$ 672,750	

Annual Assessment Periods	5
Bond Rate (%)	5.85%
Maximum Annual Debt Service	\$672,750

\* See attached legal descriptions.  
 \*\*This amount will be grossed-up 6% to cover discounts for early payment and collections.

**TABLE 8  
 MAINSTREET AT COCONUT CREEK COMMUNITY DEVELOPMENT DISTRICT  
 ANTICIPATED BUILD OUT AND ALLOCATION DEBT - ASSESSMENT AREA ONE**

Description	Units	Total Par Debt Allocation	Par Debt Per Unit	Maximum Annual Assessment **	Annual Assessment Per Unit**
Block 2-Retail	14.00	\$ 580,179	\$ 41,441.39	\$ 33,940	\$2,424.32
Block 3-Retail	76.00	\$ 3,149,545	\$ 41,441.39	\$ 184,248	\$2,424.32
Block 4-Apartment	404	\$ 7,770,275	\$ 19,233.35	\$ 454,561	\$1,125.15
	<b>494.00</b>	<b>\$ 11,500,000</b>		<b>\$ 672,750</b>	

\*\*This amount will be grossed-up 6% to cover discounts for early payment and collections.





# SKETCH OF SURVEY ALTA/NSPS LAND TITLE SURVEY OF: PORTION OF TRACT 57, BLOCK 89, PALM BEACH FARMS CO. PLAT NO. 3 AND A PORTION OF PARCEL "A", LYONS COMMONS P.B. 181, PG. 5 183-184 BLOCK 3



INSTRUMENT NO.	DESCRIPTION	OFFICIAL RECORDED BOOK AND PAGE	YES	NO	NO	COMMENTS
1	DEED TO TRACT 57, THE ANNEXES AND PARTS THEREOF IN OTHER MATTERS, AND INTERESTS THEREIN, TO THE EFFECTIVE DATE HEREOF, BUT NOT INCLUDING THE INTERESTS OF MORTGAGEE OR MORTGAGEE'S SUCCESSORS OR ASSIGNS, IN THE REAL ESTATE DESCRIBED IN THE FOREGOING.	NA	X	X		NOT AFFECTED BY SURVEY
2	TRUST AGREEMENT FOR THE TRUST OF THE ANNEXES AND PARTS THEREOF, TO THE EFFECTIVE DATE HEREOF, BUT NOT INCLUDING THE INTERESTS OF MORTGAGEE OR MORTGAGEE'S SUCCESSORS OR ASSIGNS, IN THE REAL ESTATE DESCRIBED IN THE FOREGOING.	NA	X	X		NOT AFFECTED BY SURVEY
3	DEED TO TRACT 57, THE ANNEXES AND PARTS THEREOF, TO THE EFFECTIVE DATE HEREOF, BUT NOT INCLUDING THE INTERESTS OF MORTGAGEE OR MORTGAGEE'S SUCCESSORS OR ASSIGNS, IN THE REAL ESTATE DESCRIBED IN THE FOREGOING.	NA	X	X		NOT AFFECTED BY SURVEY
4	DEED TO TRACT 57, THE ANNEXES AND PARTS THEREOF, TO THE EFFECTIVE DATE HEREOF, BUT NOT INCLUDING THE INTERESTS OF MORTGAGEE OR MORTGAGEE'S SUCCESSORS OR ASSIGNS, IN THE REAL ESTATE DESCRIBED IN THE FOREGOING.	NA	X	X		NOT AFFECTED BY SURVEY
5	DEED TO TRACT 57, THE ANNEXES AND PARTS THEREOF, TO THE EFFECTIVE DATE HEREOF, BUT NOT INCLUDING THE INTERESTS OF MORTGAGEE OR MORTGAGEE'S SUCCESSORS OR ASSIGNS, IN THE REAL ESTATE DESCRIBED IN THE FOREGOING.	NA	X	X		NOT AFFECTED BY SURVEY
6	DEED TO TRACT 57, THE ANNEXES AND PARTS THEREOF, TO THE EFFECTIVE DATE HEREOF, BUT NOT INCLUDING THE INTERESTS OF MORTGAGEE OR MORTGAGEE'S SUCCESSORS OR ASSIGNS, IN THE REAL ESTATE DESCRIBED IN THE FOREGOING.	NA	X	X		NOT AFFECTED BY SURVEY
7	DEED TO TRACT 57, THE ANNEXES AND PARTS THEREOF, TO THE EFFECTIVE DATE HEREOF, BUT NOT INCLUDING THE INTERESTS OF MORTGAGEE OR MORTGAGEE'S SUCCESSORS OR ASSIGNS, IN THE REAL ESTATE DESCRIBED IN THE FOREGOING.	NA	X	X		NOT AFFECTED BY SURVEY
8	DEED TO TRACT 57, THE ANNEXES AND PARTS THEREOF, TO THE EFFECTIVE DATE HEREOF, BUT NOT INCLUDING THE INTERESTS OF MORTGAGEE OR MORTGAGEE'S SUCCESSORS OR ASSIGNS, IN THE REAL ESTATE DESCRIBED IN THE FOREGOING.	NA	X	X		NOT AFFECTED BY SURVEY
9	DEED TO TRACT 57, THE ANNEXES AND PARTS THEREOF, TO THE EFFECTIVE DATE HEREOF, BUT NOT INCLUDING THE INTERESTS OF MORTGAGEE OR MORTGAGEE'S SUCCESSORS OR ASSIGNS, IN THE REAL ESTATE DESCRIBED IN THE FOREGOING.	NA	X	X		NOT AFFECTED BY SURVEY
10	DEED TO TRACT 57, THE ANNEXES AND PARTS THEREOF, TO THE EFFECTIVE DATE HEREOF, BUT NOT INCLUDING THE INTERESTS OF MORTGAGEE OR MORTGAGEE'S SUCCESSORS OR ASSIGNS, IN THE REAL ESTATE DESCRIBED IN THE FOREGOING.	NA	X	X		NOT AFFECTED BY SURVEY
11	DEED TO TRACT 57, THE ANNEXES AND PARTS THEREOF, TO THE EFFECTIVE DATE HEREOF, BUT NOT INCLUDING THE INTERESTS OF MORTGAGEE OR MORTGAGEE'S SUCCESSORS OR ASSIGNS, IN THE REAL ESTATE DESCRIBED IN THE FOREGOING.	NA	X	X		NOT AFFECTED BY SURVEY
12	DEED TO TRACT 57, THE ANNEXES AND PARTS THEREOF, TO THE EFFECTIVE DATE HEREOF, BUT NOT INCLUDING THE INTERESTS OF MORTGAGEE OR MORTGAGEE'S SUCCESSORS OR ASSIGNS, IN THE REAL ESTATE DESCRIBED IN THE FOREGOING.	NA	X	X		NOT AFFECTED BY SURVEY
13	DEED TO TRACT 57, THE ANNEXES AND PARTS THEREOF, TO THE EFFECTIVE DATE HEREOF, BUT NOT INCLUDING THE INTERESTS OF MORTGAGEE OR MORTGAGEE'S SUCCESSORS OR ASSIGNS, IN THE REAL ESTATE DESCRIBED IN THE FOREGOING.	NA	X	X		NOT AFFECTED BY SURVEY
14	DEED TO TRACT 57, THE ANNEXES AND PARTS THEREOF, TO THE EFFECTIVE DATE HEREOF, BUT NOT INCLUDING THE INTERESTS OF MORTGAGEE OR MORTGAGEE'S SUCCESSORS OR ASSIGNS, IN THE REAL ESTATE DESCRIBED IN THE FOREGOING.	NA	X	X		NOT AFFECTED BY SURVEY
15	DEED TO TRACT 57, THE ANNEXES AND PARTS THEREOF, TO THE EFFECTIVE DATE HEREOF, BUT NOT INCLUDING THE INTERESTS OF MORTGAGEE OR MORTGAGEE'S SUCCESSORS OR ASSIGNS, IN THE REAL ESTATE DESCRIBED IN THE FOREGOING.	NA	X	X		NOT AFFECTED BY SURVEY
16	DEED TO TRACT 57, THE ANNEXES AND PARTS THEREOF, TO THE EFFECTIVE DATE HEREOF, BUT NOT INCLUDING THE INTERESTS OF MORTGAGEE OR MORTGAGEE'S SUCCESSORS OR ASSIGNS, IN THE REAL ESTATE DESCRIBED IN THE FOREGOING.	NA	X	X		NOT AFFECTED BY SURVEY
17	DEED TO TRACT 57, THE ANNEXES AND PARTS THEREOF, TO THE EFFECTIVE DATE HEREOF, BUT NOT INCLUDING THE INTERESTS OF MORTGAGEE OR MORTGAGEE'S SUCCESSORS OR ASSIGNS, IN THE REAL ESTATE DESCRIBED IN THE FOREGOING.	NA	X	X		NOT AFFECTED BY SURVEY
18	DEED TO TRACT 57, THE ANNEXES AND PARTS THEREOF, TO THE EFFECTIVE DATE HEREOF, BUT NOT INCLUDING THE INTERESTS OF MORTGAGEE OR MORTGAGEE'S SUCCESSORS OR ASSIGNS, IN THE REAL ESTATE DESCRIBED IN THE FOREGOING.	NA	X	X		NOT AFFECTED BY SURVEY
19	DEED TO TRACT 57, THE ANNEXES AND PARTS THEREOF, TO THE EFFECTIVE DATE HEREOF, BUT NOT INCLUDING THE INTERESTS OF MORTGAGEE OR MORTGAGEE'S SUCCESSORS OR ASSIGNS, IN THE REAL ESTATE DESCRIBED IN THE FOREGOING.	NA	X	X		NOT AFFECTED BY SURVEY
20	DEED TO TRACT 57, THE ANNEXES AND PARTS THEREOF, TO THE EFFECTIVE DATE HEREOF, BUT NOT INCLUDING THE INTERESTS OF MORTGAGEE OR MORTGAGEE'S SUCCESSORS OR ASSIGNS, IN THE REAL ESTATE DESCRIBED IN THE FOREGOING.	NA	X	X		NOT AFFECTED BY SURVEY
21	DEED TO TRACT 57, THE ANNEXES AND PARTS THEREOF, TO THE EFFECTIVE DATE HEREOF, BUT NOT INCLUDING THE INTERESTS OF MORTGAGEE OR MORTGAGEE'S SUCCESSORS OR ASSIGNS, IN THE REAL ESTATE DESCRIBED IN THE FOREGOING.	NA	X	X		NOT AFFECTED BY SURVEY
22	DEED TO TRACT 57, THE ANNEXES AND PARTS THEREOF, TO THE EFFECTIVE DATE HEREOF, BUT NOT INCLUDING THE INTERESTS OF MORTGAGEE OR MORTGAGEE'S SUCCESSORS OR ASSIGNS, IN THE REAL ESTATE DESCRIBED IN THE FOREGOING.	NA	X	X		NOT AFFECTED BY SURVEY
23	DEED TO TRACT 57, THE ANNEXES AND PARTS THEREOF, TO THE EFFECTIVE DATE HEREOF, BUT NOT INCLUDING THE INTERESTS OF MORTGAGEE OR MORTGAGEE'S SUCCESSORS OR ASSIGNS, IN THE REAL ESTATE DESCRIBED IN THE FOREGOING.	NA	X	X		NOT AFFECTED BY SURVEY
24	DEED TO TRACT 57, THE ANNEXES AND PARTS THEREOF, TO THE EFFECTIVE DATE HEREOF, BUT NOT INCLUDING THE INTERESTS OF MORTGAGEE OR MORTGAGEE'S SUCCESSORS OR ASSIGNS, IN THE REAL ESTATE DESCRIBED IN THE FOREGOING.	NA	X	X		NOT AFFECTED BY SURVEY
25	DEED TO TRACT 57, THE ANNEXES AND PARTS THEREOF, TO THE EFFECTIVE DATE HEREOF, BUT NOT INCLUDING THE INTERESTS OF MORTGAGEE OR MORTGAGEE'S SUCCESSORS OR ASSIGNS, IN THE REAL ESTATE DESCRIBED IN THE FOREGOING.	NA	X	X		NOT AFFECTED BY SURVEY
26	DEED TO TRACT 57, THE ANNEXES AND PARTS THEREOF, TO THE EFFECTIVE DATE HEREOF, BUT NOT INCLUDING THE INTERESTS OF MORTGAGEE OR MORTGAGEE'S SUCCESSORS OR ASSIGNS, IN THE REAL ESTATE DESCRIBED IN THE FOREGOING.	NA	X	X		NOT AFFECTED BY SURVEY
27	DEED TO TRACT 57, THE ANNEXES AND PARTS THEREOF, TO THE EFFECTIVE DATE HEREOF, BUT NOT INCLUDING THE INTERESTS OF MORTGAGEE OR MORTGAGEE'S SUCCESSORS OR ASSIGNS, IN THE REAL ESTATE DESCRIBED IN THE FOREGOING.	NA	X	X		NOT AFFECTED BY SURVEY
28	DEED TO TRACT 57, THE ANNEXES AND PARTS THEREOF, TO THE EFFECTIVE DATE HEREOF, BUT NOT INCLUDING THE INTERESTS OF MORTGAGEE OR MORTGAGEE'S SUCCESSORS OR ASSIGNS, IN THE REAL ESTATE DESCRIBED IN THE FOREGOING.	NA	X	X		NOT AFFECTED BY SURVEY
29	DEED TO TRACT 57, THE ANNEXES AND PARTS THEREOF, TO THE EFFECTIVE DATE HEREOF, BUT NOT INCLUDING THE INTERESTS OF MORTGAGEE OR MORTGAGEE'S SUCCESSORS OR ASSIGNS, IN THE REAL ESTATE DESCRIBED IN THE FOREGOING.	NA	X	X		NOT AFFECTED BY SURVEY
30	DEED TO TRACT 57, THE ANNEXES AND PARTS THEREOF, TO THE EFFECTIVE DATE HEREOF, BUT NOT INCLUDING THE INTERESTS OF MORTGAGEE OR MORTGAGEE'S SUCCESSORS OR ASSIGNS, IN THE REAL ESTATE DESCRIBED IN THE FOREGOING.	NA	X	X		NOT AFFECTED BY SURVEY

### SURVEYOR'S REFERENCES:

- THE PALM BEACH FARMS CO. PLAT NO. 3, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGES 45-54, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID LANDS NOW LYING, BEING AND SITUATE IN BROWARD COUNTY, FLORIDA.
- FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY SURVEY MAP, SECTION 18-00-00-01, SHEET 1 OF 4, RECORDED IN RIGHT-OF-WAY MAP BOOK 12, PAGE 48.
- CREA BOUNDARY AND TOPOGRAPHIC SURVEY PROJECT NO. 08-09-049, LAST REVISED 05/22/2024.

### SURVEY NOTES:

- THIS ALTA/NSPS LAND TITLE SURVEY WAS PREPARED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR SURVEYING ESTABLISHED BY THE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 54-17, FLORIDA ADMINISTRATIVE CODES, PURSUANT TO SECTION 472.007, FLORIDA STATUTES.
- THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL BASED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- THE LEGAL DESCRIPTION FOR THE PROPERTY SHOWN HEREON WAS AUTHORED BY CRAVEN THOMPSON & ASSOCIATES, INC. (C.T.A.) BOUNDARY LINES WERE TAKEN FROM SITE PLAN PREPARED BY "URBAN DESIGN STUDIO", PROJECT NO. 15-039.002, LAST REVISED DATE 5/09/2023, PROVIDED TO C.T.A. ON JANUARY 05, 2024.
- THIS SURVEY CONSISTS OF 2 SHEETS. EACH SHEET SHALL NOT BE CONSIDERED FULL, VALID, AND COMPLETE UNLESS ATTACHED TO THE OTHERS. ADDITIONS OR DELETIONS TO SURVEY MAPS AND NOTES BY OTHER THAN THE SOWING PARTY OR PARTIES ARE PROHIBITED WITHOUT WRITTEN CONSENT OF THE SOWING PARTY OR PARTIES.
- THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF CIBC BANK USA, ITS SUCCESSORS AND/OR ASSIGNS FOR THE EXPRESS PURPOSE STATED HEREON AND/OR CONTAINED IN THE CONTRACT WITH THE ABOVE-MENTIONED CLIENT FOR THIS PROJECT.
- REUSE OF THIS SURVEY FOR PURPOSES OTHER THAN THAT WHICH IT WAS INTENDED, WITHOUT THE WRITTEN PERMISSION OF THE LICENSED SURVEYOR & MAPPER OR CRAVEN THOMPSON & ASSOCIATES, INC., WILL BE AT THE USER'S SOLE RISK AND WITHOUT ANY LIABILITY TO THE SURVEYOR OR COMPANY. NOTHING SHOWN HEREON SHALL BE CONSTRUED TO GIVE ANY RIGHTS OR BENEFITS TO ANYONE OTHER THAN THOSE IDENTIFIED TO.
- FLOATABLE MATTERS CONTAINED IN THE ALTA COMMITMENT FOR TITLE INSURANCE ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, ORDER NUMBER: 8094307, DATED AUGUST 30, 2023, AT 11:00AM, REVISED SEPTEMBER 21, 2023 ARE REFLECTED ON THIS SURVEY SHOWN HEREON.
- THIS SURVEY IS LIMITED TO THE LOCATION OF ABOVE-GROUND IMPROVEMENTS ONLY. UNDERGROUND UTILITIES, FOUNDATIONS OR OTHER BURIED ENCROACHMENTS WERE NOT LOCATED IN CONNECTION WITH THIS SURVEY UNLESS OTHERWISE NOTED.
- THE EXPECTED USE OF THIS SURVEY AND MAP IS FOR COMMERCIAL/INDUS. ONLY. THEREFORE THIS SURVEY IS CLASSIFIED AS COMMERCIAL/HIGH RISK LINEAR AND EXCEEDS THE MINIMUM RELATIVE DISTANCE ACCURACY OF 1:5000 IN 10000 FEET AS REQUIRED BY THE STANDARDS OF PRACTICE IN THE STATE OF FLORIDA (FS-17.053 F.A.C.) THE ACCURACY OF CONTROL SURVEY DATA HAS BEEN VERIFIED BY REDUNDANT MEASUREMENTS OF TRIANGULAR CLOSURES.
- THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1"=50' OR SMALLER FOR SHEET 2. HORIZONTAL FEATURE LOCATIONS ARE TO THE CENTER OF THE SYMBOL AND MAY BE ENLARGED FOR CLARITY.
- THE ELEVATIONS SHOWN HEREON ARE RELATIVE TO NORTH AMERICAN VERTICAL DATUM OF 1988 AND BASED ON A THREE WIRE LEVEL LOOP BENCH RUN AROUND THE OVERALL PROPERTY AS A BASIS OF ELEVATION. FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) PROJECT NETWORK CONTROL FOR STATE ROAD 834 (SAMPLE ROAD) FINANCIAL PROJECT NUMBER A1338-1-5201 DATED 04/20/05. FOUND POINT MONUMENT STAMPED 04-08-05-030 IN THE CENTERLINE OF SAMPLE ROAD +/- ON THE BEST BUILDING LINE OF ADDRESS 5810 SAMPLE ROAD. ELEVATION = 15.57.
- BEARINGS SHOWN HEREON ARE RELATIVE TO GRID NORTH, STATE PLANE COORDINATES, FLORIDA EAST ZONE, NAD83 WITH 1990 ADJUSTMENT AND BASED ON A LINE BETWEEN THE FOUND MONUMENTATION AT THE SOUTH QUARTER (S1/4) CORNER AND THE SOUTHWEST CORNER OF SECTION 18-48-42 AS DELINEATED HEREON HAVING A BEARING OF NORTH 89°52'41" WEST.
- MEASUREMENTS FOR THE TOPOGRAPHIC DATA SHOWN HEREON FOR SHERIDAN STREET HORIZONTAL SHOWN HEREON WAS OBTAINED USING "TRIMBLE S SENSE" TOTAL STATION, "TRIMBLE DMI 300" TOTAL LEVEL AND "TRIMBLE P10" GPS RECEIVER WITH "TRIMBLE ACCESS" DATA COLLECTION SOFTWARE. THE ACCURACY OF CONTROL SURVEY DATA HAS BEEN VERIFIED BY REDUNDANT MEASUREMENTS OF TRIANGULAR CLOSURES. FOR TRIANGULAR CLOSURES, A COMPLETE CLOSED TRIANGULAR LOOP WAS RUN IN THE FIELD EAST ALONG SAMPLE ROAD NORTH ALONG ELEVATED ROAD, WEST ALONG ELEVATED ROAD, WEST ALONG STATE ROAD 7, CREEK CLOSED AND BALANCED SEPARATE TRIANGULAR CLOSURE. TRIANGLES WERE RUN ALONG BANKS ROAD, NW 40TH STREET, NW 34TH AVENUE, CULLUM ROAD, AND THROUGH THE CENTER OF THE P.L. TRANSMISSION LINES FROM NW 54TH AVENUE TO LYONS ROAD. THIS SURVEY REPRESENTS THE PREVIOUSLY FOUND AND SET CORNERS AND HAVE BEEN REPLACED BY PERMANENT REFERENCE MONUMENTS AS OF MARCH 12, 2018.
- THE BOUNDARY SHOWN HEREON WAS CALCULATED FROM INFORMATION ON THE RECORDED PLAT OF PALM BEACH FARMS CO. PLAT NO. 3, PLAT BOOK 2, PAGES 45-54, FOUND MONUMENTATION ON SECTION LINES, RIGHT-OF-WAY LINES, AND OTHER RECORDED PLATS SURROUNDING THIS SITE AND DELINEATED HEREON. SECTION CORNERS FOUND AND USED TO DETERMINE LOCATIONS AND GRID BEARINGS AND DISTANCE ARE AS FOLLOWS: SW CORNER AND S 1/4 CORNER OF SECTION 18-48-42 AS DELINEATED HEREON IN SAMPLE ROAD, ALSO FOUND AND USED NEAR THE W 1/4 CORNER AND NW CORNER OF SAID SECTION 18, AND THE EAST 1/4 CORNER AND THE NE CORNER OF SECTION 13-48-41 ALL IN STATE ROAD 7 TO THE WEST OF THIS SURVEY.
- AREA COMPUTATIONS, WHEN SHOWN IN ACRES, ARE ROUNDED TO THE NEAREST ONE-HUNDREDTH (0.01) AN ACRE, AND WHEN SHOWN IN SQUARE FEET ARE ROUNDED TO THE NEAREST SQUARE FOOT. THE AREA FIGURES SHOWN HEREON SHOULD NOT BE UTILIZED AS THE BASIS OF PURCHASE PRICE FOR A REAL ESTATE CLOSING, WITHOUT PRIOR VERIFICATION OF THE AREA FIGURES, IN WRITING FROM THE SOWING SURVEYOR.
- HO WETLAND INFORMATION WAS PROVIDED TO SURVEYOR, HO WETLAND MARKERS WERE FOUND DURING THE COURSE OF THE SURVEY.
- THE NEAREST INTERSECTION FROM CENTRALINE +/- OF N.W. 40TH STREET TO CENTRALINE +/- OF LYONS ROAD IS 800' +/-.
- OVERHEAD ELECTRICAL WIRES SERVICING SMALL STRUCTURES WERE FOUND ON THIS SITE.
- ALL DOCUMENTS SHOWN HEREON ARE RECORDED IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA UNLESS OTHERWISE NOTED.
- THE SURVEYOR DID NOT INSPECT THIS PROPERTY FOR ENVIRONMENTAL HAZARDS.
- THE INFORMATION DEPICTED ON THIS SKETCH OF SURVEY REPRESENTS THE RESULTS OF A FIELD SURVEY ON THE DATE INDICATED ON THE BORDER OF THE DRAWING AND CAN ONLY BE CONSIDERED VALID FOR THIS DATE AND INDICATES THE GENERAL CONDITIONS EXISTING AT THE TIME OF THE SURVEY.
- THIS SKETCH OF SURVEY CANNOT BE RELIED UPON BY PERSONS OR ENTITIES OTHER THAN THOSE PERSONS OR ENTITIES IDENTIFIED TO HEREON. ADDITIONS OR DELETIONS TO THIS SURVEY MADE BY ANY OTHER PERSONS OTHER THAN THE SOWING PARTIES ARE PROHIBITED WITHOUT PRIOR WRITTEN CONSENT OF THE SOWING PARTY OR PARTIES.
- HEDGES, GROUND COVER, AND OTHER LANDSCAPE FEATURES ARE NOT SHOWN HEREON, UNLESS OTHERWISE NOTED.
- IRRIGATION FEATURES, SUCH AS SPRINKLERS, ARE NOT SHOWN HEREON.
- FENCES AND WALL DIMENSIONS ARE APPROXIMATE. THE SURVEYOR DID NOT DETERMINE OWNERSHIP OF FENCES AND WALLS.
- THE INFORMATION DEPICTED ON THIS SKETCH OF SURVEY REPRESENTS THE RESULTS OF A FIELD SURVEY ON THE DATE INDICATED ON THE BORDER OF THE DRAWING AND CAN ONLY BE CONSIDERED VALID FOR THIS DATE AND INDICATES THE GENERAL CONDITIONS EXISTING AT THE TIME OF THE SURVEY.
- NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

### SURVEYOR'S CERTIFICATE:

CERTIFIED TO:  
GSR RE PARTNERS, LLC, A FLORIDA LIMITED LIABILITY COMPANY  
CIBC BANK USA, AN ILLINOIS STATE CHARTERED BANK  
FIDELITY NATIONAL TITLE INSURANCE COMPANY  
NELSON AUSTIN RILEY & SONS, ENGINEERING LLP

DATE OF MAP: OCTOBER 10, 2025

CRAVEN THOMPSON & ASSOCIATES, INC.  
LICENSED BUSINESS NUMBER #271

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2001 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1-4, 7-9A, 7(1)(b), 8, 9, 11(1)(b), 13, 14, 16, AND 20 (LAST EXCEPT) INFORMATION FROM PREVIOUS SURVEYS INTO NEW SURVEYS OF SAME AREA. THEREFORE, THE FIELD WORK WAS COMPLETED ON: OCTOBER 10, 2025

RICHARD G. CRAWFORD, JR.  
PROFESSIONAL SURVEYOR AND MAPPER NO. 5374

THIS SURVEY OR OTHER THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL BASED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ANY ADDITIONS, DELETIONS, OR ALTERATIONS TO THIS SURVEY OR MAPPER UNDER CHAPTER RULES 54-17.051 & 54-17.052, FLORIDA ADMINISTRATIVE CODES.

DATE:	10/10/2025	SCALE:	1"=50'	SHEET:	1 OF 2
DRAWN BY:	URBAND	CHECKED BY:	URBAND	PROJECT NO.:	08-0049-005-08
DATE:	10/10/2025	SCALE:	1"=50'	SHEET:	1 OF 2
DRAWN BY:	URBAND	CHECKED BY:	URBAND	PROJECT NO.:	08-0049-005-08
DATE:	10/10/2025	SCALE:	1"=50'	SHEET:	1 OF 2
DRAWN BY:	URBAND	CHECKED BY:	URBAND	PROJECT NO.:	08-0049-005-08

**ALTA/NSPS LAND TITLE SURVEY**

**PORTION OF LYONS COMMONS P.B. 181, PG. 5 183-184**

**CITY OF COCONUT CREEK, FLORIDA**

PREPARED BY: GSR RE PARTNERS, LLC, A FLORIDA LIMITED LIABILITY COMPANY

DATE OF MAP: OCTOBER 10, 2025

RICHARD G. CRAWFORD, JR.  
PROFESSIONAL SURVEYOR AND MAPPER NO. 5374

THIS SURVEY OR OTHER THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL BASED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ANY ADDITIONS, DELETIONS, OR ALTERATIONS TO THIS SURVEY OR MAPPER UNDER CHAPTER RULES 54-17.051 & 54-17.052, FLORIDA ADMINISTRATIVE CODES.



# SKETCH OF SURVEY ALTA/NPS LAND TITLE SURVEY OF: PORTION OF TRACTS 57 & 58, BLOCK 89, PALM BEACH FARMS CO. PLAT NO. 3 P.B. 2, PG.'s 45-54, P.B.C.R. BLOCK 4

### SURVEYOR'S REPORT & NOTES:

- THIS SKETCH OF ALTA/NPS LAND TITLE SURVEY WAS PREPARED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR SURVEYING ESTABLISHED BY THE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 54-17, FLORIDA ADMINISTRATIVE CODES, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.
- THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- THE LEGAL DESCRIPTION FOR THE PROPERTY SHOWN HEREIN WAS AUTHORED BY CRAVEN THOMPSON & ASSOCIATES, INC. (C.T.A.), BOUNDARY LINES WERE TAKEN FROM SITE PLAN PREPARED BY TUNBAR DESIGN STUDIOS, PROJECT NO. 19-030-000, LAST REVISED DATE 5.09.2023, PROVIDED TO CTA ON JANUARY 05, 2024.
- THIS SURVEY CONSISTS OF 2 SHEETS, EACH SHEET SHALL NOT BE CONSIDERED FULL, VALID, AND COMPLETE UNLESS ATTACHED TO THE OTHERS. ADDITIONS OR DELETIONS TO SURVEY MAPS AND NOTES BY OTHER THAN THE SIGNING PARTY OR PARTIES ARE PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF CIBC BANK USA, ITS SUCCESSORS AND/OR ASSIGNS FOR THE EXPRESS PURPOSE STATED HEREIN AND/OR CONTAINED IN THE CONTRACT WITH THE AFORESAID CLIENT FOR THIS PROJECT.
- RELIEF OF THIS SURVEY FOR PURPOSES OTHER THAN THAT WHICH IT WAS INTENDED, WITHOUT THE WRITTEN PERMISSION OF THE UNLICENSED SURVEYOR & MAPPER OR CRAVEN THOMPSON & ASSOCIATES, INC. WILL BE AT THE USER'S SOLE RISK AND WITHOUT ANY LIABILITY TO THE SURVEYOR OR COMPANY. NOTHING SHOWN HEREON SHALL BE CONSTRUED TO GIVE ANY RIGHTS OR BENEFITS TO ANYONE OTHER THAN THOSE CERTIFIED TO.
- PLOTTABLE MATTERS CONTAINED IN THE ALTA COMMITMENT FOR TITLE INSURANCE ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, DRAW NUMBER: 0991307, DATED AUGUST 20, 2025, AT 11:00AM, REVISED SEPTEMBER 22, 2025 ARE REFLECTED ON THE SURVEY SHOWN HEREON.
- THIS SURVEY IS LIMITED TO THE LOCATION OF ABOVE GRADING IMPROVEMENTS ONLY, UNDERGROUND UTILITIES, FOUNDATIONS OR OTHER BURIED ENCROACHMENTS WERE NOT LOCATED IN CONNECTION WITH THIS SURVEY UNLESS OTHERWISE NOTED.
- THE EXPECTED USE OF THIS SURVEY AND MAP IS FOR COMMERCIAL/IND. RISK. THEREFORE THIS SURVEY IS CLASSIFIED AS COMMERCIAL/IND. RISK LEVEL AND EXCEEDS THE MINIMUM RELATIVE DISTANCE ACCURACY OF 1 FOOT IN 10,000 FEET AS REQUIRED BY THE STANDARDS OF PRACTICE IN THE STATE OF FLORIDA (FS-17053 F.A.C.) THE ACCURACY OF CONTROL SURVEY DATA HAS BEEN VERIFIED BY REDUNDANT MEASUREMENTS OF TRIANGULAR COLLISIONS.
- THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1"=50' OR SMALLER FOR SHEET 2. HORIZONTAL FEATURE LOCATIONS ARE TO THE CENTER OF THE SYMBOL AND MAY BE ENLARGED FOR CLARITY.
- THE ELEVATIONS SHOWN HEREON ARE RELATIVE TO NORTH AMERICAN VERTICAL DATUM OF 1988 AND BASED ON A THREE WIRE LEVEL LOOP BENCH RUN AROUND THE OVERALL PROJECT USING AS A BASIS OF ELEVATION, FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) PROJECT NETWORK CONTROL FOR STATE ROAD 834 (SAMPLE ROAD) PAVEMENT ELEVATION 12858+3.000 DATED 04/20/05, FRONT FOOT MONUMENT STATIONED 834+88.00-005 IN THE CENTERLINE OF SAMPLE ROAD +/- ON THE WEST BUILDING LINE OF ADDRESS 3601 SAMPLE ROAD, ELEVATION = 12.52.
- BEARINGS SHOWN HEREON ARE RELATIVE TO GRID NORTH, STATE PLANE COORDINATES, FLORIDA EAST ZONE, NAD83 WITH 1990 ADJUSTMENT AND BASED ON A LINE BETWEEN THE FOUND MONUMENTATION AT THE SOUTH QUARTER (S/4) CORNER AND THE SOUTHWEST CORNER OF SECTION 18-48-42 AS DELINEATED HEREON HAVING A BEARING OF NORTH 88°24' WEST.
- MEASUREMENTS FOR THE TOPOGRAPHIC DATA SHOWN HEREON FOR SHERMAN STREET HORIZONTAL SHOWN HEREON WAS OBTAINED USING "TRIMBLE S" SERIES TOTAL STATION, "TRIMBLE DM5" DIGITAL LEVEL, AND "TRIMBLE PRO SP5" RECEIVER WITH "TRIMBLE ACCESS" DATA COLLECTION SOFTWARE. THE ACCURACY OF CONTROL SURVEY DATA HAS BEEN VERIFIED BY REDUNDANT MEASUREMENTS OF TRIANGULAR COLLISIONS. FOR TRIANGULAR COLLISIONS, A COMPLETE CLOSED TRIANGULAR LOOP WAS RUN IN THE FIELD EAST ALONG SAMPLE ROAD, NORTH ALONG LYONS ROAD, WEST ALONG MILES ROAD, AND SOUTH ALONG STATE ROAD 7, ONCE CLOSED AND BALANCED SEPARATE INTERIOR ANGLES, TRIANGULAR BENCH RUN ALONG BANKS ROAD, NW 40TH STREET, NW 4TH AVENUE, OULAM ROAD, AND THROUGH THE CENTER OF THE 1/4" TRANSMISSION LINES FROM NW 54TH AVENUE TO LYONS ROAD. THIS SURVEY RECEIVERS THE PREVIOUSLY FOUND SET CORNERS AND HAVE BEEN REVERSED BY PERMANENT REFERENCE MONUMENTS AS OF MARCH 12, 2024.
- THE BOUNDARY SHOWN HEREON WAS CALCULATED FROM INFORMATION ON THE RECORDED PLAT OF PALM BEACH FARMS CO. PLAT NO. 3, PLAT BOOK 2, PAGES 45-54, FOUND MONUMENTATION ON SECTION LINES, RIGHT-OF-WAY LINES, AND OTHER RECORDED PLATS SURROUNDING THIS SITE AND DELINEATED HEREON. SECTION CORNERS FOUND AND USED TO DETERMINE LOCATIONS AND 2000 BEARINGS AND DISTANCE ARE AS FOLLOWS: SE CORNER AND S 1/4 CORNER OF SECTION 18-48-42 AS DELINEATED HEREON IN SAMPLE ROAD, ALSO FOUND AND USED HEREIN ARE 1/4 CORNER AND NE CORNER OF 5401 SECTION 18, AND THE EAST 1/4 CORNER AND THE NE CORNER OF SECTION 13-48-41 ALL IN STATE ROAD 7 TO THE WEST OF THIS SURVEY.
- AREA COMPUTATIONS, WHEN SHOWN IN ACRES, ARE ROUNDED TO THE NEAREST ONE-HUNDREDTH OF AN ACRE, AND WHEN SHOWN IN SQUARE FEET AND ROUNDED TO THE NEAREST SQUARE FOOT. AREA FIGURES SHOWN HEREON SHOULD NOT BE UTILIZED AS THE BASIS OF PURCHASE PRICE FOR A REAL ESTATE CLOSING, WITHOUT PRIOR VERIFICATION OF THE AREA FIGURES, IN WRITING FROM THE SIGNING SURVEYOR.
- THE SUBJECT PROPERTY FALLS WITHIN FLOOD ZONES "C", CITY OF COCONUT CREEK, AREA FLOODING, IN WRITING FROM THE SIGNING SURVEYOR.
- NO METLAND INFORMATION WAS PROVIDED TO SURVEYOR, NO METLAND MARKERS WERE FOUND DURING THE COURSE OF THE SURVEY.
- THE NEAREST INTERSECTION FROM CENTERLINE +/- OF N.W. 40TH STREET TO CENTERLINE +/- OF LYONS ROAD IS 730' +/-.
- OVERHEAD ELECTRICAL WIRES SERVICING SMALL STRUCTURES WERE FOUND ON THIS SITE.
- ALL DOCUMENTS SHOWN HEREON ARE RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA UNLESS OTHERWISE NOTED.
- THE SURVEYOR DID NOT INSPECT THIS PROPERTY FOR ENVIRONMENTAL HAZARDS.
- THE INFORMATION DEPICTED ON THIS SKETCH OF SURVEY REPRESENTS THE RESULTS OF A FIELD SURVEY ON THE DATE INDICATED ON THE BORDER OF THE DRAWING AND CAN ONLY BE CONSIDERED VALID FOR THIS DATE AND INDICATES THE GENERAL CONDITIONS EXISTING AT THE TIME OF THE FIELD SURVEY.
- THIS SKETCH OF SURVEY CANNOT BE RELIED UPON BY PERSONS OR ENTITIES OTHER THAN THOSE PERSONS OR ENTITIES CERTIFIED TO HEREON. ADDITIONS OR DELETIONS TO THIS SURVEY AND/OR REPORTS BY PERSONS OTHER THAN THE SIGNING PARTIES ARE PROHIBITED WITHOUT PRIOR WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- HEDGES, GROUND COVER, AND OTHER LANDSCAPE FEATURES ARE NOT SHOWN HEREON, UNLESS OTHERWISE NOTED.
- IRRIGATION SYSTEMS, SUCH AS SPRINKLERS, ARE NOT SHOWN HEREON.
- FENCES AND WALL DIMENSIONS ARE APPROXIMATE. THE SURVEYOR DID NOT DETERMINE OWNERSHIP OF FENCES AND WALLS.
- SUBSURFACE FEATURES ARE NOT SHOWN HEREON. THIS SITE COULD HAVE UNDERGROUND INSTALLATIONS THAT ARE NOT SHOWN HEREON. BEFORE DESIGN CONSTRUCTION, OR EXCAVATION CONTACT 811 AND/OR THE APPROPRIATE UTILITY COMPANIES FOR FIELD VERIFICATION OF UTILITIES.
- THE INFORMATION DEPICTED ON THIS SKETCH OF SURVEY REPRESENTS THE RESULTS OF A FIELD SURVEY ON THE DATE INDICATED ON THE BORDER OF THE DRAWING AND CAN ONLY BE CONSIDERED VALID FOR THIS DATE AND INDICATES THE GENERAL CONDITIONS EXISTING AT THE TIME OF THE FIELD SURVEY.
- NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.



LOCATION MAP  
(NOT TO SCALE)

### NOTICE OF THE COMMITMENT TO PROVIDE PUBLIC NOTICE OF THE ALTA/NPS COMMITMENT TO PROVIDE PUBLIC NOTICE:

INCUMBENT NUMBER	DESCRIPTION	OFFICIAL RECORDS BOOK AND PAGE	AFFECTS	PROTECTION PLAN	COMMENTS
			YES NO	YES NO	
1	1. THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.	NA	X	X	NOT AFFECTED BY SURVEY
2	2. THE LEGAL DESCRIPTION FOR THE PROPERTY SHOWN HEREIN WAS AUTHORED BY CRAVEN THOMPSON & ASSOCIATES, INC. (C.T.A.), BOUNDARY LINES WERE TAKEN FROM SITE PLAN PREPARED BY TUNBAR DESIGN STUDIOS, PROJECT NO. 19-030-000, LAST REVISED DATE 5.09.2023, PROVIDED TO CTA ON JANUARY 05, 2024.	NA	X	X	NOT AFFECTED BY SURVEY
3	3. THIS SURVEY CONSISTS OF 2 SHEETS, EACH SHEET SHALL NOT BE CONSIDERED FULL, VALID, AND COMPLETE UNLESS ATTACHED TO THE OTHERS. ADDITIONS OR DELETIONS TO SURVEY MAPS AND NOTES BY OTHER THAN THE SIGNING PARTY OR PARTIES ARE PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.	NA	X	X	NOT AFFECTED BY SURVEY
4	4. THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF CIBC BANK USA, ITS SUCCESSORS AND/OR ASSIGNS FOR THE EXPRESS PURPOSE STATED HEREIN AND/OR CONTAINED IN THE CONTRACT WITH THE AFORESAID CLIENT FOR THIS PROJECT.	NA	X	X	NOT AFFECTED BY SURVEY
5	5. RELIEF OF THIS SURVEY FOR PURPOSES OTHER THAN THAT WHICH IT WAS INTENDED, WITHOUT THE WRITTEN PERMISSION OF THE UNLICENSED SURVEYOR & MAPPER OR CRAVEN THOMPSON & ASSOCIATES, INC. WILL BE AT THE USER'S SOLE RISK AND WITHOUT ANY LIABILITY TO THE SURVEYOR OR COMPANY. NOTHING SHOWN HEREON SHALL BE CONSTRUED TO GIVE ANY RIGHTS OR BENEFITS TO ANYONE OTHER THAN THOSE CERTIFIED TO.	NA	X	X	NOT AFFECTED BY SURVEY
6	6. PLOTTABLE MATTERS CONTAINED IN THE ALTA COMMITMENT FOR TITLE INSURANCE ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, DRAW NUMBER: 0991307, DATED AUGUST 20, 2025, AT 11:00AM, REVISED SEPTEMBER 22, 2025 ARE REFLECTED ON THE SURVEY SHOWN HEREON.	NA	X	X	NOT AFFECTED BY SURVEY
7	7. THIS SURVEY IS LIMITED TO THE LOCATION OF ABOVE GRADING IMPROVEMENTS ONLY, UNDERGROUND UTILITIES, FOUNDATIONS OR OTHER BURIED ENCROACHMENTS WERE NOT LOCATED IN CONNECTION WITH THIS SURVEY UNLESS OTHERWISE NOTED.	NA	X	X	NOT AFFECTED BY SURVEY
8	8. THE EXPECTED USE OF THIS SURVEY AND MAP IS FOR COMMERCIAL/IND. RISK. THEREFORE THIS SURVEY IS CLASSIFIED AS COMMERCIAL/IND. RISK LEVEL AND EXCEEDS THE MINIMUM RELATIVE DISTANCE ACCURACY OF 1 FOOT IN 10,000 FEET AS REQUIRED BY THE STANDARDS OF PRACTICE IN THE STATE OF FLORIDA (FS-17053 F.A.C.) THE ACCURACY OF CONTROL SURVEY DATA HAS BEEN VERIFIED BY REDUNDANT MEASUREMENTS OF TRIANGULAR COLLISIONS.	NA	X	X	NOT AFFECTED BY SURVEY
9	9. THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1"=50' OR SMALLER FOR SHEET 2. HORIZONTAL FEATURE LOCATIONS ARE TO THE CENTER OF THE SYMBOL AND MAY BE ENLARGED FOR CLARITY.	NA	X	X	NOT AFFECTED BY SURVEY
10	10. THE ELEVATIONS SHOWN HEREON ARE RELATIVE TO NORTH AMERICAN VERTICAL DATUM OF 1988 AND BASED ON A THREE WIRE LEVEL LOOP BENCH RUN AROUND THE OVERALL PROJECT USING AS A BASIS OF ELEVATION, FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) PROJECT NETWORK CONTROL FOR STATE ROAD 834 (SAMPLE ROAD) PAVEMENT ELEVATION 12858+3.000 DATED 04/20/05, FRONT FOOT MONUMENT STATIONED 834+88.00-005 IN THE CENTERLINE OF SAMPLE ROAD +/- ON THE WEST BUILDING LINE OF ADDRESS 3601 SAMPLE ROAD, ELEVATION = 12.52.	NA	X	X	NOT AFFECTED BY SURVEY
11	11. BEARINGS SHOWN HEREON ARE RELATIVE TO GRID NORTH, STATE PLANE COORDINATES, FLORIDA EAST ZONE, NAD83 WITH 1990 ADJUSTMENT AND BASED ON A LINE BETWEEN THE FOUND MONUMENTATION AT THE SOUTH QUARTER (S/4) CORNER AND THE SOUTHWEST CORNER OF SECTION 18-48-42 AS DELINEATED HEREON HAVING A BEARING OF NORTH 88°24' WEST.	NA	X	X	NOT AFFECTED BY SURVEY
12	12. MEASUREMENTS FOR THE TOPOGRAPHIC DATA SHOWN HEREON FOR SHERMAN STREET HORIZONTAL SHOWN HEREON WAS OBTAINED USING "TRIMBLE S" SERIES TOTAL STATION, "TRIMBLE DM5" DIGITAL LEVEL, AND "TRIMBLE PRO SP5" RECEIVER WITH "TRIMBLE ACCESS" DATA COLLECTION SOFTWARE. THE ACCURACY OF CONTROL SURVEY DATA HAS BEEN VERIFIED BY REDUNDANT MEASUREMENTS OF TRIANGULAR COLLISIONS. FOR TRIANGULAR COLLISIONS, A COMPLETE CLOSED TRIANGULAR LOOP WAS RUN IN THE FIELD EAST ALONG SAMPLE ROAD, NORTH ALONG LYONS ROAD, WEST ALONG MILES ROAD, AND SOUTH ALONG STATE ROAD 7, ONCE CLOSED AND BALANCED SEPARATE INTERIOR ANGLES, TRIANGULAR BENCH RUN ALONG BANKS ROAD, NW 40TH STREET, NW 4TH AVENUE, OULAM ROAD, AND THROUGH THE CENTER OF THE 1/4" TRANSMISSION LINES FROM NW 54TH AVENUE TO LYONS ROAD. THIS SURVEY RECEIVERS THE PREVIOUSLY FOUND SET CORNERS AND HAVE BEEN REVERSED BY PERMANENT REFERENCE MONUMENTS AS OF MARCH 12, 2024.	NA	X	X	NOT AFFECTED BY SURVEY
13	13. THE BOUNDARY SHOWN HEREON WAS CALCULATED FROM INFORMATION ON THE RECORDED PLAT OF PALM BEACH FARMS CO. PLAT NO. 3, PLAT BOOK 2, PAGES 45-54, FOUND MONUMENTATION ON SECTION LINES, RIGHT-OF-WAY LINES, AND OTHER RECORDED PLATS SURROUNDING THIS SITE AND DELINEATED HEREON. SECTION CORNERS FOUND AND USED TO DETERMINE LOCATIONS AND 2000 BEARINGS AND DISTANCE ARE AS FOLLOWS: SE CORNER AND S 1/4 CORNER OF SECTION 18-48-42 AS DELINEATED HEREON IN SAMPLE ROAD, ALSO FOUND AND USED HEREIN ARE 1/4 CORNER AND NE CORNER OF 5401 SECTION 18, AND THE EAST 1/4 CORNER AND THE NE CORNER OF SECTION 13-48-41 ALL IN STATE ROAD 7 TO THE WEST OF THIS SURVEY.	NA	X	X	NOT AFFECTED BY SURVEY
14	14. AREA COMPUTATIONS, WHEN SHOWN IN ACRES, ARE ROUNDED TO THE NEAREST ONE-HUNDREDTH OF AN ACRE, AND WHEN SHOWN IN SQUARE FEET AND ROUNDED TO THE NEAREST SQUARE FOOT. AREA FIGURES SHOWN HEREON SHOULD NOT BE UTILIZED AS THE BASIS OF PURCHASE PRICE FOR A REAL ESTATE CLOSING, WITHOUT PRIOR VERIFICATION OF THE AREA FIGURES, IN WRITING FROM THE SIGNING SURVEYOR.	NA	X	X	NOT AFFECTED BY SURVEY
15	15. THE SUBJECT PROPERTY FALLS WITHIN FLOOD ZONES "C", CITY OF COCONUT CREEK, AREA FLOODING, IN WRITING FROM THE SIGNING SURVEYOR.	NA	X	X	NOT AFFECTED BY SURVEY
16	16. NO METLAND INFORMATION WAS PROVIDED TO SURVEYOR, NO METLAND MARKERS WERE FOUND DURING THE COURSE OF THE SURVEY.	NA	X	X	NOT AFFECTED BY SURVEY
17	17. THE NEAREST INTERSECTION FROM CENTERLINE +/- OF N.W. 40TH STREET TO CENTERLINE +/- OF LYONS ROAD IS 730' +/-.	NA	X	X	NOT AFFECTED BY SURVEY
18	18. OVERHEAD ELECTRICAL WIRES SERVICING SMALL STRUCTURES WERE FOUND ON THIS SITE.	NA	X	X	NOT AFFECTED BY SURVEY
19	19. ALL DOCUMENTS SHOWN HEREON ARE RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA UNLESS OTHERWISE NOTED.	NA	X	X	NOT AFFECTED BY SURVEY
20	20. THE SURVEYOR DID NOT INSPECT THIS PROPERTY FOR ENVIRONMENTAL HAZARDS.	NA	X	X	NOT AFFECTED BY SURVEY
21	21. THE INFORMATION DEPICTED ON THIS SKETCH OF SURVEY REPRESENTS THE RESULTS OF A FIELD SURVEY ON THE DATE INDICATED ON THE BORDER OF THE DRAWING AND CAN ONLY BE CONSIDERED VALID FOR THIS DATE AND INDICATES THE GENERAL CONDITIONS EXISTING AT THE TIME OF THE FIELD SURVEY.	NA	X	X	NOT AFFECTED BY SURVEY
22	22. THIS SKETCH OF SURVEY CANNOT BE RELIED UPON BY PERSONS OR ENTITIES OTHER THAN THOSE PERSONS OR ENTITIES CERTIFIED TO HEREON. ADDITIONS OR DELETIONS TO THIS SURVEY AND/OR REPORTS BY PERSONS OTHER THAN THE SIGNING PARTIES ARE PROHIBITED WITHOUT PRIOR WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.	NA	X	X	NOT AFFECTED BY SURVEY
23	23. HEDGES, GROUND COVER, AND OTHER LANDSCAPE FEATURES ARE NOT SHOWN HEREON, UNLESS OTHERWISE NOTED.	NA	X	X	NOT AFFECTED BY SURVEY
24	24. IRRIGATION SYSTEMS, SUCH AS SPRINKLERS, ARE NOT SHOWN HEREON.	NA	X	X	NOT AFFECTED BY SURVEY
25	25. FENCES AND WALL DIMENSIONS ARE APPROXIMATE. THE SURVEYOR DID NOT DETERMINE OWNERSHIP OF FENCES AND WALLS.	NA	X	X	NOT AFFECTED BY SURVEY
26	26. SUBSURFACE FEATURES ARE NOT SHOWN HEREON. THIS SITE COULD HAVE UNDERGROUND INSTALLATIONS THAT ARE NOT SHOWN HEREON. BEFORE DESIGN CONSTRUCTION, OR EXCAVATION CONTACT 811 AND/OR THE APPROPRIATE UTILITY COMPANIES FOR FIELD VERIFICATION OF UTILITIES.	NA	X	X	NOT AFFECTED BY SURVEY
27	27. THE INFORMATION DEPICTED ON THIS SKETCH OF SURVEY REPRESENTS THE RESULTS OF A FIELD SURVEY ON THE DATE INDICATED ON THE BORDER OF THE DRAWING AND CAN ONLY BE CONSIDERED VALID FOR THIS DATE AND INDICATES THE GENERAL CONDITIONS EXISTING AT THE TIME OF THE FIELD SURVEY.	NA	X	X	NOT AFFECTED BY SURVEY
28	28. NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.	NA	X	X	NOT AFFECTED BY SURVEY

### SURVEYOR'S CERTIFICATE:

CERTIFIED TO:  
GSR RE PARTNERS, L.L.C. A FLORIDA LIMITED LIABILITY COMPANY  
CIBC BANK USA, AN ELDERBROS. FINANCIAL GROUP BANK  
FIDELITY NATIONAL TITLE INSURANCE COMPANY  
NELSON MULLINS RILEY & SCARBOROUGH LLP

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NPS LAND TITLE SURVEYS AND ADOPTED BY ALTA AND NPS, AND INCLUDES ITEMS 1-6, 7(A), 7(B), 8, 11(B), 13, 18, 19, AND 20 (AND EXISTING INFORMATION FROM PREVIOUS SURVEYS INTO NEW SURVEY) OF TABLE A, HEREON. THE FIELD WORK WAS COMPLETED ON: OCTOBER 10, 2025.  
DATE OF MAP: OCTOBER 10, 2025

RICHARD G. CRAWFORD, JR.  
PROFESSIONAL SURVEYOR AND MAPPER NO. 5371

THIS SURVEY OR COVER THEREON ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ANY ALTERATIONS, ADDITIONS, DELETIONS, OR ERASURES TO THIS SURVEY OR COVER THEREON SHALL BE VOID AND WITHOUT EFFECT UNDER CHAPTER RULES 54-17.011 & 54-17.012, FLORIDA ADMINISTRATIVE CODE.

DATE:	10/10/2025	DRAWN BY:	JTP	CHECKED BY:	JTP
SCALE:	1"=50'	DATE:	10/10/2025	DATE:	10/10/2025
UNITS:	FEET	DATE:	10/10/2025	DATE:	10/10/2025
PROJECT:	ALTA/NPS LAND TITLE SURVEY	DATE:	10/10/2025	DATE:	10/10/2025
PROJECT NO.:	08-0049-005-08	DATE:	10/10/2025	DATE:	10/10/2025
SHEET:	1 OF 2	DATE:	10/10/2025	DATE:	10/10/2025

**ALTA/NPS LAND TITLE SURVEY**

**BLOCK 4**

PORTION OF TRACTS 57 & 58, BLOCK 89, PALM BEACH FARMS CO. PLAT NO. 3  
CITY OF COCONUT CREEK, FLORIDA

PREPARED BY:  
**GSR RE PARTNERS, L.L.C. A FLORIDA LIMITED LIABILITY COMPANY**



[THIS PAGE INTENTIONALLY LEFT BLANK]

**APPENDIX E**

**PROPOSED FORM OF CONTINUING DISCLOSURE AGREEMENT**

[THIS PAGE INTENTIONALLY LEFT BLANK]

## CONTINUING DISCLOSURE AGREEMENT

This Continuing Disclosure Agreement (this “Disclosure Agreement”) dated \_\_\_\_\_, 2026 is executed and delivered by the MainStreet at Coconut Creek Community Development District (the “Issuer” or the “District”), GSR RE Partners, LLC, a Florida limited liability company (the “Assessment Area One Developer”) and Governmental Management Services – South Florida, LLC, as dissemination agent (together with its successors and assigns, the “Dissemination Agent”) in connection with the Issuer’s Special Assessment Bonds, Series 2026 (Assessment Area One) (the “Bonds”). The Bonds are secured pursuant to a Master Trust Indenture dated as of June 1, 2026 (the “Master Indenture”) and a First Supplemental Trust Indenture dated as of June 1, 2026 (the “First Supplemental Indenture” and, together with the Master Indenture, the “Indenture”), each entered into by and between the Issuer and U.S. Bank Trust Company, National Association, a national banking association duly organized and existing under the laws of the United States of America and having a designated corporate trust office initially in Fort Lauderdale, Florida as trustee (the “Trustee”). The Issuer and the Assessment Area One Developer and the Dissemination Agent covenant and agree as follows:

1. **Purpose of this Disclosure Agreement.** This Disclosure Agreement is being executed and delivered by the Issuer, the Assessment Area One Developer and the Dissemination Agent for the benefit of the Beneficial Owners (as defined herein) of the Bonds and to assist the Participating Underwriter (as defined herein) of the Bonds in complying with the Rule (as defined herein). The Issuer and the Assessment Area One Developer have no reason to believe that this Disclosure Agreement does not satisfy the requirements of the Rule and the execution and delivery of this Disclosure Agreement is intended to comply with the Rule. To the extent it is later determined by a court of competent jurisdiction, a governmental regulatory agency, or an attorney specializing in federal securities law, that the Rule requires the Issuer or other Obligated Person to provide additional information, the Issuer and each Obligated Person agree to promptly provide such additional information.

The provisions of this Disclosure Agreement are supplemental and in addition to the provisions of the Indenture with respect to reports, filings and notifications provided for therein, and do not in any way relieve the Issuer, the Trustee or any other person of any covenant, agreement or obligation under the Indenture (or remove any of the benefits thereof) nor shall anything herein prohibit the Issuer, the Trustee or any other person from making any reports, filings or notifications required by the Indenture or any applicable law.

2. **Definitions.** Capitalized terms not otherwise defined in this Disclosure Agreement shall have the meaning assigned in the Rule or, to the extent not in conflict with the Rule, in the Indenture. The following capitalized terms as used in this Disclosure Agreement shall have the following meanings:

“Annual Filing Date” means the date set forth in Section 3(a) hereof by which the Annual Report is to be filed with each Repository.

“Annual Financial Information” means annual financial information as such term is used in paragraph (b)(5)(i)(A) of the Rule and specified in Section 4(a) of this Disclosure Agreement.

“Annual Report” shall mean any Annual Report provided by the Issuer pursuant to, and as described in, Sections 3 and 4 of this Disclosure Agreement.

“Assessment Area One” shall have the meaning ascribed thereto in the Limited Offering Memorandum.

“Assessments” shall mean the non-ad valorem special assessments pledged to the payment of the Bonds pursuant to the Indenture.

“Audited Financial Statements” means the financial statements (if any) of the Issuer for the prior fiscal year, certified by an independent auditor as prepared in accordance with generally accepted accounting principles or otherwise, as such term is used in paragraph (b)(5)(i) of the Rule and specified in Section 4(a) of this Disclosure Agreement.

“Audited Financial Statements Filing Date” means the date set forth in Section 3(a) hereof by which the Audited Financial Statements are to be filed with each Repository if the same are not included as part of the Annual Report.

“Beneficial Owner” shall mean any person which, (a) has the power, directly or indirectly, to vote or consent with respect to, or to dispose of ownership of, any Bonds (including persons holding Bonds through nominees, depositories or other intermediaries), or (b) is treated as the owner of any Bonds for federal income tax purposes.

“Business Day” means any day other than (a) a Saturday, Sunday or a day on which banks located in the city in which the designated corporate trust office of the Trustee is located are required or authorized by law or executive order to close for business, and (b) a day on which the New York Stock Exchange is closed.

“Disclosure Representative” shall mean (i) as to the Issuer, the District Manager or its designee, or such other person as the Issuer shall designate in writing to the Dissemination Agent from time to time as the person responsible for providing information to the Dissemination Agent; and (ii) as to each entity constituting an Obligated Person (other than the Issuer), the individuals executing this Disclosure Agreement on behalf of such entity or such person(s) as such entity shall designate in writing to the Dissemination Agent from time to time as the person(s) responsible for providing information to the Dissemination Agent.

“Dissemination Agent” shall mean the Issuer or an entity appointed by the Issuer to act in the capacity as Dissemination Agent hereunder, or any successor Dissemination Agent designated in writing by the Issuer pursuant to Section 9 hereof. Governmental Management Services – South Florida, LLC, has been designated as the initial Dissemination Agent hereunder.

“District Manager” shall mean Governmental Management Services – South Florida, LLC, and its successors and assigns.

“EMMA” means the Electronic Municipal Market Access system for municipal securities disclosures located at <http://emma.msrb.org/>.

“EMMA Compliant Format” shall mean a format for any document provided to the MSRB (as hereinafter defined) which is in an electronic format and is accompanied by identifying information, all as prescribed by the MSRB.

“Financial Obligation” means a (a) debt obligation, (b) derivative instrument entered into in connection with, or pledged as security or a source of payment for, an existing or planned debt obligation, or (c) guarantee of an obligation or instrument described in either clause (a) or (b). Financial Obligation shall not include municipal securities as to which a final official statement has been provided to the MSRB consistent with the Rule.

“Fiscal Year” shall mean the period commencing on October 1 and ending on September 30 of the next succeeding year, or such other period of time provided by applicable law.

“Limited Offering Memorandum” shall mean the final Limited Offering Memorandum dated \_\_\_\_\_, 2026 relating to the Bonds.

“Listed Event” shall mean any of the events listed in Section 6(a) of this Disclosure Agreement.

“MSRB” means the Municipal Securities Rulemaking Board.

“Obligated Person(s)” shall mean, those person(s) who either generally or through an enterprise fund or account of such persons are committed by contract or other arrangement to support payment of all or a part of the obligations on such Bonds (other than providers of municipal bond insurance, letters of credit, or other liquidity facilities), which person(s) shall include the Issuer, and for the purposes of this Disclosure Agreement, and the Assessment Area One Developer, and its affiliates, successors or assigns (excluding homebuyers who are end users), for so long as the Assessment Area One Developer or its affiliates, successors or assigns (excluding homebuyers who are end users) is the owner or optionee (or is responsible for developing, as the case may be) of lands responsible for payment of any portion of the Assessments on their respective parcels.

“Participating Underwriter” shall mean FMSbonds, Inc.

“Repository” shall mean each entity authorized and approved by the SEC (as hereinafter defined) from time to time to act as a repository for purposes of complying with the Rule. The Repositories approved by the SEC may be found by visiting the SEC’s website at <http://www.sec.gov/info/municipal/nrmsir.htm>. As of the date hereof, the Repository recognized by the SEC for such purpose is the MSRB, which currently accepts continuing disclosure submissions through its EMMA web portal. As used herein, “Repository” shall include the State Repository, if any.

“Rule” shall mean Rule 15c2-12(b)(5) adopted by the SEC under the Securities Exchange Act of 1934, as the same has and may be amended from time to time.

“SEC” means the Securities and Exchange Commission.

“Semi-Annual Filing Date” shall mean for the six-month period ending: (i) March 31, each May 1; and (iii) September 30, each November 1. The first Semi-Annual Filing Date shall be November 1, 2026.

“Semi-Annual Report” shall mean any Semi-Annual Report provided by the Assessment Area One Developer and any other Obligated Person (other than the Issuer) pursuant to, and as described in, Section 5 of this Disclosure Agreement.

“State” shall mean the State of Florida.

“State Repository” shall mean any public or private repository or entity designated by the State as a state repository for the purposes of the Rule.

### 3. **Provision of Annual Reports.**

(a) Subject to the following sentence, the Issuer shall provide the Annual Report to the Dissemination Agent no later than one hundred eighty (180) days after the close of the Issuer’s Fiscal Year (the “Annual Filing Date”), commencing with the Annual Report for the Fiscal Year ending September 30, 2026, with the initial Annual Filing Date being March 29, 2027. The Annual Report may be submitted as a single document or as separate documents comprising a package, and may cross-reference other information as provided in Section 4 of this Disclosure Agreement; *provided that* the Audited Financial Statements of the Issuer may be submitted separately from the balance of the Annual Report, and may be submitted in accordance with State law, which currently requires such Audited Financial Statements to be provided up to, but no later than, nine (9) months after the close of the Issuer’s Fiscal Year (the “Audited Financial Statements Filing Date”). The initial Audited Financial Statements Filing Date shall be June 30, 2027, which shall include the Audited Financial Statements for Fiscal Year ending September 30, 2026. The Issuer shall file unaudited financial statements if Audited Financial Statements are not ready by the Audited Financial Statements Filing Date, to be followed up with the Audited Financial Statements when available. The Issuer shall, or shall cause the Dissemination Agent to, provide to the Repository the components of an Annual Report which satisfies the requirements of Section 4(a) of this Disclosure Agreement within thirty (30) days after same becomes available, but in no event later than the Annual Filing Date or Audited Financial Statements Filing Date, as applicable. If the Issuer’s Fiscal Year changes, the Issuer shall give notice of such change in the same manner as for a Listed Event under Section 6.

(b) If on the fifteenth (15<sup>th</sup>) day prior to each Annual Filing Date or the Audited Financial Statements Filing Date, as applicable, the Dissemination Agent has not received a copy of the Annual Report or Audited Financial Statements, as applicable, the Dissemination Agent shall contact the Disclosure Representative by telephone and in writing (which may be via email) to remind the Issuer of its undertaking to provide the Annual Report or Audited Financial Statements, as applicable, pursuant to Section 3(a). Upon such reminder, the Disclosure Representative shall either (i) provide the Dissemination Agent with an electronic copy of the Annual Report or the Audited Financial Statements, as applicable, in accordance with Section 3(a) above, or (ii) advise the Dissemination Agent in writing that the Issuer will not be able to file the Annual Report or Audited Financial Statements, as applicable, within the times

required under this Disclosure Agreement, state the date by which the Annual Report or the Audited Financial Statements for such year, as applicable, will be provided and instruct the Dissemination Agent that a Listed Event as described in Section 6(a)(xvii) has occurred and to immediately send a notice to the Repository in substantially the form attached hereto as Exhibit A.

(c) If the Dissemination Agent has not received an Annual Report by 12:00 noon on the first (1<sup>st</sup>) Business Day following the Annual Filing Date for the Annual Report or the Audited Financial Statements by 12:00 noon on the first (1<sup>st</sup>) Business Day following the Audited Financial Statements Filing Date for the Audited Financial Statements, then a Listed Event as described in Section 6(a)(xvii) shall have occurred and the Issuer irrevocable directs the Dissemination Agent to immediately send a notice to the Repository in substantially the form attached as Exhibit A.

(d) The Dissemination Agent shall:

(i) determine each year prior to the Annual Filing Date the name, address and filing requirements of the Repository; and

(ii) promptly upon fulfilling its obligations under Section 3(a) above, file a notice with the Issuer stating that the Annual Report or Audited Financial Statements, as applicable, has been provided pursuant to this Disclosure Agreement, stating the date(s) it was provided, and listing all Repositories with which it was filed.

(e) All documents, reports, notices, statements, information and other materials provided to the MSRB under this Disclosure Agreement shall be provided in an EMMA Compliant Format.

#### 4. **Content of Annual Reports.**

(a) Each Annual Report shall contain or incorporate by reference Annual Financial Information with respect to the Issuer, including the following:

(i) The amount of Assessments levied for the most recent prior Fiscal Year.

(ii) The amount of Assessments collected from the property owners during the most recent prior Fiscal Year.

(iii) If available, the amount of delinquencies greater than one hundred fifty (150) days, and, in the event that delinquencies amount to more than ten percent (10%) of the amounts of the Assessments due in any fiscal year, a list of delinquent property owners.

(iv) If available, the amount of tax certificates sold, if any, and the balance, if any, remaining for sale from the most recent Fiscal Year.

(v) All fund balances in all Funds and Accounts for the Bonds. In addition, the Issuer shall provide any Bondholder with this information no more frequently than annually within thirty (30) days of the written request of the Bondholder.

(vi) The total amount of Bonds Outstanding.

(vii) The amount of principal and interest to be paid on the Bonds in the current Fiscal Year.

(viii) The most recent Audited Financial Statements of the Issuer.

(ix) To the extent available, the certified tax roll for the current Fiscal Year (certified in the prior Fiscal Year) that contains the folio numbers, the Assessments to be levied in the then current Fiscal Year (both debt assessments and operation and maintenance assessments broken out separately), the assessed value associated with each folio, and the total assessed value for all of the land within the District.

(b) In the event of any amendment or waiver of a provision of this Disclosure Agreement, a description of such amendment or waiver shall be included in the next Annual Report, and in each case shall include, as applicable, a narrative explanation of the reason for the amendment or waiver and its impact on the type (or, in the case of a change in accounting principles, or the presentation) of financial information or operating data being presented by the Issuer. In addition, if the amendment relates to the accounting principles to be followed in preparing financial statements: (i) notice of such change shall be given in the same manner as for a Listed Event under Section 6(b); and (ii) the Annual Report for the year in which the change is made should present a comparison (in narrative form and also, if feasible, in quantitative form) between the financial statements as prepared on the basis of the new accounting principles and those prepared on the basis of the former accounting principles.

(c) To the extent any of the items set forth in subsections (i) through (vii) above are included in the Audited Financial Statements referred to in subsection (viii) above, they do not have to be separately set forth (unless Audited Financial Statements are being delivered more than 180 days after the close of the Issuer's Fiscal Year pursuant to Section 3(a) hereof). Any or all of the items listed above may be incorporated by reference from other documents, including limited offering memorandums and official statements of debt issues of the Issuer or related public entities, which have been submitted to the MSRB or the SEC. If the document incorporated by reference is a final limited offering memorandum or official statement, it must be available from the MSRB. The Issuer shall clearly identify each such other document so incorporated by reference.

(d) Any Annual Financial Information containing modified operating data or financial information is required to explain, in narrative form, the reasons for the modification and the impact of the change in the type of operating data or financial information being provided.

(e) The Assessment Area One Developer agrees to assist the Issuer and the Dissemination Agent in providing the information necessary to prepare the Annual Report and the applicable Semi-Annual Reports described below. If the Assessment Area One Developer

transfers its respective lands within Assessment Area One to an entity which will in turn own or have the option to acquire any portion of the lands within Assessment Area One as determined at the time of delivery of the Bonds, which lands are responsible for the payment of any portion of the Assessments, the Assessment Area One Developer agrees to assign and retain, if applicable, its respective obligations set forth herein to its successor in interest.

5. **Semi-Annual Reports.**

(a) Each Obligated Person (other than the Issuer) shall provide an electronic copy of the Semi-Annual Report to the Dissemination Agent no later than fifteen (15) days prior to each Semi-Annual Filing Date, commencing with the six-month period ending September 30, 2026. Promptly upon receipt of an electronic copy of the Semi-Annual Report, but in any event within ten (10) days after receipt thereof, the Dissemination Agent shall provide a Semi-Annual Report to the Repository. At such time as the Assessment Area One Developer (or its successors or assigns) is no longer an Obligated Person, the Assessment Area One Developer (or its successors or assigns) will no longer be obligated to prepare the Semi-Annual Reports as it relates to the District.

(b) Each Semi-Annual Report shall contain an update of the following information for each Obligated Person with respect to Assessment Area One, to the extent available:

(i) An update to the following table from the Limited Offering Memorandum, along with any updates for units and buildings as the result of any rezoning:

<u>Parcel</u>	<u>Residential Units</u>	<u>Commercial/Retail Sq. Ft.</u>	<u>Vertical Start</u>	<u>Vertical Completion</u>	<u>Leased Percentage</u>	<u>Bonds Outstanding (Y/N)</u>
Apartments	404	-				
Commercial	-	<u>90,000</u>				
<b>Total</b>	<b><u>404</u></b>	<b><u>90,000</u></b>				

(ii) An update on the status of development and ownership for lands in Assessment Area One not included in the tables above, if any.

(iii) The number of units subject to recorded condominium declarations.

(iv) The number of units that have received certificates of occupancy.

(v) Materially adverse changes to (a) builder contracts, if applicable, (b) the number of lots planned to be developed, (c) permits/approvals, or (d) the Obligated Person, including, but not limited to, changes in financial status, ownership and corporate structure.

(vi) Any sale, assignment or transfer of ownership of lands by the Obligated Person to a third party.

(vii) The occurrence of any new or modified mortgage debt on the land owned by the Obligated Person in the District, including the amount, interest rate and terms of repayment.

(viii) If an Obligated Person sells, assigns or otherwise transfers ownership of real property within the District (a “Transferor Obligated Person”) to a third party (a “Transferee”), which will in turn be an Obligated Person for purposes of this Disclosure Agreement as a result thereof (a “Transfer”), the Transferor Obligated Person hereby agrees to use its best efforts to contractually obligate such Transferee to agree to comply with the disclosure obligations of an Obligated Person hereunder for so long as such Transferee is an Obligated Person hereunder, to the same extent as if such Transferee were a party to this Disclosure Agreement (an “Assignment”). The Transferor Obligated Person shall notify the District and the Dissemination Agent in writing of any Transfer within five (5) Business Days of the occurrence thereof. Nothing herein shall be construed to relieve the Assessment Area One Developer from their obligations hereunder except to the extent a written Assignment from a Transferee is obtained and delivered to the Dissemination Agent and then only to the extent of such Assignment.

(c) If the Dissemination Agent has not received a Semi-Annual Report from each Obligated Person that contains, at a minimum, the information in Section 5(b) of this Disclosure Agreement by 12:00 noon on the first (1<sup>st</sup>) Business Day following each Semi-Annual Filing Date, a Listed Event described in Section 6(a)(xvii) shall have occurred and the District and each Obligated Person hereby direct the Dissemination Agent to send a notice to the Repository in substantially the form attached as Exhibit A, with a copy to the District. The Dissemination Agent shall file such notice no later than thirty (30) days following the applicable Semi-Annual Filing Date.

## 6. **Reporting of Listed Events.**

(a) This Section 6 shall govern the giving of notices by the Issuer of the occurrence of any of the following Listed Events with respect to the Bonds:

- (i) Principal and interest payment delinquencies;
- (ii) Non-payment related defaults, if material;
- (iii) Unscheduled draws on the Debt Service Reserve Fund reflecting financial difficulties;
- (iv) Unscheduled draws on credit enhancements reflecting financial difficulties;
- (v) Substitution of credit or liquidity providers, or their failure to perform;
- (vi) Adverse tax opinions, the issuance by the Internal Revenue Service of proposed or final determinations of taxability, Notices of Proposed Issue (IRS Form 5701-

TEB) or other material notices or determinations with respect to the tax status of the Bonds, or other material events affecting the tax status of the Bonds;

(vii) Modifications to rights of Bond holders, if material;

(viii) Bond calls, if material, and tender offers;

(ix) Defeasances;

(x) Release, substitution, or sale of property securing repayment of the Bonds, if material;

(xi) Rating changes;

(xii) Bankruptcy, insolvency, receivership or similar event of the Issuer or any other Obligated Person (which is considered to occur when any of the following occur: the appointment of a receiver, fiscal agent or similar officer for the Issuer or any other Obligated Person in a proceeding under the U.S. Bankruptcy Code or in any other proceeding under state or federal law in which a court or governmental authority has assumed jurisdiction over substantially all of the assets or business of the Issuer or any other Obligated Person, or if such jurisdiction has been assumed by leaving the existing governing body and officials or officers in possession but subject to the supervision and orders of a court or governmental authority, or the entry of an order confirming a plan of reorganization, arrangement or liquidation by a court or governmental authority having supervision or jurisdiction over substantially all of the assets or business of the Issuer or any other Obligated Person);

(xiii) Consummation of a merger, consolidation, or acquisition involving the Issuer or any other Obligated Person or the sale of all or substantially all of the assets of the Issuer or any other Obligated Person, other than in the ordinary course of business, the entry into a definitive agreement to undertake such an action or the termination of a definitive agreement relating to any such actions, other than pursuant to its terms, if material;

(xiv) Appointment of a successor or additional trustee or the change of name of the Trustee, if material; and

(xv) The incurrence of a Financial Obligation of the Obligated Person, if material, or agreement to covenants, events of default, remedies, priority rights, or other similar terms of a Financial Obligation of the Obligated Person, any of which affect Bond holders, if material.

(xvi) Default, event of acceleration, termination event, modification of terms, or other similar events under the terms of a Financial Obligation of the Obligated Person, any of which reflect financial difficulties.

(xvii) Failure to provide (A) any Annual Report or Audited Financial Statements as required under this Disclosure Agreement that contains, in all material respects, the information required to be included therein under Section 4(a) of this Disclosure Agreement, or (B) any Semi-Annual Report that contains, in all material respects, the information required to

be included therein under Section 5(b) of this Disclosure Agreement, which failure shall, in all cases, be deemed material under federal securities laws.

(b) The Issuer shall give, or cause to be given, notice of the occurrence of any of the above subsection (a) Listed Events to the Dissemination Agent in writing in sufficient time in order to allow the Dissemination Agent to file notice of the occurrence of such Listed Event in a timely manner not in excess of ten (10) Business Days after its occurrence, with the exception of the Listed Event described in Section 6(a)(xvii), which notice will be given in a timely manner. Such notice shall instruct the Dissemination Agent to report the occurrence pursuant to subsection (d) below. Such notice shall identify the Listed Event that has occurred, include the text of the disclosure that the Issuer desires to make, contain the written authorization of the Issuer for the Dissemination Agent to disseminate such information, and identify the date the Issuer desires for the Disclosure Dissemination Agent to disseminate the information (provided that such date is not later than the tenth (10<sup>th</sup>) Business Day after the occurrence of the Listed Event or such earlier time period as required under this Agreement).

(c) Each Obligated Person shall notify the Issuer of the occurrence of a Listed Event described in subsections (a)(x), (xii), (xiii), (xv), (xvi) or (xvii) above as to such Obligated Person within five (5) Business Days after the occurrence of the Listed Event so as to enable the Issuer to comply with its obligations under this Section 6.

(d) If the Dissemination Agent has been instructed by the Issuer to report the occurrence of a Listed Event, the Dissemination Agent shall immediately file a notice of such occurrence with each Repository.

7. **Termination of Disclosure Agreement.** This Disclosure Agreement shall terminate with respect to the Bonds upon the defeasance, prior redemption or payment in full of all of the Bonds.

8. **No Prior Undertakings.** [The Assessment Area One Developer has not entered into any prior continuing disclosure undertakings in connection with the Rule.]

9. **Dissemination Agent.** Upon termination of the Dissemination Agent's services as Dissemination Agent, whether by notice of the Issuer or the Dissemination Agent, the Issuer agrees to appoint a successor Dissemination Agent or, alternatively, agrees to assume all responsibilities of Dissemination Agent under this Disclosure Agreement for the benefit of the Holders of the Bonds. If at any time there is not any other designated Dissemination Agent, the District shall be deemed to be the Dissemination Agent. Notwithstanding any replacement or appointment of a successor, the Issuer shall remain liable until payment in full for any and all sums owed and payable to the Dissemination Agent hereunder. The initial Dissemination Agent shall be Governmental Management Services – South Florida, LLC. The acceptance of such designation is evidenced by the execution of this Disclosure Agreement by a duly authorized signatory of Governmental Management Services – South Florida, LLC. Governmental Management Services – South Florida, LLC, may terminate its role as Dissemination Agent at any time upon delivery of thirty (30) days prior written notice to the District and each Obligated Person.

10. **Amendment; Waiver.** Notwithstanding any other provision of this Disclosure Agreement, the Issuer, the Assessment Area One Developer and the Dissemination Agent may amend this Disclosure Agreement, and any provision of this Disclosure Agreement may be waived, if such amendment or waiver is supported by an opinion of counsel expert in federal securities laws, acceptable to the Issuer, to the effect that such amendment or waiver would not, in and of itself, cause the undertakings herein to violate the Rule if such amendment or waiver had been effective on the date hereof but taking into account any subsequent change in or official interpretation of the Rule.

In the event of any amendment or waiver of a provision of this Disclosure Agreement, the Issuer shall describe such amendment and/or waiver in the next Annual Report and shall include, as applicable, a narrative explanation of the reason for the amendment or waiver and its impact on the type (or, in the case of a change in accounting principles, or the presentation) of financial information or operating data being presented by the Issuer. In addition, if the amendment relates to the accounting principles to be followed in preparing financial statements: (i) notice of such change shall be given in the same manner as for a Listed Event under Section 6(b); and (ii) the Annual Report for the year in which the change is made should present a comparison (in narrative form and also, if feasible, in quantitative form) between the financial statements as prepared on the basis of the new accounting principles and those prepared on the basis of the former accounting principles.

Notwithstanding the above provisions of this Section 10, no amendment to the provisions of Section 5(b) hereof may be made without the consent of each Obligated Person, if any.

11. **Additional Information.** Nothing in this Disclosure Agreement shall be deemed to prevent the Issuer from disseminating any other information, using the means of dissemination set forth in this Disclosure Agreement or any other means of communication, or including any other information in any Annual Report or notice of occurrence of a Listed Event, in addition to that which is required by this Disclosure Agreement. If the Issuer chooses to include any information in any Annual Report or notice of occurrence of a Listed Event in addition to that which is specifically required by this Disclosure Agreement, the Issuer shall have no obligation under this Disclosure Agreement to update such information or include it in any future Annual Report or notice of occurrence of a Listed Event.

12. **Default.** In the event of a failure of the Issuer, the Disclosure Representative, any Obligated Person or the Dissemination Agent to comply with any provision of this Disclosure Agreement, the Trustee shall, at the request of any Participating Underwriter or the Beneficial Owners of at least twenty-five percent (25%) aggregate principal amount of Outstanding Bonds and receipt of indemnity satisfactory to the Trustee, or any Beneficial Owner of a Bond may take such actions as may be necessary and appropriate, including seeking mandamus or specific performance by court order, to cause the Issuer, the Disclosure Representative, any Obligated Person or a Dissemination Agent, as the case may be, to comply with its obligations under this Disclosure Agreement. A default under this Disclosure Agreement by any other Obligated Person, the Disclosure Representative or Dissemination Agent shall not be deemed a default by the Issuer hereunder and no default hereunder shall be deemed an Event of Default under the Indenture, and the sole remedy under this Disclosure Agreement in the event of any failure of the

Issuer, the Disclosure Representative, any Obligated Person, or a Dissemination Agent, to comply with this Disclosure Agreement shall be an action to compel performance.

13. **Duties of Dissemination Agent.** The Dissemination Agent shall have only such duties as are specifically set forth in this Disclosure Agreement among the District, the Assessment Area One Developer and such Dissemination Agent. The Dissemination Agent shall have no obligation to notify any other party hereto of an event that may constitute a Listed Event. The District, each Obligated Person and the Disclosure Representative covenant that they will supply, in a timely fashion, any information reasonably requested by the Dissemination Agent that is necessary in order for the Dissemination Agent to carry out its duties under this Disclosure Agreement. The District, the Assessment Area One Developer and the Disclosure Representative acknowledge and agree that the information to be collected and disseminated by the Dissemination Agent will be provided by the District, Obligated Person(s), the Disclosure Representative and others. The Dissemination Agent's duties do not include authorship or production of any materials, and the Dissemination Agent shall have no responsibility hereunder for the content of the information provided to it by the District, any Obligated Person or the Disclosure Representative as thereafter disseminated by the Dissemination Agent. Any filings under this Disclosure Agreement made to the MSRB through EMMA shall be in an EMMA Compliant Format and shall include the applicable CUSIP number(s) for the Bonds set forth in Exhibit A hereto, to which any such filing relates.

14. **Beneficiaries.** This Disclosure Agreement shall inure solely to the benefit of the Issuer, the Assessment Area One Developer the Dissemination Agent, the Trustee, the Participating Underwriter and the Owners of the Bonds (the Dissemination Agent, the Participating Underwriter and Owners of the Bonds being hereby deemed express third party beneficiaries of this Disclosure Agreement), and shall create no rights in any other person or entity.

15. **Tax Roll and Budget.** Upon the request of the Dissemination Agent, the Trustee or any Bondholder, the Issuer, through its District Manager, if applicable, agrees to provide such party with a certified copy of its most recent tax roll provided to the Broward County Tax Collector and the Issuer's most recent adopted budget.

16. **Governing Law.** The laws of the State of Florida and Federal law shall govern this Disclosure Agreement and venue shall be any state or federal court having jurisdiction in Broward County, Florida.

17. **Counterparts.** This Disclosure Agreement may be executed in several counterparts and by PDF signature and all of which shall constitute but one and the same instrument.

18. **Trustee Cooperation.** The Issuer represents that the Dissemination Agent is a bona fide agent of the Issuer and the Issuer instructs the Trustee to deliver to the Dissemination Agent at the expense of the Issuer, any information or reports in the possession of or readily available to the Trustee that the Issuer has a right to request from the Trustee to make the required reporting under this Disclosure Agreement which the Dissemination Agent requests in writing.

19. **Binding Effect.** This Disclosure Agreement shall be binding upon each party to this Disclosure Agreement and upon each successor and assignee of each party to this Disclosure Agreement and shall inure to the benefit of, and be enforceable by, each party to this Disclosure Agreement and each successor and assignee of each party to this Disclosure Agreement. Notwithstanding the foregoing, as to any entity comprising the Assessment Area One Developer or any assignee or successor thereto that becomes an Obligated Person pursuant to the terms of this Disclosure Agreement, only successor or assignees to such parties who are, by definition, Obligated Persons, shall be bound or benefited by this Disclosure Agreement.

[Signature Page Follows]

**IN WITNESS WHEREOF**, the undersigned has executed this Disclosure Agreement as of the date and year set forth above.

COMMUNITY

[SEAL]

MAINSTREET AT COCONUT CREEK  
DEVELOPMENT DISTRICT, as Issuer

By: \_\_\_\_\_  
Chairperson, Board of Supervisors

ATTEST:

By: \_\_\_\_\_  
Secretary/Assistant Secretary

GSR RE PARTNERS, LLC,  
as Assessment Area One Developer

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

GOVERNMENTAL MANAGEMENT  
SERVICES – SOUTH FLORIDA, LLC,  
as Dissemination Agent

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

CONSENTED TO AND AGREED TO BY:

DISTRICT MANAGER

GOVERNMENTAL MANAGEMENT  
SERVICES – SOUTH FLORIDA, LLC,  
as District Manager

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

Acknowledged and agreed to for purposes of  
Sections 12, 14 and 18 only:

U.S. BANK TRUST COMPANY,  
NATIONAL ASSOCIATION, as Trustee

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

**EXHIBIT A**

**FORM OF NOTICE TO REPOSITORIES OF FAILURE TO FILE [ANNUAL REPORT]  
[AUDITED FINANCIAL STATEMENTS] [SEMI-ANNUAL REPORT]**

Name of Issuer: MainStreet at Coconut Creek Community Development District

Name of Bond Issue: \$\_\_\_\_\_ original aggregate principal amount of Special Assessment Bonds, Series 2026 (Assessment Area One)

Obligated Person(s): MainStreet at Coconut Creek Community Development District; GSR RE Partners, LLC

Original Date of Issuance: \_\_\_\_\_, 2026

CUSIP Numbers:

NOTICE IS HEREBY GIVEN that the [Issuer][Obligated Person] has not provided an [Annual Report] [Audited Financial Statements] [Semi-Annual Report] with respect to the above-named Bonds as required by [Section 3] [Section 5] of the Continuing Disclosure Agreement dated \_\_\_\_\_, 2026 by and among the Issuer, the Assessment Area One Developer and the Dissemination Agent named therein. The [Issuer][Obligated Person] has advised the undersigned that it anticipates that the [Annual Report] [Audited Financial Statements] [Semi-Annual Report] will be filed by \_\_\_\_\_, 20\_\_\_\_.

Dated: \_\_\_\_\_

\_\_\_\_\_,  
as Dissemination Agent

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

cc: Issuer  
Trustee

**APPENDIX F**  
**DISTRICT'S FINANCIAL STATEMENTS**

[THIS PAGE INTENTIONALLY LEFT BLANK]

***MainStreet at Coconut Creek***  
***Community Development District***

***Unaudited Financial Reporting***  
***February 28, 2026***



# Table of Contents

1 Balance Sheet

---

2 General Fund

---

3 Month to Month

---