

This instrument prepared by,
And when recorded, return to:

Wesley S. Haber, Esq.
Kutak Rock LLP
107 West College Avenue
Tallahassee, Florida 32301

ASSIGNMENT AND ASSUMPTION OF PROPERTY INTEREST AND OBLIGATIONS

THIS ASSIGNMENT AND ASSUMPTION OF PROPERTY INTEREST AND OBLIGATIONS ("Assignment") is made this 8th day of January 2026, by and between **SUNDANCE COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, whose address is 10807 SW Tradition Square Port St. Lucie, Florida 34987 ("**Assignor**"), and **CATALINA PALMS HOMEOWNERS ASSOCIATION, INC.**, a Florida not-for-profit corporation whose address is 7111 Fairway Drive, Suite 210, Palm Beach Gardens, Florida 33418 ("**Assignee**").

WITNESSETH

WHEREAS, Assignor has previously accepted certain real property interests, rights, reservations and obligations (together, "**Interests and Obligations**"), as more particularly described in the plat identified as: Wilson Groves Parcel A Plat 1, as recorded in Plat Book 126, Pages 30 through 37 of the Public Records of St. Lucie County, Florida ("**Plat**"); and

WHEREAS, Assignor and Assignee acknowledge and agree that Assignor is seeking the adoption of a non-emergency ordinance by the City of Port St. Lucie resulting in the dissolution of Assignor pursuant to Section 190.046, Florida Statutes (the "**Dissolution**"); and

WHEREAS, Assignor and Assignee further acknowledge and agree that, in light of the Dissolution, this Assignment is intended to be interpreted broadly such that all the Interests and Obligations set forth on the Plat shall be assigned by Assignor and accepted by Assignee; and

NOW, THEREFORE, in consideration of the foregoing premises, the sum of Ten and No/100 Dollars (\$10.00) in hand paid by Assignee to Assignor at and before the execution, sealing and delivery hereof, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Assignor does hereby convey and agree, and Assignee does hereby agree and accept, as follows:

1. Recitals. The recitals set forth above are acknowledged as true and correct and are incorporated herein by reference.

2. Assignment. Assignor hereby assigns, conveys, sets over, and transfers to Assignee all rights, title, interest, powers, privileges, benefits, options, and obligations of Assignor of the Interests and Obligations, in, to, and under the Plat.

3. Acceptance. Assignee hereby accepts the assignment of all rights, title, interest, powers, privileges, benefits, options, and obligations of Assignor of the Interests and Obligations, in, to, and under the Plat.

4. Further Assurances. Assignor, for as long as it is still a validly existing entity, shall do all such additional and further acts, and shall execute and deliver all such additional and further instruments and documents, as Assignee or Assignee's counsel may reasonably require fully to vest in and assure to Assignee full right, title and interest in and to the Interests and Obligations to the full extent contemplated by this Assignment.

5. Miscellaneous. This Assignment shall be binding upon and enforceable against, and shall inure to the benefit of, Assignor and Assignee and their respective legal representatives, successors and assigns. This Assignment shall be governed by, construed under and interpreted and enforced in accordance with the laws of the State of Florida. This Assignment may be executed in several counterparts, each of which shall be deemed an original, and all of such counterparts together shall constitute one and the same instrument.

[SIGNATURES BEGIN ON NEXT PAGE]

IN WITNESS WHEREOF, Assignor and Assignee have caused this Assignment to be executed under seal the day and year first above written.

ASSIGNOR:

SUNDANCE COMMUNITY DEVELOPMENT DISTRICT

WITNESS

By: Eden Plescia
Name: Eden Plescia
Title: Project Manager
Address: 7111 Fairway Dr
Suite 210, Palm Beach Gardens FL
33418

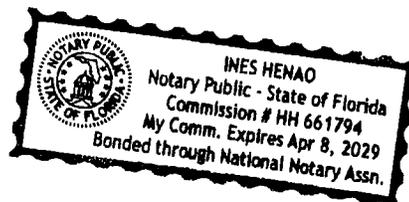
By: [Signature]
Name: Alexander Akel
Title: Chairman

By: [Signature]
Name: Destiny Morinvil
Title: Project management coordinator
Address: 7111 fairway Drive suite 210
Palm beach gardens, FL 33418

STATE OF FL
COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 8 day of January, 2026 by Alexander Akel, as Chairman of the Sundance Community Development District, who is [personally] known to me, or [] has produced n/a as identification.

[Signature]
Print Name: Ines Henao
Notary Public, State of Florida



WITNESS

ASSIGNEE:

CATALINA PALMS HOMEOWNERS ASSOCIATION, INC.

By: Elen Plecia
Name: Elen Plecia
Title: Project Manager
Address: 1111 Fairway Dr.
Suite 210, Palm beach gardens FL
33418

By: [Signature]
Name: Alexander Axel
Title: President

By: [Signature]
Name: Destiny Monnvil
Title: Project Management Coordinator
Address: 1111 fairway drive Suite 210
Palm beach gardens, FL 33418

STATE OF FL
COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 8 day of January, 2026 by Alexander Axel, as President of Catalina Palms Homeowners Association, Inc., who is personally known to me, or has produced n/a as identification.

[Signature]
Print Name: Ines HenaO
Notary Public, State of Florida

