

JPWard and Associates, LLC

**ARTISAN LAKES EAST
COMMUNITY DEVELOPMENT DISTRICT**

**REGULAR MEETING
AGENDA**

October 10, 2018



James P. Ward
District Manager
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Oakland Park, FL. 33334

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Prepared by:
JPWard and Associates, LLC
TOTAL Commitment to Excellence

ARTISAN LAKES EAST COMMUNITY DEVELOPMENT DISTRICT

October 3, 2018

Board of Supervisors
Artisan Lakes East Community Development District

Dear Board Members:

The regular meeting of the Board of Supervisors of the Artisan Lakes East Community Development District will be held on **Wednesday, October 10, 2018 at 4:00 P.M.**, at the **Artisan Lakes Clubhouse, 4725 Los Robles Court, Palmetto, Florida 34221**. The agenda is as follows:

1. Call to Order & Roll Call
2. Consideration of Minutes
 - I. September 06, 2018 Landowner Meeting
 - II. September 06, 2018 Regular Meeting
3. **PUBLIC HEARING - TO CONSIDER THE IMPOSITION OF 2018 DEBT ASSESSMENTS PURSUANT TO SECTIONS 170.07 AND 197.3632, FLORIDA STATUTES, AND TO ASSIGN AN EQUIVALENT ASSESSMENT UNIT FACTOR TO A NEW PRODUCT TYPE FOR THE PREVIOUSLY LEVIED 2013 DEBT ASSESSMENTS.**
 - I. Public Comment and Testimony
 - II. Board Comment
 - III. Consideration of Resolution 2019-1 imposing special assessments, adopting an assessment roll and approving the general fund special assessment methodology.
4. Consideration of Resolution 2019-2 ratifying, confirming, and approving the actions of the chairman and district staff regarding the acquisition of certain eaves bend, sub-phases E, H & ALP2, water and wastewater utilities and conveyance of certain eaves bend, sub-phases E, H & ALP2, water and wastewater utilities to Manatee County, Florida; and addressing severability and an effective date.
5. Consideration of Temporary Construction Easement Agreement.
6. Consideration of the Second Amended and Re-stated Maintenance Agreement.
7. Staff Reports
 - I. Attorney
 - II. Engineer
 - III. Manager
8. Audience Comments and Supervisor's Requests

9. Adjournment

The second order of business is the consideration of the minutes of the September 6, 2018 landowner meeting and the September 6, 2018 regular meeting.

Public Hearing on the imposition of Capital Assessments – Related to the financing of the Series 2018 Bonds.

This public hearing will be the final hearing on the imposition of capital assessments for the Series 2018 Bonds.

The Public Hearing is conducted in parts. First, Staff will make a presentation on the purpose of the public hearing itself.

At the completion of the staff presentation, the Board will be asked by staff to open the Public Comment/testimony portion of the hearing will be opened by the Board of Supervisor's. This is the time that any member of the public will be asked if he/she has any questions/comments/testimony to provide to the Board on the imposition of the assessments themselves, and in this specific case, any questions related to the financing of the Bonds will be heard. All questions will be limited to ONLY this item, and speakers will be asked to state their name of record, and to ask questions or make comments related to the assessments/refinancing, and then the Board or staff will respond accordingly.

Generally, the Board will limit a speaker to no more than three (3) minutes, to afford the opportunity for all to be heard during the public comment section of the hearing.

At the conclusion of the public comment/testimony section, the Board will close the Public Hearing, and no further comment/questions will be heard by the Board at the close of the hearing.

The next section of the hearing, will be for the Board to fully discuss and make any comments that the Board determines appropriate or to ask the professional staff any questions that the Board may have that either came up during the public comment section of the hearing, or that the Board may have related to the refinancing. The staff will be prepared to address any and all questions from the board. The Board will also act as an "equalizing" Board and finalize the proposed special assessments that will secure the Series 2018 Bonds – i.e., the Board will ask staff to make any adjustments to the proposed special assessments that the Board deems appropriate, based on the comments received.

At the conclusion of the Board Comment section of the public hearing, the final step in the process is to consider Resolution 2019-1. The purpose of the resolution is to impose the assessments required for the issuance of the Series 2018 bonds, The resolution and accompanying engineer's report, assessment methodology, and assessment roll sets the maximum capital assessment per unit that the District cannot go above during the financing of the bonds.

Artisan Lakes East Community Development District

The fourth order of business is the Consideration of Resolution 2019-2 ratifying, confirming, and approving the actions of the chairman and district staff regarding the acquisition of certain eaves bend, sub-phases E, H & ALP2, water and wastewater utilities and conveyance of certain eaves bend, sub-phases E, H & ALP2, water and wastewater utilities to Manatee County, Florida; and addressing severability and an effective date.

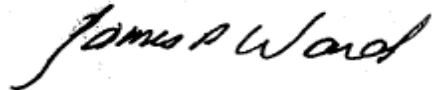
The fifth order of business is the consideration and acceptance of Temporary Construction Easement Agreement between Taylor Woodrow Communities at Artisan Lakes, L.L.C and Artisan Lakes East Community Development District.

The sixth order of business is the consideration and acceptance of the second amended and re-stated maintenance agreement between Artisan Lakes Community Development District and Artisan Lakes East Community Development District.

The remainder of the Agenda is standard in nature, and in the meantime, if you have any questions or comments, please do not hesitate to contact me directly at (954) 658-4900.

Yours sincerely,

Artisan Lakes East Community Development District



James P. Ward
District Manager

Enclosures

**MINUTES OF MEETING
ARTISAN LAKES EAST
COMMUNITY DEVELOPMENT DISTRICT**

The Landowners' Meeting of the Board of Supervisors of Artisan Lakes East Community Development District was held on Thursday, September 6, 2018, at 4:30 p.m. at the Artisan Lakes Clubhouse, located at 4725 Los Robles Court, Palmetto, Florida 34221.

Landowner:

Jeff Deason

Taylor Morrison Company

Also present were:

James Ward

District Manager

Jere Earlywine

District Counsel

Jeremy Fireline

District Engineer

Audience:

Michael Bachman

Tracy Briones

Travis Stagnita

Scott Himelhoch

JD Humpherys

FIRST ORDER OF BUSINESS

Call to Order

Mr. Ward called the Landowner's meeting to order at 4:40 p.m.

SECOND ORDER OF BUSINESS

Election of a Chairperson

Mr. Ward stated a chairperson needed to be elected for the purpose of conducting the meeting. Mr. Deason was at the meeting representing Taylor Morrison, the landowner. Mr. Deason said he would like for Mr. Ward to conduct the meeting.

THIRD ORDER OF BUSINESS

Election of Supervisors

Mr. Ward stated before electing supervisors, a determination of the number of voting units represented or assigned by proxy must be made. He reported there were 434 voting units. He said Mr. Deason represented the landowner in totality and no proxies had been assigned within the District. Therefore, he stated they would not be doing Portion A of the election. He said Item B would be the nomination of the position of Supervisor. He told Mr. Deason it would be appropriate for him to nominate five individuals to serve on the Board.

Mr. Deason nominated Tracy Briones, J.D. Humpherys, Michael Bachman, Scott Himelhoch, and Travis Stagnita.

Mr. Ward provided an original copy of the Oath of Office to the nominees. He asked them to fill out the Oath. He said he would provide them with a copy of the legal description and asked them to please sign the Oath.

Mr. Ward said the two individuals who received the highest number of votes would serve a four-year term, and the other three would serve a two-year term.

Mr. Ward reported Mr. Himelhoch and Mr. Stagnita received 434 votes each and would serve the four-year terms. Ms. Briones, Mr. Humpherys, and Mr. Bachman received 430 votes each and would serve the two-year terms.

FOURTH ORDER OF BUSINESS

Landowner Questions/Comments

Mr. Ward asked if there were any questions or comments from the landowner and there were none.

FIFTH ORDER OF BUSINESS

Adjournment

Mr. Ward adjourned the meeting at 4:45 p.m.

Artisan Lakes East Community Development District

James P. Ward, Secretary

**MINUTES OF MEETING
ARTISAN LAKES EAST
COMMUNITY DEVELOPMENT DISTRICT**

The Regular Meeting of the Board of Supervisors of Artisan Lakes East Community Development District was held on Thursday, September 6, 2018, at 4:30 p.m. at the Artisan Lakes Clubhouse, located at 4725 Los Robles Court, Palmetto, Florida 34221.

Present and constituting a quorum:

Michael Bachman	Chairman
Tracy Briones	Vice Chairperson
Scott Himelhoch	Assistant Secretary
JD Humpherys	Assistant Secretary
Travis Stagnita	Assistant Secretary

Also present were:

James P. Ward	District Manager
Jere Earlywine	District Counsel
Jeremy Fireline	District Engineer
Brett Sealy	MBS Capital Markets
Denise Ganz	Greenspoon Marder, LLC (telephonic)

Audience:

Jeff Deason	Taylor Morrison
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FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Ward called the meeting to order at 4:49 p.m., and all members who were elected at the Landowner's meeting held prior to this meeting were present in person.

ORGANIZATIONAL MATTERS FOR THE DISTRICT

SECOND ORDER OF BUSINESS

Oath of Office Administration

Mr. Ward administered the Oath of Office to each Supervisor. He provided each individual with the Guide to the Sunshine Amendment and Code of Ethics and Form 1 and explained these documents.

THIRD ORDER OF BUSINESS

Consideration of Resolution 2018-1

Mr. Ward explained Resolution 2018-1 which canvassed and certified the results of the landowners election of Supervisors held pursuant to Section 190.006(2) held just before today’s meeting.

Mr. Ward stated in Seat 1 would be Tracy Briones with 430 votes, Seat 2 would be J.D. Humpherys with 430 votes, Seat 3 would be Michael Bachman with 430 votes, Seat 4 would be Scott Himelhoch with 434 votes, and Seat 5 would be Travis Stagnita with 434 votes.

Mr. Ward called for a motion to approve Resolution 2018-1

On MOTION made by Mr. Bachman, seconded by Ms. Briones, and with all in favor, Resolution 2018-1 as described above was approved.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2018-2

Mr. Ward explained this Resolution would designate the officers of the District. He said the Board had the ability to select them as it deemed appropriate.

The Board designated the officers as follows:

- | | |
|-----------------|---------------------|
| Michael Bachman | Chairman |
| Tracy Briones | Vice Chair |
| J.D. Humpherys | Assistant Secretary |
| Scott Himelhoch | Assistant Secretary |
| Travis Stagnita | Assistant Secretary |

Mr. Ward stated he would serve as the Treasurer and Secretary. He called for a motion to approve Resolution 2018-2.

On MOTION made by Mr. Bachman, seconded by Mr. Himelhoch, and with all in favor, Resolution 2018-2 was approved.

RETENTION OF PROFESSIONAL STAFF FOR THE DISTRICT

FIFTH ORDER OF BUSINESS**Consideration of Resolution 2018-3**

Mr. Ward explained this next section of the agenda was the retention of the District's professional staff to serve with the Board. He said there were a number of people present to assist the Board.

Mr. Ward said Resolution 2018-3 called for consideration of designating JP Ward and Associates, LLC as the District Manager. He said he had enclosed a copy of the agreement and would answer any questions. He called for a motion to approve Resolution 2018-3.

On MOTION made by Ms. Himelhoch, seconded by Mr. Bachman, and with all in favor, Resolution 2018-3 was approved.

SIXTH ORDER OF BUSINESS**Consideration of Resolution 2018-4**

Mr. Ward explained this Resolution would appoint Jere Earlywine with Hopping Green & Sams as District Counsel. He said the agreement was consistent with the Artisan Lakes agreement.

Mr. Earlywine said he appreciated the Board's consideration and would be happy to answer any questions.

Mr. Ward called for a motion to approve Resolution 2018-4.

On MOTION made by Ms. Bachman, seconded by Mr. Stagnita, and with all in favor, Resolution 2018-4 was approved.

SEVENTH ORDER OF BUSINESS**Consideration of Resolution 2018-5**

Mr. Ward explained this resolution appointed MBS Capital Markets as the District Underwriter. He said a copy of the agreement was enclosed in the agenda, and Mr. Sealy was present. Mr. Ward stated he and Mr. Earlywine had had the opportunity to work with him on many financings and they highly recommended him. He called for a motion to approve Resolution 2018-5.

On MOTION made by Mr. Bachman, seconded by Mr. Himelhoch and with all in favor, Resolution 2018-5 was approved.

EIGHTH ORDER OF BUSINESS**Consideration of Resolution 2018-6**

Mr. Ward said this Resolution appointed Greenspoon Marder, LLP with Denise Ganz as Bond Counsel. He said the proposal was attached and had an agreement and a conflict waiver since the firm also represent Taylor Morrison on some other matters. He said Ms. Ganz was highly qualified and he would recommend her. He called for a motion if there were no questions.

On MOTION made by Mr. Bachman, seconded by Ms. Briones, and with all in favor, Resolution 2018-6 was approved.

NINTH ORDER OF BUSINESS

Consideration of Resolution 2018-7

Mr. Ward stated this resolution designated the firm of Waldrop Engineering as interim District Engineer and authorized the preparation of the District's Engineer's Report for the Capital Improvement Program for the District. He explained this meant the Board must hire an interim engineer, and it could be for a fee less than \$25,000 in order to provide certain services. He said then the Board would go through a process called a Request for Proposals (RFP) where proposals from various engineers were requested, evaluated and ranked, and enter into an agreement with the #1 ranked firm. He said in the interim period, an interim engineer can be hired. He stated Waldrop Engineering had prepared the Special Assessment Report, which would be considered later in the process. He added Waldrop Engineering could act as the Interim Engineer during the time period the District will go through the statutory process of the Chapter 287. He said he recommended approval of this firm and Resolution 2018-7.

On MOTION made by Mr. Bachman, seconded by Mr. Himelhoch, and with all in favor, Resolution 2018-7 hiring the firm of Waldrop Engineering as Interim Engineers was approved.

ADMINISTRATIVE MATTERS OF THE DISTRICT

TENTH ORDER OF BUSINESS

Consideration of Resolution 2018-8

Mr. Ward explained this resolution set a Registered Agent, designated the Office of Location of the Registered Agent, and designated the offices or location as the office of record for the Artisan Lakes East Community Development District. He said the registered agent and office was J.P. Ward, and his office was located on Oakland Park Boulevard. He said the statute required a local office of record which was set for the Artisan Lakes Clubhouse, 4725 Los Robles Court, Palmetto, Florida 34221. He added, generally speaking, there were no records here as they were electronic; and if someone went to the address, he would be called and would provide records electronically.

Mr. Ward called for questions or comments from the Board.

It was pointed out the third paragraph stated Flow Way CDD, and Mr. Ward replied he would correct that.

On MOTION made by Mr. Bachman, seconded by Ms. Briones, and with all in favor, Resolution 2018-8 as described above was approved.

ELEVENTH ORDER OF BUSINESS

Consideration of Resolution 2018-9

Mr. Ward explained this resolution set forth the policy with regard to the support and legal defense of the Board of Supervisors and District officers. He stated just as a matter of law, he had insurance put in place as Directors and Officers liability and general liability for the Board; and in addition, in the event that the District was sued or any of the Board members or any of the staff were individually sued, the attorney would be permitted to handle that litigation in advance of a Board meeting. He said this was designed to protect the Board and the staff.

Mr. Earlywine commented that was a good summary. He said common law provided some protection, and this resolution expanded that to cover more types of actions. He said there were procedural requirements, in Section 8, where within a certain period of time (30 days) of receiving the claim or action, the Board members needed to inform Mr. Ward.

Mr. Ward called for a motion to approve Resolution 2018-9.

On MOTION made by Mr. Bachman, seconded by Mr. Himelhoch, and with all in favor, Resolution 2018-9 was approved.

TWELFTH ORDER OF BUSINESS

Consideration of Resolution 2018-10

Mr. Ward stated this resolution adopted an electronics records policy and the policy regarding the use of electronic signatures for the District itself. He said his office was completely electronic, and he did not hold any paper records, minutes, or agreements. He said this resolution codified that. He added it was also included in the record management statutes that electronic records were permitted. He called for a motion to approve this resolution.

On MOTION made by Mr. Bachman, seconded by Mr. Himelhoch, and with all in favor, Resolution 2018-10 was approved.

THIRTEENTH ORDER OF BUSINESS Consideration of Resolution 2018-11

Mr. Ward explained this resolution designated a qualified public depository pursuant to Chapter 280 Florida Statutes, authorizing signatories on the account, and authorizing the number of the signatories on the qualified depository account. He said the difference between a qualified bank depository and a regular bank depository was the additional reserve requirements to hold governmental accounts than to hold a personal account. He said he had included Sun Trust Bank as the depository to simplify his job, so he would not have to deal with a number of banks. He said Sun Trust was a qualified public depository and authorizes the Chairman, Vice Chairman, and Treasurer to sign any and all checks for disbursement of the District's General Funds.

Mr. Ward called for a motion of approval or to change to a different bank. The Board approved the Resolution without changes.

On MOTION made by Mr. Bachman, seconded by Ms. Briones, and with all in favor, Resolution 2018-11 was approved.

FOURTEENTH ORDER OF BUSINESS Consideration of Resolution 2018-12

Mr. Ward explained this resolution authorized the District Manager to advertise pursuant to Chapter 287, which is the Consultants Competitive Negotiations Act. He explained the process for this requirement. He called for a motion to approve Resolution 2018-12.

On MOTION made by Mr. Bachman, seconded by Mr. Himelhoch, and with all in favor, Resolution 2018-12 was approved.

FIFTEENTH ORDER OF BUSINESS Consideration of Resolution 2018-13

Mr. Ward stated this resolution provided for the Public's opportunity to be heard, designating a public comment period, designating a procedure to identify individuals seeking to be heard, addressing a public decorum, and addressing exceptions.

Mr. Earlywine further explained historically there was no right to be heard in Florida at most government meetings, and recently the government changed that and also created a safe haven, which said if a policy was adopted that put parameters on what those speaking opportunities were, the organization was protected. He said this resolution was designed to serve as that policy under the statute. He said it provided for a comment period at the end

of each meeting and during each agenda item on that item; and it provided for a designated speaker if there was a large group, and it set up public decorum

On MOTION made by Mr. Bachman, seconded by Mr. Himelhoch, and with all in favor, Resolution 2018-13 was approved.

SIXTEENTH ORDER OF BUSINESS

Consideration of Resolution 2018-14

Mr. Ward stated this resolution designated the Regular Meeting dates, time and location for Fiscal Year 2019. He said it would be the first Tuesday of each month at 4:00 p.m. at Artisan Lakes Clubhouse, located at 4725 Los Robles Court, Palmetto, Florida 34221. He said the meetings would most likely be in October, November, December, April and August, plus the Public Hearing dates.

On MOTION made by Mr. Bachman, seconded by Ms. Briones, and with all in favor, Resolution 2018-14 was approved.

SEVENTEENTH ORDER OF BUSINESS

Consideration of Resolution 2018-15

Mr. Ward explained this resolution granted authority to the Chairperson and Vice Chairperson to execute real and personal property conveyances and dedications documents, and plats and other document related to the development of the District's improvements, subject to the approval of the District Manager, District Engineer and District Counsel is legal, consistent with the District's improvement plan and necessary for the development of the improvements. He said generally in a District where there was new construction, there were primarily water and sewer facilities that needed to get transferred to the District and then on to a County. He said Board meeting dates are not necessarily consistent with the dates that has to occur, so this resolution provided the opportunity for the Chairperson and Vice Chairperson to execute those documents. He said after that had occurred it could be ratified at a future Board meeting. He called for a motion to approve Resolution 2018-15.

On MOTION made by Mr. Bachman, seconded by Ms. Briones, and with all in favor, Resolution 2018-15 was approved.

EIGHTEENTH ORDER OF BUSINESS

Consideration of Resolution 2018-16

Mr. Ward explained this resolution designated the date, time and location regarding the use of a public hearing regarding the District's intent to use the uniform method for the levy, collection, and enforcement of non-ad valorem special assessments as authorized by Section 197.3632, Florida Statutes. He said in Florida there was a statute called Chapter 197 with a particular provision which was a uniform method of collection that allowed the

District to put the special assessments on the tax rolls of the county in which the District was located. He said the statute changed a number of years ago where if there is a public hearing, four consecutive notices to be placed in the newspapers announcing the public hearing. He said Public Hearing was scheduled for November 1, 2018 at 4:00 p.m. with an opportunity for the public to appear. He said notice had to be provided to the Department of Revenue, the Manatee County Property Appraiser, and the Manatee County Tax Collector. He said hopefully this would trigger an agreement between those two agencies and the District to allow putting those assessments on the tax rolls. He said if they go through the process this year, the earliest this would happen was November of 2019, or Fiscal Year 2020.

Mr. Ward called for a motion to approve Resolution 2018-6.

On MOTION made by Mr. Bachman, seconded by Mr. Himelhoch, and with all in favor, Resolution 2018-16 was approved.

FISCAL YEAR 2018 AND FISCAL YEAR 2019 BUDGET MATTERS

NINETEENTH ORDER OF BUSINESS

Consideration of Resolution 2018-17

Mr. Ward said this resolution approved the proposed Budget for Fiscal Years 2018 and 2019. He indicated it set the Public Hearing for December 6, 2018 at 4:00 p.m. at the Artisan Lakes Clubhouse, located at 4725 Los Robles Court, Palmetto, Florida 34221. He said the Funding Agreement went with that as a companion item after the Budget was approved.

Mr. Ward called for a motion to approve Resolution 2018-17.

On MOTION made by Mr. Bachman, seconded by Mr. Himelhoch, and with all in favor, Resolution 2018-17 was approved.

TWENTIETH ORDER OF BUSINESS

Consideration of Taylor Woodrow of Artisan Lakes, LLC

Mr. Ward stated this agreement with Taylor Woodrow of Artisan Lakes, LLC funded the Operating Budget for Fiscal Years 2018 and 2019. He said this agreement was a standard form that had been used before. He called for a motion to approve the agreement.

On MOTION made by Mr. Bachman, seconded by Mr. Himelhoch, and with all in favor, the Agreement with Taylor Woodrow of Artisan Lakes, LLC was approved.

CAPTIAL IMPROVEMENT PROGRAM

TWENTY-FIRST ORDER OF BUSINESS

Consideration of Resolution 2018-18

Mr. Ward stated this resolution set the Public Hearing, adopted the engineers' report, and adopted the methodology.

Mr. Earlywine stated this resolution would "kick-start" the assessment process and set a hearing for October 10, 2018 at 4:00 p.m.

Mr. Ward called for a motion to approve Resolution 2018-18.

On MOTION made by Mr. Bachman, seconded by Mr. Himelhoch, and with all in favor, Resolution 2018-18 was approved.

TWENTY-SECOND ORDER OF BUSINESS

Consideration of Resolution 2018-19

Mr. Ward explained this resolution authorized the issuance of an amount not to exceed \$29.88 million in capital improvement bonds and authorized the District to validate those bonds in court and appoint the Trustee. Mr. Ward said generally the Bond Counsel would do this, but Mr. Earlywine would give the explanation.

Mr. Earlywine said the resolution would authorize the issuance, not to exceed \$29.88 million, authorize counsel to file a validation complaint and serve it at court, which would be filed tomorrow. He said he would let them know the date. The balance of the resolution appointed the Trustee as US Bank and approved the form of the Master Trust Indenture.

Mr. Ward called for a motion to approve Resolution 2018-19.

On MOTION made by Mr. Bachman, seconded by Mr. Himelhoch, and with all in favor, Resolution 2018-19 was approved.

TWENTY-THIRD ORDER OF BUSINESS

Consideration of Resolution 2018-20

Mr. Ward explained this resolution approved the District's post-issuance compliance guide for tax-exempt bonds. He said this was exactly the same as Artisan Lakes District, and called for a motion to approve.

On MOTION made by Mr. Bachman, seconded by Mr. Himelhoch, and with all in favor, Resolution 2018-20 was approved.

TWENTY-FOURTH ORDER OF BUSINESS**Consideration of Resolution 2018-21**

Mr. Ward said this resolution approved an inter-local agreement with the Artisan Lakes Community Development District regarding the funding of the Artisan Lakes Parkway. Mr. Ward called for a motion to approve Resolution 2018-21.

On MOTION made by Mr. Bachman, seconded by Ms. Briones, and with all in favor, Resolution 2018-21 was approved.

TWENTY-FIFTH ORDER OF BUSINESS**Consideration of Bond Financing Team Fund Agreement**

Mr. Ward said this agreement was with the developer and was basically the same as on the Operating Budget, but this was for the Bond financing. He said his staff worked on a basis that if bonds are issued, they would get paid, and if the Board chose not to issue bonds, they did not get paid. He called for a motion to approve this agreement.

On MOTION made by Mr. Bachman, seconded by Mr. Himelhoch, and with all in favor, the Bond Financing Team Fund Agreement was approved.

TWENTY-SIXTH ORDER OF BUSINESS**Staff Reports**

a) District Attorney

Mr. Earlywine reported that originally it had been contemplated Artisan Lakes would be acquiring some infrastructure, but the utilities were never ready to be finished and turned over. He said he would like the Board to consider two things. One was to put in place an acquisition agreement that would be between the developer and Taylor Woodrow, a standard form agreement which basically governed how the District acquired infrastructure from the developer. The acquisition agreement was an as-is basis, so the only remedy was going against the contractor, and the rights against the contractor were assigned in every District. It also recognized as part of the acquisition agreement that anything acquired, the District would make a best effort to try to fund with bond proceeds. He said the reason this needed approval today was because the District wanted to, at the same time, acquire the utilities for Phases E, H, and I. He said the amount was approximately \$701,000 today with more acquisitions at the next meeting.

Mr. Earlywine called for a motion to approve staff to enter into an acquisition agreement on the District's behalf, and subject to the Chair's sign off with the developer, and further to authorize the acquisition of the Phase E, H, I utilities.

On MOTION made by Mr. Bachman, seconded by Mr. Himelhoch, and with all in favor, an Acquisition Agreement for Utilities, as described above, was approved.

- b) District Engineer – No report given.
- c) District Manager – No report given.

TWENTY-SEVENTH ORDER OF BUSINESS Supervisors' Requests and Audience Comments

Mr. Ward called for comments from the Supervisors and audience, and there were none.

TWENTY-EIGHTH ORDER OF BUSINESS Adjournment

Mr. Ward adjourned the meeting at 5:28 p.m.

On MOTION made by Mr. Bachman, seconded by Mr. Himelhoch, and with all in favor, the meeting was adjourned.

Artisan Lakes East Community Development District

James P. Ward, Secretary

Michael Bachman, Chairman

RESOLUTION 2019-1

A RESOLUTION MAKING CERTAIN FINDINGS; AUTHORIZING A CAPITAL IMPROVEMENT PLAN; ADOPTING AN ENGINEER'S REPORT; PROVIDING AN ESTIMATED COST OF IMPROVEMENTS; ADOPTING AN ASSESSMENT REPORT; EQUALIZING, APPROVING, CONFIRMING AND LEVYING DEBT ASSESSMENTS; ADDRESSING THE FINALIZATION OF SPECIAL ASSESSMENTS; ADDRESSING THE PAYMENT OF DEBT ASSESSMENTS AND THE METHOD OF COLLECTION; PROVIDING FOR THE ALLOCATION OF DEBT ASSESSMENTS AND TRUE-UP PAYMENTS; ADDRESSING GOVERNMENT PROPERTY, AND TRANSFERS OF PROPERTY TO UNITS OF LOCAL, STATE AND FEDERAL GOVERNMENT; AUTHORIZING AN ASSESSMENT NOTICE; AND PROVIDING FOR SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.

WHEREAS, the Artisan Lakes East Community Development District ("**District**") is a local unit of special-purpose government established by ordinance of the Board of County Commissioners of Manatee County, Florida, and existing under and pursuant to the Uniform Community Development District Act of 1980, Chapter 190, *Florida Statutes*, as amended ("**Act**"); and

WHEREAS, the District has previously indicated its intention to construct certain types of improvements and to finance such improvements through the issuance of bonds, notes or other specific financing mechanisms, which bonds, notes or other specific financing mechanisms would be repaid by the imposition of special assessments on benefited property within the District; and

WHEREAS, the District Board of Supervisors ("**Board**") has noticed and conducted a public hearing pursuant to Chapters 170, 190 and 197, *Florida Statutes*, relating to the imposition, levy, collection and enforcement of such assessments, and now desires to adopt a resolution imposing and levying such assessments as set forth herein.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE ARTISAN LAKES EAST COMMUNITY DEVELOPMENT DISTRICT AS FOLLOWS:

1. **AUTHORITY FOR THIS RESOLUTION.** This Resolution is adopted pursuant to Chapters 170, 190 and 197, *Florida Statutes*, including without limitation, Section 170.08, *Florida Statutes*. The recitals stated above are incorporated herein; are adopted by the Board as true and correct statements; and are further declared to be findings made and determined by the Board.

2. **FINDINGS.** The Board further finds and determines as follows:

The Capital Improvement Plan

- a. The District is authorized by Chapter 190, *Florida Statutes*, to finance, fund, plan, establish, acquire, install, equip, operate, extend, construct, or reconstruct roadways, sewer and water distribution systems, stormwater management/earthwork improvements, landscape, irrigation and entry features, conservation and mitigation, street lighting and other infrastructure projects and services necessitated by the development of, and serving lands within, the District; and

- b. On September 6, 2018, and pursuant to Section 170.03, *Florida Statutes*, among other laws, the Board adopted Resolution 2018-18 (“**Declaring Resolution**”), and in doing so determined to undertake a capital improvement plan to install, plan, establish, construct or reconstruct, enlarge, equip, acquire, operate and/or maintain the District’s infrastructure improvements (“**Project**”); and
- c. The Project is described in the Declaring Resolution and the *Report of the District Engineer* dated September 6, 2018 (“**Engineer’s Report**,” attached hereto as **Exhibit A** and incorporated herein by this reference), and the plans and specifications for the Project are on file in the offices of the District Manager at c/o JPWard & Associates, LLC, 2900 Northeast 12th Terrace, Suite 1, Oakland Park, Florida 33334 (“**District Records Office**”); and

The Debt Assessment Process

- d. Also as part of the Declaring Resolution, the Board expressed an intention to issue bonds, notes or other specific financing mechanisms to provide a portion of the funds needed for the Project, and further declared its intention to defray the whole or any part of the expense of the Project by levying special assessments (“**Debt Assessments**”) on specially benefited property within the District; and
- e. The Declaring Resolution was adopted in compliance with the requirements of Section 170.03, *Florida Statutes*, and prior to the time it was adopted, the requirements of Section 170.04, *Florida Statutes*, had been met; and
- f. As directed by the Declaring Resolution, said Declaring Resolution was published as required by Section 170.05, *Florida Statutes*, and a copy of the publisher’s affidavit of publication is on file with the Secretary of the District; and
- g. As directed by the Declaring Resolution, the Board caused to be made a preliminary assessment roll as required by Section 170.06, *Florida Statutes*; and
- h. As required by Section 170.07, *Florida Statutes*, and as part of the Declaring Resolution, the Board fixed the time and place of a public hearing at which owners of the property to be assessed and other persons interested therein could appear before the Board and be heard as to (i) the propriety and advisability of making the improvements, (ii) the cost thereof, (iii) the manner of payment therefore, and (iv) the amount thereof to be assessed against each specially benefited property or parcel, and the Board further authorized publication of notice of such public hearing and individual mailed notice of such public hearing in accordance with Chapters 170, 190, and 197, *Florida Statutes*; and
- i. Notice of the scheduled public hearing was given by publication and also by mail as required by Sections 170.07 and 197.3632, *Florida Statutes*, and affidavits as to such publication and mailings are on file in the office of the Secretary of the District; and
- j. On October 10, 2018, and at the time and place specified in the Declaring Resolution, the Board conducted such public hearing and heard and considered all complaints and testimony as to the matters described above; the Board further met as an “Equalization

Board;” and the Board has made such modifications in the preliminary assessment roll as it deems necessary, just and right in the making of the final assessment roll; and

Equalization Board Additional Findings

- k. Having considered the estimated costs of the Project, the estimated financing costs and all comments and evidence presented at such public hearing, the Board further finds and determines that:
 - i. It is necessary to the public health, safety and welfare and in the best interests of the District that: (1) the District provide the Project as set forth in the Engineer’s Report; (2) the cost of such Project be assessed against the lands specially benefited by such Project; and (3) the District issue bonds, notes or other specific financing mechanisms to provide funds for such purposes pending the receipt of such Debt Assessments; and
 - ii. The provision of said Project, the levying of the Debt Assessments, and the sale and issuance of such bonds, notes, or other specific financing mechanisms serve a proper, essential, and valid public purpose and are in the best interests of the District, its landowners and residents; and
 - iii. The estimated costs of the Project are as specified in the Engineer’s Report and Assessment Report (defined below), and the amount of such costs is reasonable and proper; and
 - iv. It is reasonable, proper, just and right to assess the cost of such Project against the properties specially benefited thereby, using the method determined by the Board and set forth in the *Master Special Assessment Methodology*, dated September 6, 2018 (“**Assessment Report**,” attached hereto as **Exhibit B** and incorporated herein by this reference), which results in the Debt Assessments set forth on the final assessment roll; and
 - v. The Project benefits all developable property within the District; and
 - vi. Accordingly, the Debt Assessments as set forth in the Assessment Report constitute a special benefit to all parcels of real property listed on said final assessment roll, and the benefit, in the case of each such parcel, will be equal to or in excess of the Debt Assessments imposed thereon, as set forth in **Exhibit B**; and
 - vii. All developable property within the District is deemed to be benefited by the Project, and the Debt Assessments will be allocated in accordance with the Assessment Report at **Exhibit B**; and
 - viii. The Debt Assessments are fairly and reasonably allocated across the benefitted property, as set forth in **Exhibit B**; and
 - ix. It is in the best interests of the District that the Debt Assessments be paid and collected as herein provided; and

- x. In order to provide funds with which to pay the costs of the Project which are to be assessed against the benefited properties, pending the collection of the Debt Assessments, it is necessary for the District to issue revenue bonds, notes or other specific financing mechanisms, including refunding bonds (together, “**Bonds**”).

3. **AUTHORIZATION FOR PROJECT; ADOPTION OF ENGINEER’S REPORT.** The Engineer’s Report identifies and describes the infrastructure improvements to be financed in part with the Bonds, and sets forth the costs of the Project. The District hereby confirms that the Project serves a proper, essential, and valid public purpose. The use of the Engineer’s Report in connection with the sale of the Bonds is hereby authorized, approved and ratified, and the proper officers, employees and/or agents of the District are hereby authorized and directed to take such further action as may be necessary or desirable to cause the same to be made.

4. **ESTIMATED COST OF IMPROVEMENTS.** The total estimated costs of the Project and the costs to be paid by the Debt Assessments on all specially benefited property are set forth in **Exhibits A and B**, respectively, hereto.

5. **ADOPTION OF ASSESSMENT REPORT.** The Assessment Report setting forth the allocation of Debt Assessments to the benefitted lands within the District is hereby approved, adopted, and confirmed. The District ratifies its use in connection with the sale of the Bonds.

6. **EQUALIZATION, APPROVAL, CONFIRMATION AND LEVY OF DEBT ASSESSMENTS.** The Debt Assessments imposed on the parcels specially benefited by the Project, all as specified in the final assessment roll set forth in **Exhibit B**, attached hereto, are hereby equalized, approved, confirmed and levied. Immediately following the adoption of this Resolution, the lien of Debt Assessments as reflected in **Exhibit B**, attached hereto, shall be recorded by the Secretary of the District in the District’s “**Improvement Lien Book.**” The Debt Assessments against each respective parcel shown on such final assessment roll and interest, costs, and penalties thereon, as hereafter provided, shall be and shall remain a legal, valid and binding first lien on such parcel until paid, and such lien shall be coequal with the lien of all state, county, district, municipal or other governmental taxes and superior in dignity to all other liens, titles, and claims.

- a. **Adjustments to Debt Assessments.** The District may, by subsequent resolution, adjust the acreage assigned to particular parcel identification numbers listed on the final assessment roll to reflect accurate apportionment of acreage within the District amongst individual parcel identification numbers. The District may make any other such acreage and boundary adjustments to parcels listed on the final assessment roll as may be necessary and in the best interests of the District, as determined by the Board by subsequent resolution. Any such adjustment in the assessment roll shall be consistent with the requirements of law. To the extent that land is added to the District, the District may, by supplemental resolution at a regularly noticed meeting, determine such land to be benefitted by the Project and reallocate the Debt Assessments in order to impose special assessments on the newly added and benefitted property.
- b. **Impact Fee Credits.** The District may or may not be entitled to impact fee credits as a result of the development of the Project, based on applicable laws and/or agreements governing impact fee credits. Unless otherwise addressed by supplemental assessment

resolution, the proceeds from any impact fee credits received may be used as an offset for any acquisition of any portion of the Project, for completion of the Project, or otherwise used against the outstanding indebtedness of any debt issuance that funded the improvement giving rise to the credits.

- c. **Supplemental Assessment Resolutions for Bonds.** In connection with the issuance of any particular series of the Bonds, the District may adopt, without the need for further public hearing, a supplemental assessment resolution establishing specific Debt Assessments, in one or more separately enforceable Debt Assessment liens, securing such Bonds. Such subsequent resolutions shall be adopted at a noticed meeting of the District, and shall set forth the actual amounts financed, costs of issuance, expected costs of collection, and the total amount of the assessments pledged to that issue, which amount shall be consistent with the lien imposed by this Resolution. Among other things, the supplemental assessment resolutions may provide for the issuance of multiple bonds each secured by one or more different assessment areas.

7. **FINALIZATION OF DEBT ASSESSMENTS.** When a project has been constructed or otherwise provided to the satisfaction of the Board, the Board shall adopt a resolution accepting the same and determining the actual costs (including financing costs) thereof, as required by Sections 170.08 and 170.09, *Florida Statutes*. Pursuant to Section 170.08, *Florida Statutes*, regarding completion of a project funded by a particular series of Bonds, the District shall credit to each Debt Assessment the difference, if any, between the Debt Assessment as hereby made, approved and confirmed and the actual costs incurred in completing the project. In making such credits, no credit shall be given for bond, note or other specific financing mechanism costs, capitalized interest, funded reserves or bond or other discounts. Such credits, if any, shall be entered in the Improvement Lien Book.

8. **PAYMENT OF DEBT ASSESSMENTS AND METHOD OF COLLECTION.**

- a. **Payment.** The Debt Assessments, as further set forth in each supplemental assessment resolution, and securing the issuance of each series of the Bonds, may be paid in not more than thirty (30) yearly installments of principal and interest, provided, however, that the Board shall at any time make such adjustments by resolution, and at a noticed meeting of the Board, to that payment schedule as may be necessary and in the best interests of the District to account for changes in long and short term debt as actually issued by the District.
- b. **Prepayment.** Subject to the provisions of any supplemental assessment resolution, any owner of property subject to the Debt Assessments may, at its option, pre-pay the entire amount of the Debt Assessment any time, or a portion of the amount of the Debt Assessment one time (but only if such partial payment is made within one year from the issuance of the Bonds), plus accrued interest to the next succeeding interest payment date (or such other time set forth in the supplemental indenture applicable to the series of bonds secured by the Debt Assessments in question), attributable to the property subject to Debt Assessment owned by such owner. Prepayment of Debt Assessments does not entitle the property owner to any discounts for early payment. If authorized by a supplemental assessment resolution, the District may grant a discount equal to all or a part of the payee's proportionate share of the cost of the Project consisting of bond financing costs, such as capitalized interest, funded reserves, and bond discount included in the estimated cost of the Project, upon payment in full of any Debt

Assessment during such period prior to the time such financing costs are incurred as may be specified by the District.

- c. **Uniform Method; Alternatives.** The District may elect to use the method of collecting Debt Assessments authorized by Sections 197.3632 and 197.3635, *Florida Statutes* (“**Uniform Method**”). The District has heretofore taken all required actions to comply with Sections 197.3632 and 197.3635, *Florida Statutes*. Such Debt Assessments may be subject to all of the collection provisions of Chapter 197, *Florida Statutes*. Notwithstanding the above, in the event the Uniform Method of collecting its Debt Assessments is not available to the District in any year, or if determined by the District to be in its best interests, and subject to the terms of any applicable trust indenture, the Debt Assessments may be collected as is otherwise permitted by law. In particular, the District may, in its sole discretion, collect Debt Assessments by directly billing landowners and enforcing said collection in any manner authorized by law. Any prejudgment interest on delinquent assessments that are directly billed shall accrue at the applicable rate of any bonds or other debt instruments secured by the Debt Assessments. The decision to collect Debt Assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect Debt Assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.
- d. **Uniform Method Agreements Authorized.** For each year the District uses the Uniform Method, the District shall enter into an agreement with the County Tax Collector who may notify each owner of a lot or parcel within the District of the amount of the special assessment, including interest thereon, in the manner provided in Section 197.3635, *Florida Statutes*.
- e. **Re-amortization.** Any particular lien of the Debt Assessments shall be subject to re-amortization where the applicable series of bonds is subject to re-amortization pursuant to the applicable trust indenture.

9. ALLOCATION OF DEBT ASSESSMENTS; APPLICATION OF TRUE-UP PAYMENTS.

- a. At such time as parcels of land, or portions thereof, are included in a plat or site plan, it shall be an express condition of the lien established by this Resolution that, prior to County approval, any and all plats or site plans for any portion of the lands within the District, as the District’s boundaries may be amended from time to time, shall be presented to the District Manager for review. As parcels of land, or portions thereof, are included in a plat or site plan, the District Manager shall review the plat or site plan and cause the Debt Assessments securing each series of Bonds to be reallocated to the units being included in the plat or site plan and the remaining property in accordance with **Exhibit B**, and cause such reallocation to be recorded in the District’s Improvement Lien Book.
- b. Pursuant to the Assessment Report, attached hereto as **Exhibit B**, and which terms are incorporated herein, there may be required from time to time certain true-up payments. When a plat or site plan is presented to the District, the District Manager shall review the plat or site plan to determine whether, taking into account the plat or site plan, there is a net shortfall in the overall principal amount of assessments

reasonably able to be assigned to benefitted lands within the District. Such determination shall be made based on the tests or other methods set forth in **Exhibit B** (if any), or any tests or methods set forth in a supplemental assessment resolution and corresponding assessment report. If the overall principal amount of assessments reasonably cannot be assigned, or is not reasonably expected to be assigned, as set forth in more detail in and subject to the terms of **Exhibit B** (or any supplemental resolution and report, as applicable), to the platted and site planned lands as well as the undeveloped lands, then a debt reduction payment ("**True-Up Payment**") in the amount of such shortfall shall become due and payable that tax year by the landowner(s) of record of the land subject to the proposed plat or site plan and of the remaining undeveloped lands, in addition to any regular assessment installment. The District's review shall be limited solely to this function and the enforcement of the lien established by this Resolution. In the event a True-Up Payment is due and unpaid, the lien established herein for the True-Up Payment amount shall remain in place until such time as the True-Up Payment is made. The District shall record all True-Up Payments in its Improvement Lien Book.

- c. In connection with any true-up determination, affected landowner(s) may request that such true-up determination be deferred because the remaining undeveloped lands are able to support the development of all of the originally planned units. To support the request, the affected landowner(s) shall provide the following evidence for the District's consideration: a) proof of the amount of entitlements remaining on the undeveloped lands, b) a revised overall development plan showing the number and type of units reasonably planned for the remainder of the development, c) evidence of allowable zoning conditions that would enable those entitlements to be placed in accordance with the revised development plan, and d) documentation prepared by a licensed engineer that shows the feasibility of implementing the proposed development plan. Any deferment shall be in the District's sole discretion.
- d. The foregoing is based on the District's understanding that the community would be developed with the type and number of units set forth in **Exhibit B**, on the developable acres. However, more than the stated number of units may be developed. In no event shall the District collect Debt Assessments pursuant to this Resolution in excess of the total debt service related to the Project, including all costs of financing and interest. The District recognizes that such things as regulatory requirements and market conditions may affect the timing and scope of the development in the District. If the strict application of the true-up methodology to any assessment reallocation pursuant to this paragraph would result in Debt Assessments collected in excess of the District's total debt service obligations for the Project, the Board shall by resolution take appropriate action to equitably reallocate the Debt Assessments.

10. GOVERNMENT PROPERTY; TRANSFERS OF PROPERTY TO UNITS OF LOCAL, STATE, AND FEDERAL GOVERNMENT. Real property owned by units of local, state, and federal governments, or similarly exempt entities, shall not be subject to the Debt Assessments without specific consent thereto. If at any time, any real property on which Debt Assessments are imposed by this Resolution is sold or otherwise transferred to a unit of local, state, or federal government (without consent of such governmental unit to the imposition of Debt Assessments thereon), or similarly exempt entity, all future unpaid Debt Assessments for such tax parcel shall become due and payable immediately prior to such transfer without any further action of the District.

11. ASSESSMENT NOTICE. The District’s Secretary is hereby directed to record a general Notice of Assessments in the Official Records of Manatee County, Florida, which shall be updated from time to time in a manner consistent with changes in the boundaries of the District.

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

13. CONFLICTS. All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed.

14. EFFECTIVE DATE. This Resolution shall become effective upon its adoption.

APPROVED AND ADOPTED THIS 10TH DAY OF OCTOBER, 2018.

ATTEST:

**ARTISAN LAKES EAST
COMMUNITY DEVELOPMENT DISTRICT**

James P. Ward, Secretary

Michael Bachman, Chairman

Exhibit A: *Report of the District Engineer, dated September 6, 2018*

Exhibit B: *Master Special Assessment Methodology, dated September 6, 2018*

**Artisan Lakes East
Community Development District
Report of District Engineer
September 6, 2018**

Prepared for:

**Artisan Lakes East
Community Development District
Manatee County, Florida**

Prepared by:

**Jeremy L. Fireline, P.E.
Waldrop Engineering
Sarasota, Florida**

INTRODUCTION

The Artisan Lakes East Community Development District (the "District") is located within the Gateway North Development of Regional Impact, also known as Artisan Lakes ("Artisan Lakes DRI") in northern Manatee County in Sections 9, 16, and 17, Township 33 South, Range 18 East, Manatee County, Florida. The District was established by adoption of Ordinance No. 2018-XXX by Manatee County, Florida on August 7, 2018, which ordinance became effective on **August 28**, 2018. The lands within the District include 434.063 +/- acres that were originally part of the Artisan Lakes Community Development District, the boundary of which was concurrently amended to remove the lands that now form the District. A total of 1,087 single family residential units are planned within the District at buildout; 422 units have been platted to date and are referred to herein as "Eaves Bend." The main access to Eave's Bend is via three entrances onto Artisan Lakes Parkway, the main internal roadway connecting to Moccasin Wallow Road to the south.

PURPOSE and SCOPE

The District was established for the purpose of financing, acquiring, constructing, maintaining and operating all or a portion of the public infrastructure necessary for the community development within the District. The purpose of this report is to present the District's overall Capital Improvement Plan ("CIP") and provide a description of the public infrastructure improvements necessary for future development activities including those to be financed and/or acquired by the District. Only those public portions of the CIP that are determined by bond counsel to the District to be eligible to be financed on a tax-exempt basis will be paid for with proceeds of the District's bonds, which are anticipated to be issued in series from time to time. The District will finance, acquire and/or, construct, operate, and maintain a portion of the public infrastructure improvements that are needed to serve the District and allocate the costs for the all of the public infrastructure improvements in the CIP. A portion of these public infrastructure improvements will be completed by Taylor Woodrow Communities at Artisan Lakes, L.L.C., the primary developer of lands within the District (the "Developer") and will be acquired by the District with proceeds of bonds issued by the District. The Developer will finance and construct the balance of the infrastructure improvements needed for the development that is not financed by the

District and may contribute all or a portion of the public portions of such infrastructure to the District.

The proposed infrastructure improvements, as outlined herein, are necessary for the functional development of the District as required by the applicable independent unit of local government.

The Engineer's Report reflects the District's present intentions. The implementation and completion of the CIP outlined in this report requires final approval by the District's Board of Supervisors, including the approval for the purchase of site related improvements, if any. Cost estimates contained in this report have been prepared based on the best available information, including bid documents and pay requests where available. These estimates may not reflect final engineering design or complete environmental permitting. Actual costs will vary based upon final plans, design, planning, approvals from regulatory authorities, inflation, etc. Nevertheless, all costs contained herein, may be reasonably expected to adequately fund the improvements described, and contingency costs as included are reasonable for portions of the CIP that are not yet complete. Costs for completed components of the CIP are based on actual costs, without any contingency.

CAPITAL IMPROVEMENT PLAN

The District's CIP includes completed and planned infrastructure improvements that will provide special benefit to all assessable land within the District. Said improvements include storm sewers, gravity sanitary sewers, sanitary force mains, potable water mains, and associated professional fees. The CIP includes a portion of the District's share of the total cost to construct public Artisan Lakes Parkway which may include sanitary sewer, reclaimed and potable water utilities, a portion of the roadway construction, and portions of the landscape/irrigation/hardscape and streetlighting. It is expected that the District and the adjacent Artisan Lakes Community Development District (the "Artisan Lakes CDD") will enter into an interlocal agreement (the "Interlocal Agreement") to provide for each of the District and Artisan Lakes CDD to fund its proportionate share of the costs of Artisan Lakes Parkway and related improvements (the District's share being 55% of such cost), as well as to provide for the District to fund the cost of certain utilities acquired by the Artisan Lakes CDD prior to the establishment of the District (the cost of which are included in the CIP) and to provide for certain matters relating to impact

fee credits arising from the construction of Artisan Lakes Parkway. With respect to such impact fee credits, it is expected that the same will be shared by the District and Artisan Lakes CDD in the same percentages as the cost of Artisan Lakes Parkway is shared and that the same will be used in a fair and equitable manner benefitting the property in the District and the Artisan Lakes CDD benefitted by the construction of Artisan Lakes Parkway, as will be detailed in the Interlocal Agreement. Allocation of the contribution toward construction of Artisan Lakes Parkway between the District and the Artisan Lakes East CDD was based on the proportion of total lots planned in each district (55% of the total lots were planned for the District, and 45% were planned for the Artisan Lakes CDD). It should be noted that the precise lot counts, and resulting proportion of the total, has fluctuated slightly as design of new phases of development have been finalized. However, development is proceeding in substantial compliance with the established cost share allocation.

The estimated total cost of the District’s CIP is \$24,893.535. Refer to Exhibit B for a summary of the costs by infrastructure category for the planned CIP expenditures.

The CIP status, along with anticipated completion timeline is presented below.

<u>Construction Phasing</u>	<u>Estimated Completion Date</u>
Eaves Bend – first 422 units	June 2019
Construct Remaining Infrastructure	December 2025

GOVERNMENTAL ACTIONS

The Developer received revised zoning approval for the land in the Artisan Lakes DRI from Manatee County May 11, 2016 (PDMU-91-01(G)(R6). The zoning approval for the Artisan Lakes DRI allows for a maximum of 2,800 residential units including conventional attached, detached and multi-family residential single-family dwellings with accessory parks and an amenity center, across both the lands contained within Artisan Lakes Community Development District and the District. Eaves Bend, the first phase of development within the District, includes 422 units. The permit status for the District lands is

summarized in Exhibit “A” included with this report. All permits for onsite improvements for Eave’s Bend have been obtained or are being renewed/revised from the applicable agencies. Additional required off-site improvements on Moccasin Wallow Road to support development of all 422 units in Eave’s Bend have been completed and accepted by Manatee County for maintenance.

Compliance with the conditions of the zoning approval and permitting requirements is currently being accomplished. It is our opinion that there are no technical reasons existing at this time which would prohibit the implementation of the plans for the development of the lands within the District as presented herein and that permits normally obtained by site development engineers not heretofore issued and which are necessary to affect the improvements described herein will be obtained during the ordinary course of development.

LAND USE

As stated, the lands within the District encompass approximately 434 acres. The District is planned to ultimately include 1,087 single-family residential units. The table below illustrates the current land use plan in acreage. Such information is subject to change.

<u>Proposed Land Use</u>	<u>Approximate Acres</u>	<u>Units</u>
Single and Multi-Family Attached & Detached Residential	233.0	1,086
Amenity/Park Site	4.8	N/A
Wetlands, Lake/Detention	75.8	N/A
Other (Open Space/Drainage, etc.)	120.4	N/A
Total	434	1,092

ROADWAYS

Primary vehicular access to the District is provided from Moccasin Wallow Road, which is currently a rural two-lane collector road that runs in an east/west direction.

Internally, a two-lane boulevard roadway, public Artisan Lakes Parkway, is being constructed in three phases to provide access to individual neighborhoods in the District. The first phase of Artisan Lakes Parkway has been completed. The second phase of Artisan Lakes Parkway is currently being completed and will provide direct access to Artisan Lakes Parkway for all lots within Eave's Bend. The costs of Artisan Lakes Parkway are being split between the District and Artisan Lakes Community Development District pursuant to the Interlocal Agreement with a maximum contribution by the District to the total construction cost of Artisan Lakes Parkway of 55%. Artisan Lakes Parkway will be dedicated to Manatee County upon completion, and the landscaping, irrigation, hardscaping and street lights will be owned and maintained by the District under the Cost Share Agreement and pursuant to a County maintenance permit.

All other roads within Eave's Bend are expected to be private and will be funded by the Developer and dedicated to the Homeowner's Association for maintenance. Internal roads in the second and third neighborhoods within the District may be public or private. For any internal public roads, the District would construct and/or acquire the roads, and then dedicate them to Manatee County for operation and maintenance. As such, any internal public roads are included herein as part of the District's CIP.

UNDERGROUNDING AND STREET LIGHTING ELECTRICAL SYSTEM

The District lies within the area served by the Florida Power and Light (FP&L) service area. FP&L will provide underground electric service to the site from lines located within the public right-of-way of Artisan Lakes Parkway, which have been extended from Moccasin Wallow Road. The District's internal electrical distribution system will consist of underground cable with appurtenant transformers and service pedestals for street light locations. The undergrounding of electric utility lines may be funded by the District. Any operating costs for street lights will be paid from operations and maintenance assessments, and not bond proceeds. Any street lights and related improvements (including internal electrical distribution system) funded by the District will be owned by the District or another governmental entity and located in public roads or public right of way and not in private roads behind gates.

STORMWATER MANAGEMENT

Manatee County and the Southwest Florida Water Management District (SWFWMD) regulate the design criterion for the stormwater management system within the District. The District is located within the Fishhawk Creek basin. The pre-development site runoff and water management conditions have been developed by Manatee County and SWFWMD. The existing, onsite, naturally occurring wetlands have been delineated by SWFWMD and the Manatee County Environmental Resource Department.

The Stormwater Management Plan for the District focuses on utilizing newly constructed ponds in the uplands for stormwater treatment in conjunction with the naturally occurring wetlands. The pond systems that are part of the stormwater management system will be partially constructed with the Eaves Bend project. These new connections will both enhance safety and allow residents to access a proposed amenity site utilizing internal Eave's Bend Roadways (i.e. without having to travel on Artisan Lakes Parkway).

The primary objectives of the stormwater management system for the District are:

1. To provide a stormwater conveyance and storage system, which includes stormwater quality treatment.
2. To adequately protect development within the District from regulatory-defined rainfall events.
3. To maintain wetland hydroperiods.
4. To ensure that adverse stormwater impacts do not occur upstream or downstream as a result of the development.
5. To satisfactorily accommodate stormwater runoff from adjacent off-site areas that naturally drains through the District. Accommodating existing drainage conditions is a requirement of more than one regulatory agency and is an integral part of the infrastructure improvements constructed with development projects.
6. Preserve the function of the floodplain storage during the 100-year storm event.

The stormwater collection and outfall systems will be a combination of curb inlets, pipe culverts, control structures and open waterways. Wetland hydroperiods (normal pool and season high water elevations)

will be maintained through proper design and maintenance of the outfall control structures. It will be the responsibility of the District to maintain the stormwater system and ensure its operation. The District will not fund any costs of mass grading of lots. No private earthwork is included in the CIP. Storm water lake excavation in the CIP includes only the portion from the normal water level to a depth of 8 feet, the depth required to meet water quality criteria set forth by SWFWMD. Storm water lake excavation in excess of 8 feet in depth will be funded by the Developer. All improvements included in the District-funded public Stormwater Management Plan are an integral part of the water management system needed for the Development and are located on publicly-owned land or within public easements or public rights-of-way. The purpose of the lakes is to manage stormwater, with any use of such water for irrigation on private lots being incidental to that purpose. All lakes included in the Stormwater Management Plan were constructed in accordance with applicable requirements of governmental authorities with jurisdiction over the lands in the District. It was less expensive to allow the Developer of the land in the District to use any excess fill generated by construction of the improvements in the Stormwater Management Plan than to haul such fill off-site.

WASTEWATER COLLECTION

The District is within the Manatee County service area with wastewater treatment service to be provided by the Manatee County Public Works Department. The North Manatee County Treatment Facility will serve the District. The District connects to an existing Manatee County master pump station located at the southeast corner of Artisan Lakes. Wastewater service of the District's onsite sewer system has been approved by Manatee County through a "Concurrency" Certificate Level of Service ("CLOS"). This CLOS verifies capacity to serve the development permitted in PDMU-91-01(G)(R6). The District's onsite sanitary sewer system will consist of 8" gravity collection lines with appurtenant manholes, that drain into two pump stations within Artisan Lakes and directly into a 27" gravity sewer main that conveys waste water flows from the District to the Manatee County master pump station. All waste water infrastructure will be constructed and/or acquired by the District and dedicated to Manatee County for ownership and maintenance.

WATER DISTRIBUTION SYSTEM

The District lies within the Manatee County service area with potable water service to be provided by the Manatee County Public Works Department. The District will be served from the 30" potable water line located within the Moccasin Wallow Road right-of-way adjacent to the south boundary of the District. The current and future water distribution systems within the project consist of 16", 8", 6" and 4" water mains with appurtenant valves and fire hydrants. All potable water infrastructure will be constructed and/or acquired by the District and dedicated to Manatee County for ownership and maintenance.

LANDSCAPING AND IRRIGATION

Landscape features and associated irrigation systems are planned for each neighborhood within the District. Portions of the landscaping and irrigation within the Artisan Lakes Parkway public right-of-way will be acquired by the District. Landscaping and irrigation within each neighborhood will not be funded by the District, unless it is included within public roadways. Landscaping and irrigation financed by the District will be maintained by the Homeowner's Association through an agreement with the District pursuant to a right of way maintenance permit issued by the County.

RECREATIONAL FACILITIES

Eave's Bend may include one centrally located amenity site that would serve the entire Eave's Bend development. Plans for the amenity site will be developed at a later date; construction of the amenity will not be funded by the District and is not included in the scope of this Report. Although the CIP benefits the amenity, it is not assessed pursuant to state law, as it is a common element for the Development in the District.

CONTINGENCY

This category includes the cost for adjustments as a result of unexpected field conditions, requirements of governmental agencies and other unknown factors that may occur throughout the course of development of the infrastructure. In general, the contingency amount is based on a percentage of the total infrastructure cost estimate.

PROFESSIONAL FEES

Professional fees include civil engineering, costs for site design, permitting, inspection and master planning, survey costs for construction staking and record drawings as well as preparation of preliminary and final plats, geotechnical cost for pre-design soil borings, under drain analysis and construction testing, and architectural cost for landscaping. Also included in this category are fees associated with environmental consultation and permitting and legal fees. Only professional fees associated with the public portions of the CIP may be financed by the District.

OWNERSHIP AND MAINTENANCE

The ownership and maintenance responsibilities of the District’s proposed infrastructure improvements are set forth below.

<u>Proposed Infrastructure Improvements</u>	<u>Financing</u>	<u>Ownership</u>	<u>Maintenance</u>
On-site Roadway Improvements	CDD or Developer	County or HOA	County or HOA
Off-site Roadway – Artisan Lakes Parkway – roadway, gravity sewer, force main, potable water, street light, pump station no. 4	CDD	Manatee County	Manatee County
Landscape/Hardscape/Irrigation within Artisan Lakes Parkway 2	CDD	CDD	HOA via agreement
Stormwater Management System and On-site Wetlands	CDD	CDD	CDD
Amenity Site	Developer	HOA	HOA
Sanitary Sewer Collection	CDD	Manatee County	Manatee County
Water Distribution	CDD	Manatee County	Manatee County

PROJECT COSTS

The District CIP's identifiable total costs associated with the infrastructure improvements are estimated to be \$24,893,535. The public infrastructure improvements include: a maximum 55% contribution to the construction costs of Artisan Lakes Parkway (including roadways as well as landscaping/hardscaping/irrigation, and streetlights), sewer, water, storm water management systems including lake excavation to 8 feet depth, and possibly some internal public roads. Private infrastructure includes landscaping/hardscaping and irrigation not financed by the District, internal roadways not financed by the District, and certain private excavation and grading improvements.

The Summary of Estimated Project costs, attached hereto as Exhibit B, outlines the anticipated costs associated with the construction and acquisition of public infrastructure within the District, as well as private infrastructure to be funded by the Developer.

SUMMARY AND CONCLUSION

The infrastructure, as outlined above, is necessary for the functional development of the District. The planning and design of the infrastructure is in accordance with current governmental regulatory requirements. The infrastructure will provide its intended function so long as the construction is in substantial compliance with the design and permits. The permits set forth in Exhibit A are sufficient for the build-out of Eaves Bend described in the development plans. The planning of the remainder of the District is ongoing at this time and there is no reason to believe such permitting will not be obtained.

Items of construction in this report are based on current plan quantities for the infrastructure construction as shown on the master plans, conceptual plans, construction drawings and specifications, last revisions. It is the professional opinion of Waldrop Engineering that the estimated infrastructure costs provided herein for the District improvements represent the reasonable cost to complete the construction of the infrastructure described herein and that these infrastructure improvements will benefit and add value to all developable properties within the District as a system of improvements. All such infrastructure costs are public improvements or community facilities as set forth in Section 190.012(1) of the Florida Statutes.

The infrastructure total construction cost developed in this report is only an estimate and not a guaranteed maximum price. The estimated cost is based on unit prices currently being experienced for ongoing and similar items of work in Manatee County and quantities as represented on the master plans. The labor market, future costs of equipment and materials, and the actual construction processes frequently vary and cannot be accurately forecasted. Due to this inherent opportunity for fluctuation in cost, the total final cost may be more or less than this estimate.

The professional services for establishing the opinion of estimated construction cost are consistent with the degree and care and skill exercised by members of the same profession under similar circumstances.

Jeremy L. Fireline, P.E

District Engineer

FL Registration No.: 63987

EXHIBITS

Exhibit A Permit and Construction Approval Status

Exhibit B Summary of Estimated Project Costs

Exhibit C Legal Description

EXHIBIT A

**PERMIT AND CONSTRUCTION
APPROVAL STATUS**

EXHIBIT "A"
Artisan Lakes Community Development District – Eave’s Bend CIP

Approval Date	Anticipated Date	Agency	Application/Permit No.	Permit Name
5/5/2016		Manatee County Planning and Zoning	PDMU-91-01(Z)(G)(R6)	Site Development Plan approval (zoning)
7/13/2017		Southwest Florida Water Management District	743776	ERP Permit
5/18/2016		Manatee County Development Order	Ord. 16-25	Development Agreement (revised)
7/17/2017		Manatee County	FSP-06-32 (R8)	Preliminary Plat/Preliminary Site Plan/Final Site Plan – Artisan Lakes Eaves Bend, Phase I, Subphases A to K
8/2/2017		Manatee County Public Works/FDEP (Water)	133068-1216-DS/MM	Water Distribution Permit
7/26/2017		Manatee County Public Works/FDEP (Sewer)	CS41-0182186-237-DWC/MR	Sanitary Sewer and Collection System Permit
6/30/2018		Manatee County	Same as FSP	Construction Plans – Artisan Lakes Eaves Bend, Phase I, Subphases A-K
11/2/2017		Manatee County	Final Plat	Final Plat – Artisan Lakes Eaves Bend, Phase I, Subphases A-K

EXHIBIT B
SUMMARY OF
ESTIMATED PROJECT COST

**Artisan Lakes East Community Development District
Artisan Lakes East Capital Improvement Program Cost Estimate
Table IV**

No.	Facility	Future Public Improvements	Developer Funded	Total Project Costs
1	Stormwater/Floodplain Management ⁽¹⁾⁽²⁾	\$3,883,800	\$4,683,700	\$8,567,500
2	Subdivision Roads	\$3,879,300	\$1,694,900	\$5,574,200
3	Subdivision Sanitary Sewer Collection System	\$2,656,200		\$2,656,200
4	Subdivision Potable Water System	\$2,280,900		\$2,280,900
5	Subdivision Landscape/Irrigation/Hardscape		\$6,887,500	\$6,887,500
6	Amenity Center		\$1,000,000	\$1,000,000
				\$0
Subtotal (Development)		\$12,700,200	\$14,266,100	\$26,966,300
7	Artisan Lakes Parkway ⁽⁴⁾⁽⁵⁾	\$8,189,500		\$8,189,500
8	Contingency (15%)	\$2,496,235	\$2,139,915	\$4,636,150
9	Professional Fees	\$1,507,600	\$1,127,400	\$2,635,000
Total Improvements		\$24,893,535	\$17,533,415	\$42,426,950

The cost estimates set forth herein are estimates based on current plans and market conditions, which are subject to change. Accordingly, the 'CIP' as used herein refers to sufficient public infrastructure of the kinds described herein (i.e., stormwater/floodplain management, sanitary sewer, potable water, etc.) to support the development and sale of the planned residential units, which (subject to true-up determinations) number and type of units may be changed with the development of Esplanade."

Notes:

- (1) Public Stormwater/Floodplain mgmt includes storm sewer pipes, inlets, catch basins, control structures, headwalls, and lake excavation to 8 foot depth.
- (2) Developer Funded Stormwater/Floodplain mgmt includes lake excavations beyond 8 feet depth, lot pad grading, road grading.
- (3) Includes testing and repairs to items constructed and funded in previous project.
- (4) Artisan Lakes Parkway improvements include: roadway, storm sewer, san. sewer, lift station no. 4 completion, potable water & irrigation mains/landscape/hardscape, & street lights
- (5) CIP Includes a maximum 55% contribution for total estimated \$14,890,000 cost to construct Artisan Lakes Parkway ($\$14,890,000 * 0.55 = \$8,189,500$)

EXHIBIT C
VICINITY MAP

Description Sketch


ARTISAN LAKES EAST COMMUNITY DEVELOPMENT DISTRICT PARCEL

DESCRIPTION: A parcel of land lying in Sections 9, 16 and 17 Township 33 South, Range 18, Manatee County, Florida, being a portion of ARTISAN LAKES ESPLANADE, PHASE I, SUBPHASES A, B, C & D, according to the plat thereof as recorded in Plat Book 57, Pages 65 through 101, inclusive, all of ARTISAN LAKES EAVES BEND, PHASE I, SUBPHASES A-K, according to the plat thereof as recorded in Plat Book 62, Pages 58 through 91, All of the Public Records of Manatee County, Florida, and being more particularly described as follows:

COMMENCE at the Southeast corner of said Section 17, run thence along the East boundary of said Section 17, N.00°54'42"E., a distance of 75.00 feet to a point on the North right of way line of Moccasin Wallow Road; thence along the North right of way line of Moccasin Wallow Road, N.89°33'35"W., a distance of 110.58 feet; thence N.00°26'25"E., a distance of 400.05 feet; thence N.70°58'45"E., a distance of 7.66 feet to a point on the Southerly boundary of said ARTISAN LAKES EAVES BEND, PHASE I, SUBPHASES A-K, said point also being the **POINT OF BEGINNING**; thence along said Southerly boundary of ARTISAN LAKES EAVES BEND, PHASE I, SUBPHASES A-K, the following sixteen (16) courses: 1) N.84°44'45"W., a distance of 196.79 feet; 2) N.03°11'20"W., a distance of 38.97 feet; 3) N.30°39'35"W., a distance of 29.75 feet; 4) Northwesterly, 32.13 feet along the arc of a tangent curve to the left having a radius of 30.00 feet and a central angle of 61°21'31" (chord bearing N.61°20'20"W., 30.61 feet); 5) S.87°58'55"W., a distance of 134.33 feet; 6) Southwesterly, 29.60 feet along the arc of a tangent curve to the left having a radius of 30.00 feet and a central angle of 56°31'59" (chord bearing S.59°42'55"W., 28.41 feet); 7) S.31°26'56"W., a distance of 25.81 feet; 8) S.01°32'36"E., a distance of 110.30 feet; 9) S.01°17'54"E., a distance of 102.94 feet; 10) S.00°09'45"E., a distance of 60.06 feet; 11) N.70°00'18"W., a distance of 89.96 feet; 12) N.88°04'19"W., a distance of 46.06 feet; 13) N.47°10'20"W., a distance of 116.53 feet; 14) N.30°37'25"W., a distance of 56.24 feet; 15) N.84°57'31"W., a distance of 88.78 feet; 16) N.51°34'39"W., a distance of 21.79 feet to the Westerly boundary of said ARTISAN LAKES EAVES BEND, PHASE I, SUBPHASES A-K; thence along said Westerly boundary of ARTISAN LAKES EAVES BEND, PHASE I, SUBPHASES A-K, N.03°48'58"E., a distance of 194.30 feet to the Northerly boundary of said ARTISAN LAKES EAVES BEND, PHASE I, SUBPHASES A-K; thence along said Northerly boundary of ARTISAN LAKES EAVES BEND, PHASE I, the following twenty (20) courses: 1) Northeasterly, 263.60 feet along the arc of a non-tangent curve to the right having a radius of 520.00 feet and a central angle of 29°02'38" (chord bearing N.66°18'17"E., 260.78 feet); 2) N.80°49'37"E., a distance of 172.77 feet; 3) Northeasterly, 461.32 feet along the arc of a tangent curve to the left having a radius of 680.00 feet and a central angle of 38°52'11" (chord bearing N.61°23'31"E., 452.52 feet); 4) Northeasterly, 562.95 feet along the arc of a reverse curve to the right having a radius of 671.00 feet and a central angle of 48°04'10" (chord bearing N.65°59'31"E., 546.58 feet); 5) S.89°58'24"E., a distance of 97.64 feet; 6) N.00°01'36"E., a distance of 20.64 feet; 7) N.30°02'46"W., a distance of 56.40 feet; 8) N.19°33'35"W., a distance of 89.94 feet; 9) Easterly, 88.43 feet along the arc of a non-tangent curve to the left having a radius of 1213.85 feet and a central angle of 04°10'27" (chord bearing N.69°49'25"E., 88.42 feet); 10) Easterly, 52.87 feet along the arc of a reverse curve to the right having a radius of 35.00 feet and a central angle of 86°32'47" (chord bearing S.68°59'25"E., 47.98 feet); 11) N.64°16'58"E., a distance of 80.00 feet; 12) Northerly, 52.87 feet along the arc of a non-tangent curve to the right having a radius of 35.00 feet and a central angle of 86°32'47" (chord bearing N.17°33'22"E., 47.98 feet); 13) Northeasterly, 31.11 feet along the arc of a reverse curve to the left having a radius of 1210.00 feet and a central angle of 01°28'23" (chord bearing N.60°05'34"E., 31.11 feet); 14) N.30°38'38"W., a distance of 120.00 feet; 15) Northeasterly, 250.94 feet along the arc of a non-tangent curve to the left having a radius of 1090.00 feet and a central angle of 13°11'27" (chord bearing N.52°45'39"E., 250.39 feet); 16) Northeasterly, 432.87 feet along the arc of a reverse curve to the right having a radius of 985.00 feet and a central angle of 25°10'46" (chord bearing N.58°45'18"E., 429.40 feet); 17) N.71°20'41"E., a distance of 582.70 feet; 18) Northeasterly, 541.21 feet along the arc of a tangent curve to the left having a radius of 740.00 feet and a central angle of 41°54'16" (chord bearing N.50°23'33"E., 529.23 feet); 19) N.29°26'25"E., a distance of 139.89 feet; 20) Northeasterly, 540.35 feet along the arc of a tangent curve to the right having a radius of 860.00 feet and a central angle of 36°00'00" (chord bearing N.47°26'25"E., 531.51 feet); thence along said Northerly boundary and the Northerly extension of ARTISAN LAKES EAVES BEND, PHASE I, N.65°26'25"E., a distance of 197.31 feet; thence Northeasterly, 742.82 feet along the arc of a tangent curve to the left having a radius of 640.00 feet and a central angle of 66°30'01" (chord bearing N.32°11'24"E., 701.82 feet); thence N.01°03'36"W., a distance of 423.34 feet; thence Northerly, 485.16 feet along the arc of a tangent curve to the right having a radius of 1060.00 feet and a central angle of 26°13'28" (chord bearing N.12°03'08"E., 480.94 feet); thence N.65°24'09"W., a distance of 89.13 feet; thence Westerly, 41.63 feet along the arc of a non-tangent curve to the left having a radius of 95.00 feet and a central angle of 25°06'24" (chord bearing N.78°21'38"W., 41.30 feet); thence S.89°05'10"W., a distance of 49.11 feet; thence Westerly, 127.31 feet along the arc of a tangent curve to the right having a radius of 660.00 feet and a central angle of 11°03'08" (chord bearing N.85°23'16"W., 127.12 feet); thence N.74°48'01"W., a distance of 164.87 feet; thence Westerly, 37.41 feet along the arc of a non-tangent curve to the left having a radius of 100.00 feet and a central angle of 21°25'56" (chord bearing N.67°29'27"W., 37.19 feet); thence N.78°12'25"W., a distance of 56.64 feet; thence Westerly, 47.43 feet along the arc of a tangent curve to the left having a radius of 200.00 feet and a central angle of 13°35'20" (chord bearing N.85°00'05"W., 47.32 feet); thence Westerly, 40.75 feet along the arc of a reverse curve to the right having a radius of 80.00 feet and a central angle of 29°10'54" (chord bearing N.77°12'18"W., 40.31 feet); thence N.62°36'51"W., a distance of 4.70 feet; thence N.62°36'51"W., a distance of 75.80 feet; thence N.57°21'06"W., a distance of 70.76 feet; thence Northwesterly, 23.65 feet along the arc of a non-tangent curve to the left having a radius of 25.00 feet and a central angle of 54°12'23" (chord bearing N.41°35'57"W., 22.78 feet); thence N.68°42'08"W., a distance of 419.95 feet; thence Westerly, 284.63 feet along the arc of a tangent curve to the left having a radius of 340.00 feet and a central angle of 47°57'52" (chord bearing S.87°18'56"W., 276.39 feet); thence Westerly, 149.43 feet along the arc of a reverse curve to the right having a radius of 760.00 feet and a central angle of 11°15'55" (chord bearing S.68°57'57"W., 149.19 feet);

Legal Description Continued on Sheet No. 2

ARTISAN LAKES EAST CDD PARCEL

PROJECT: ARTISAN LAKES			Prepared For: TAYLOR MORRISON		
PHASE: EAST CDD PARCEL			DESCRIPTION SKETCH (Not A Survey)		
DRAWN: SEC	DATE: 01/10/18	CHECKED BY: PAW			
REVISIONS					
DATE	DESCRIPTION	DRAWN BY			
01/19/18	Revise Name of Parcel	SEC			
			1403 E. 5th Avenue Tampa, Florida 33605 Phone: (813) 248-8888 Licensed Business No.: LB 7768		
					
			David A. Williams FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. LS6423		
			01 of 23		

Description Sketch

Legal Description Continued from Sheet No. 1

thence Southwesterly, 14.44 feet along the arc of a reverse curve to the left having a radius of 25.00 feet and a central angle of 33°05'04" (chord bearing S.58°03'23"W., 14.24 feet); thence S.41°30'51"W., a distance of 48.69 feet; thence S.14°28'38"W., a distance of 22.37 feet; thence Southwesterly, 43.03 feet along the arc of a tangent curve to the right having a radius of 30.00 feet and a central angle of 82°11'02" (chord bearing S.55°34'09"W., 39.44 feet); thence N.83°20'20"W., a distance of 23.46 feet; thence S.85°32'12"W., a distance of 84.34 feet; thence N.89°36'29"W., a distance of 45.92 feet; thence S.81°17'08"W., a distance of 72.74 feet; thence N.82°50'00"W., a distance of 48.47 feet; thence S.85°08'32"W., a distance of 56.31 feet; thence S.78°15'11"W., a distance of 16.36 feet; thence S.59°59'38"E., a distance of 29.43 feet; thence S.00°10'08"E., a distance of 82.28 feet; thence S.00°54'43"E., a distance of 36.32 feet; thence Southwesterly, 53.85 feet along the arc of a tangent curve to the right having a radius of 30.00 feet and a central angle of 102°50'31" (chord bearing S.50°30'33"W., 46.90 feet); thence N.78°04'12"W., a distance of 12.04 feet; thence S.12°41'19"E., a distance of 2.11 feet; thence Southwesterly, 48.89 feet along the arc of a tangent curve to the right having a radius of 30.00 feet and a central angle of 93°22'37" (chord bearing S.33°59'59"W., 43.66 feet); thence S.80°41'18"W., a distance of 40.48 feet; thence N.85°32'34"W., a distance of 69.39 feet; thence Northerly, 78.90 feet along the arc of a tangent curve to the right having a radius of 30.00 feet and a central angle of 150°41'08" (chord bearing N.10°12'00"W., 58.05 feet); thence N.65°08'35"E., a distance of 12.13 feet; thence N.84°26'15"W., a distance of 48.02 feet; thence S.78°36'28"W., a distance of 69.16 feet; thence N.76°38'21"W., a distance of 58.92 feet; thence N.87°22'32"W., a distance of 32.66 feet; thence S.76°43'23"W., a distance of 45.37 feet; thence N.81°50'02"W., a distance of 56.83 feet; thence N.79°49'59"W., a distance of 29.59 feet; thence S.73°10'12"W., a distance of 60.36 feet; thence N.78°34'23"W., a distance of 69.56 feet; thence N.56°59'18"W., a distance of 87.59 feet; thence N.58°35'58"W., a distance of 52.43 feet; thence Northwesterly, 36.60 feet along the arc of a tangent curve to the right having a radius of 30.00 feet and a central angle of 69°54'02" (chord bearing N.23°38'57"W., 34.37 feet); thence N.39°14'22"W., a distance of 32.00 feet; thence S.74°49'49"W., a distance of 133.61 feet; thence Westerly, 111.78 feet along the arc of a non-tangent curve to the right having a radius of 55.00 feet and a central angle of 116°26'29" (chord bearing S.74°49'49"W., 93.51 feet); thence S.74°49'49"W., a distance of 138.72 feet; thence N.15°10'11"W., a distance of 40.54 feet; thence Northerly, 55.82 feet along the arc of a tangent curve to the right having a radius of 75.00 feet and a central angle of 42°38'33" (chord bearing N.06°09'05"E., 54.54 feet); thence Northerly, 141.36 feet along the arc of a reverse curve to the left having a radius of 300.00 feet and a central angle of 26°59'49" (chord bearing N.13°58'27"E., 140.05 feet); thence N.00°28'32"E., a distance of 47.11 feet; thence Northeasterly, 406.28 feet along the arc of a tangent curve to the right having a radius of 380.00 feet and a central angle of 61°15'29" (chord bearing N.31°06'17"E., 387.20 feet); thence N.00°00'23"W., a distance of 85.35 feet to a point on the North boundary of the Northwest 1/4 of said Section 16; thence along the North boundary of the Northwest 1/4 of said Section 16, N.89°59'37"E., a distance of 1055.40 feet to the Southwest corner of the Southeast 1/4 of the Southwest 1/4 of said Section 9; thence along the West boundary of said Southeast 1/4 of the Southwest 1/4 of Section 9, N.00°23'32"W., a distance of 1327.39 feet to the Northwest corner of said Southeast 1/4 of the Southwest 1/4 of Section 9; thence along the North boundary of said Southeast 1/4 of the Southwest 1/4 of Section 9, S.89°48'17"E., a distance of 1040.44 feet; thence S.00°12'03"E., a distance of 85.55 feet; thence S.89°19'36"E., a distance of 887.08 feet; thence N.86°32'28"E., a distance of 152.47 feet; thence S.44°21'33"E., a distance of 328.11 feet; thence N.70°30'46"E., a distance of 361.28 feet; thence S.46°38'53"E., a distance of 195.39 feet; thence S.01°31'09"W., a distance of 293.63 feet; thence N.25°29'24"E., a distance of 452.24 feet; thence S.80°20'33"E., a distance of 269.65 feet; thence S.66°52'19"E., a distance of 150.23 feet; thence S.52°56'25"E., a distance of 140.09 feet; thence S.79°33'33"E., a distance of 58.13 feet; thence Northerly, 384.25 feet along the arc of a non-tangent curve to the left having a radius of 560.00 feet and a central angle of 39°18'50" (chord bearing N.19°23'16"E., 376.75 feet); thence N.00°16'09"W., a distance of 384.99 feet; thence Northerly, 387.11 feet along the arc of a tangent curve to the left having a radius of 1120.00 feet and a central angle of 19°48'12" (chord bearing N.10°10'15"W., 385.19 feet); thence Northerly, 460.43 feet along the arc of a reverse curve to the right having a radius of 1280.00 feet and a central angle of 20°36'36" (chord bearing N.09°46'03"W., 457.95 feet); thence N.00°32'15"E., a distance of 149.99 feet to a point on the North boundary of the Southeast 1/4 of said Section 9; thence along said North boundary of the Southeast 1/4 of Section 9, S.89°27'46"E., a distance of 654.81 feet; thence S.02°28'37"W., a distance of 2646.49 feet; thence N.89°49'53"W., a distance of 29.86 feet; thence S.00°17'37"E., a distance of 738.86 feet; thence S.00°22'14"E., a distance of 1139.34 feet; thence S.00°13'13"E., a distance of 392.67 feet; thence S.88°02'25"W., a distance of 1171.02 feet; thence S.28°58'04"W., a distance of 388.49 feet; thence S.00°05'47"W., a distance of 66.57 feet; thence S.46°39'28"W., a distance of 57.82 feet; thence S.01°53'50"E., a distance of 812.65 feet; thence S.44°37'09"W., a distance of 520.64 feet; thence S.04°12'24"W., a distance of 526.73 feet; thence S.62°33'13"E., a distance of 247.54 feet to a point on the Northwesterly boundary of Parcel 109.1-R(B) (Frontage Road - Also known as Gillet Drive), as recorded in Official Records Book 855, Page 25, of the Public Records of Manatee County, Florida; thence along said Northwesterly boundary, S.48°37'44"W., a distance of 280.27 feet; thence N.41°22'16"W., a distance of 126.09 feet; thence S.89°58'22"W., a distance of 665.46 feet; thence S.00°37'52"W., a distance of 362.48 feet; thence N.86°57'02"W., a distance of 205.18 feet to a point on the West boundary of the Southwest 1/4 of the Southeast 1/4 of said Section 16; thence along said West boundary of the Southwest 1/4 of the Southeast 1/4 of Section 16, N.00°37'55"E., a distance of 778.36 feet; thence S.89°12'45"E., a distance of 199.78 feet; thence N.04°45'20"E., a distance of 267.25 feet to a point on the North boundary of said Southwest 1/4 of the Southeast 1/4 of Section 16; thence along said North boundary of the Southwest 1/4 of the Southeast 1/4 of Section 16, N.89°11'14"W., a distance of 219.00 feet to the Northeast corner of the Southeast 1/4 of the Southwest 1/4 of said Section 16; thence along the North boundary of said Southeast 1/4 of the Southwest 1/4 of Section 16, N.89°38'23"W., a distance of 1380.32 feet to the Northwest corner of said Southeast 1/4 of the Southwest 1/4 of Section 16; thence along the West boundary of said Southeast 1/4 of the Southwest 1/4 of Section 16, S.01°06'10"W., a distance of 510.56 feet; thence N.89°29'28"W., a distance of 509.23 feet; thence S.00°01'36"W., a distance of 233.34 feet; thence Southwesterly, 238.93 feet along the arc of a tangent curve to the right having a radius of 275.00 feet and a central angle of 49°46'54" (chord bearing S.24°55'03"W., 231.49 feet); thence Southwesterly, 210.66 feet along the arc of a reverse curve to the left having a radius of 250.00 feet and a central angle of 48°16'44" (chord bearing S.25°40'23"W., 204.48 feet); thence S.01°32'01"W., a distance of 114.60 feet;

Legal Description Continued on Sheet No. 3

ARTISAN LAKES EAST CDD PARCEL

PROJECT: ARTISAN LAKES			Prepared For: TAYLOR MORRISON		
PHASE: EAST CDD PARCEL			<div style="font-size: 2em; font-weight: bold;">DESCRIPTION SKETCH</div> <div style="font-size: 1.5em; font-weight: bold;">(Not A Survey)</div>		
DRAWN: SEC	DATE: 01/10/18	CHECKED BY: PAW			
REVISIONS					
DATE	DESCRIPTION	DRAWN BY			
01/19/18	Revise Name of Parcel	SEC			
			1403 E. 5th Avenue Tampa, Florida 33605 Phone: (813) 248-8888 Licensed Business No.: LB 7768		
			02 of 23		

Description Sketch

Legal Description Continued from Sheet No. 2

thence N.89°33'56"W., a distance of 100.02 feet; thence S.00°26'04"W., a distance of 20.19 feet; thence N.89°31'37"W., a distance of 337.21 feet; thence N.00°28'23"E., a distance of 197.91 feet; thence N.89°31'37"W., a distance of 99.36 feet; thence N.00°28'23"E., a distance of 349.60 feet; thence N.55°59'39"W., a distance of 84.12 feet; thence Southwesterly, 248.19 feet along the arc of a non-tangent curve to the right having a radius of 355.90 feet and a central angle of 39°57'20" (chord bearing S.51°00'05"W., 243.19 feet); thence S.19°01'15"E., a distance of 29.74 feet; thence S.70°58'18"W., a distance of 26.39 feet to the **POINT OF BEGINNING**.

Containing 436.367 acres, more or less.

LESS ANS EXCEPT PARCEL

DESCRIPTION: A parcel of land lying in Section 16, Township 33 South, Range 18, East, Manatee County, Florida, and being more particularly described as follows:

COMMENCE at the Southwest corner of said Section 16, run thence along the West boundary of said section 16, N.00°54'44"E., a distance of 60.00 feet to a point on the North right of way line of Moccasin Wallow Road, per the Official Records Book 1598, Page 1537, of the Public Records of Manatee County, Florida; thence along said North right of way line of Moccasin Wallow Road, S.89°31'37"E., a distance of 423.69 feet; thence N.00°17'08"E., a distance of 185.00 feet to the **POINT OF BEGINNING**; thence N.00°20'25"W., a distance of 155.34 feet; thence N.32°11'18"E., a distance of 242.08 feet; thence N.90°00'00"E., a distance of 215.88 feet; thence N.00°00'00"W., a distance of 230.99 feet; thence S.89°29'28"E., a distance of 51.96 feet; thence S.00°01'36"W., a distance of 201.75 feet; thence Southwesterly, 181.35 feet along the arc of a tangent curve to the right having a radius of 200.00 feet and a central angle of 51°57'06" (chord bearing S.26°00'09"W., 175.20 feet); thence Southwesterly, 274.75 feet along the arc of a reverse curve to the left having a radius of 350.00 feet and a central angle of 44°58'41" (chord bearing S.29°29'21"W., 267.75 feet); thence N.89°31'43"W., a distance of 187.17 feet to the **POINT OF BEGINNING**.

Containing 2.304 acres, more or less.

Altogether Containing 434.063 acres, more or less.

ARTISAN LAKES EAST CDD PARCEL

PROJECT: ARTISAN LAKES			Prepared For: TAYLOR MORRISON		
PHASE: EAST CDD PARCEL			DESCRIPTION SKETCH (Not A Survey)		
DRAWN: SEC	DATE: 01/10/18	CHECKED BY: PAW			
REVISIONS					
DATE	DESCRIPTION	DRAWN BY			
01/19/18	Revise Name of Parcel	SEC			

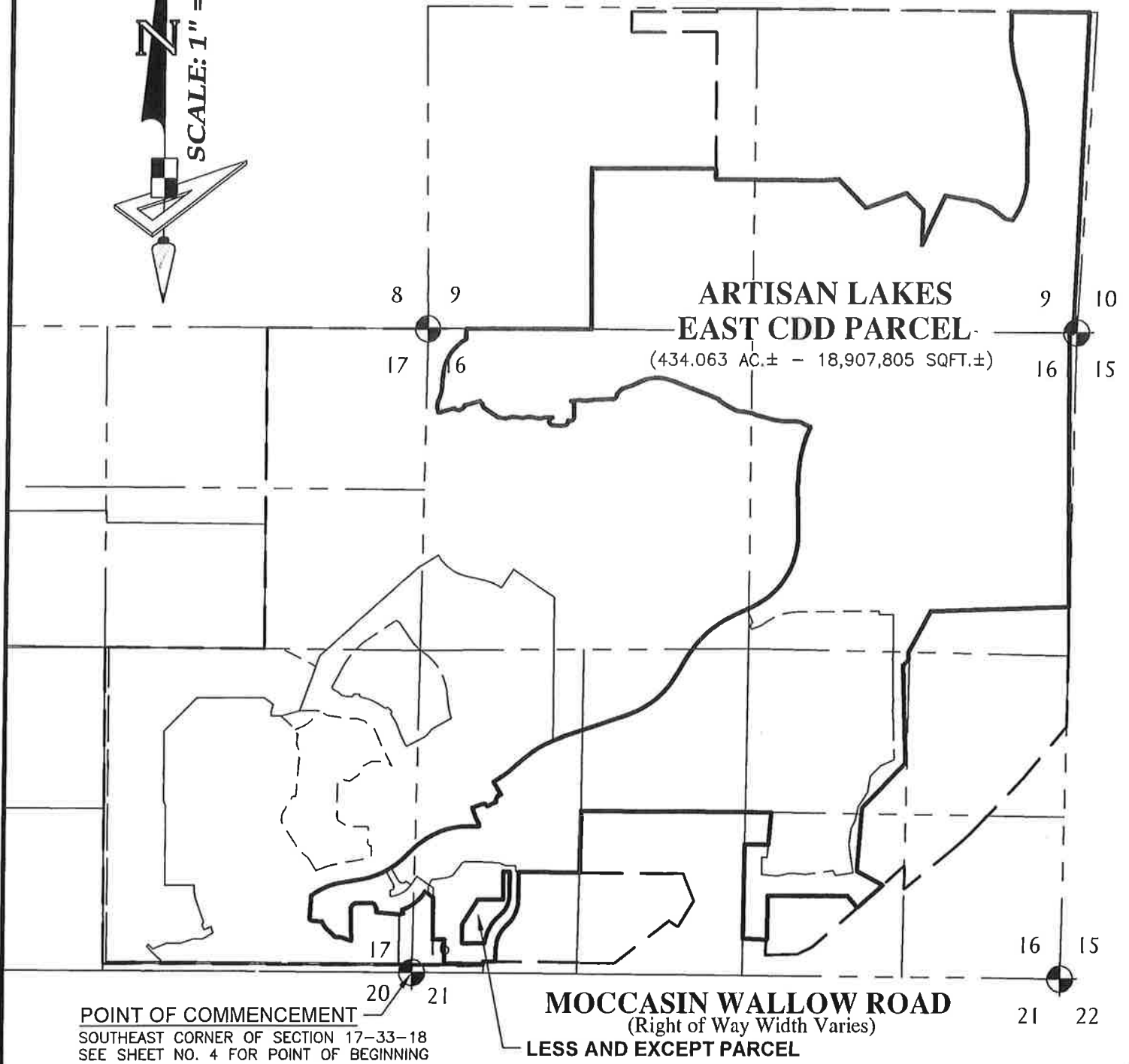
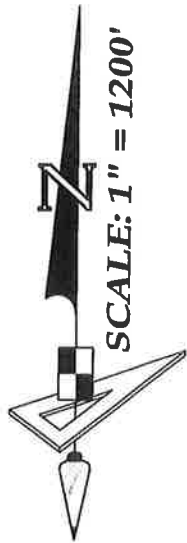
1403 E. 5th Avenue
 Tampa, Florida 33605
 Phone: (813) 248-8888
 Licensed Business No.: LB 7768



GeoPoint

Surveying, Inc.

Description Sketch



ARTISAN LAKES EAST CDD PARCEL

PROJECT: ARTISAN LAKES

PHASE: EAST CDD PARCEL

DRAWN: SEC | DATE: 01/10/18 | CHECKED BY: PAW

REVISIONS		
DATE	DESCRIPTION	DRAWN BY
01/19/18	Revise Name of Parcel	SEC

Prepared For: TAYLOR MORRISON

DESCRIPTION SKETCH
(Not A Survey)

1403 E. 5th Avenue
Tampa, Florida 33605
Phone: (813) 248-8888
Licensed Business No.: LB 7768



ARTISAN LAKES EAST
COMMUNITY DEVELOPMENT DISTRICT

Master Special Assessment Methodology

Prepared by:

9/6/2018

JPWard & Associates LLC

JAMES P. WARD

954.658.4900

JimWard@JPWardAssociates.com



2900 NORTHEAST 12TH TERRACE SUITE 1
OAKLAND PARK,
FLORIDA 33305

1.0 INTRODUCTION

This Master Assessment Report is intended to stand alone as the initial allocation report for the District's special assessments and is not an amendment, supplement, or restatement of any assessment methodologies considered and/or adopted by the District for previous financings.

This assessment methodology applies the principals and allocations outlined herein to the financings proposed for the Artisan Lakes East Community Development District (“**District**”) public infrastructure capital improvement program (“**CIP**”), which is described in that *Report of District Engineer*, August 1, 2018 prepared by Waldrop Engineering (“**Engineer’s Report**”). This CIP will allow for the development of the property within the District and will be partially or fully funded through the issuance of District bonds. The debt will be repaid from the proceeds of assessments levied by the District’s Board of Supervisors on properties within the District that benefit from the implementation of the CIP. These non-ad valorem special assessments will be liens against properties within the boundary of the District that receive special benefits from the CIP.

With that said, the District’s limited purpose is to manage the construction, acquisition, maintenance and financing of its public works including basic infrastructure, system, facilities, services and improvement.¹

This assessment methodology report will identify the special and peculiar benefits for the works and services including added use of the property, added enjoyment of the property, and

¹ See Florida Statutes sections 190.002(1)(a) and (c) and (3); Florida Statutes section 190.003(6); Florida Statutes section 190.012; and *State v. Frontier Acres Com. Develop.*, 472 So 2d 455 (Fla. 1985) in which the Florida Supreme Court opines about the “limited grant of statutory powers under chapter 190 [and] the narrow purpose of such districts” as “special purpose governmental units,” where the narrow purpose is in the singular as applied to their powers in the plural. *Frontier Acres Com. Develop.*, at 456. The Supreme Court also references section 190.002, Florida Statutes, to “evidence the narrow objective” in providing community infrastructure in section 190.002(1)(a), Florida Statutes, opining that the “powers” of such districts “implement the single, narrow legislative purpose.” *Id.* at 457.

probability of increased marketability, value of the property and decreased insurance premiums will be evaluated for each of the residential product types in order to ensure that the new assessments are fair, just and reasonable for all property.

2.0 THE DISTRICT AND BOND STRUCTURE

The District, which was established on or about [REDACTED] by Manatee County Ordinance [REDACTED], is located within the Gateway North Development of Regional Impact ("**Gateway North DRI**"), in Manatee County, Florida, and currently encompasses approximately 434.06 acres planned for approximately 1,087 residential units. The development is intended to occur in phases from 2018 through 2032. The number of residential units is an approximate number, and will change as development and market conditions dictate.

The Gateway North DRI encompasses 1,040 acres and is bound on the east by Interstate 75, on the south by Moccasin Wallow Road, on the north by Buckeye Road and on the west by 40th Avenue East and undeveloped land. The development ("**Development**") encompassing the District is one exit north of the Interstate 75 and Interstate 275 interchange and is located approximately twenty (20) minutes northeast of downtown Bradenton, approximately thirty-five (35) minutes southeast of downtown Tampa and approximately thirty (30) minutes northeast of Sarasota. In addition, the Sarasota International Airport and Tampa International Airport are located approximately twenty-five (25) minutes and forty (40) minutes from the Development, respectively.

The Gateway North DRI encompasses two community developments, including the District as well as the 398-acre Artisan Lakes Community Development District ("**Artisan Lakes CDD**"). The District was originally part of Artisan Lakes CDD until the Manatee County Board of County Commissioners adopted Manatee County Ordinance No. [REDACTED], which, effective August [REDACTED], 2018, removed 434.06 acres of land from the Artisan Lakes CDD boundaries, and established the District on those same removed lands.

3.0 PURPOSE OF THIS REPORT

This Special Assessment Report and the Methodology described herein have been developed to provide a roadmap, and the report lays out in detail each step for use by the Board of Supervisors of the District (the "**Board**") for the imposition and levy of non-ad valorem special assessments. The District's CIP (hereinafter defined) will allow for the development of property within the District and will be partially or fully funded through the issuance by the District of tax-exempt bonds (the "**Bonds**") to be repaid from the proceeds of non-ad valorem special assessments (the "**Assessments**") levied by the Board on properties within the District that

benefit from the implementation of the CIP. The Assessments will be liens against properties that receive special benefits from the CIP.

The Methodology described herein has two goals: (1) determining the special and peculiar benefits that flow to the properties in the District as a logical connection from the infrastructure systems and facilities constituting enhanced use and increased enjoyment of the property; and (2) apportion the special benefits on a basis that is fair and reasonable. As noted above, the District has adopted CIP comprising certain public infrastructure and facilities. The District plans to fund the CIP, all or in part, through the issuance of Bonds in phases which are intended to tie into the development phasing for the community. The Methodology herein is intended to set forth a framework to apportion the special and peculiar benefits from the portions of the CIP financed with the proceeds of the Bonds payable from and secured by the Assessments imposed and levied on the properties in the District. The report is designed to conform to the requirements of the Constitution, Chapters 170, 190 and 197 F.S. with respect to the Assessments and is consistent with our understanding of the case law on this subject. Once levied by the Board, the Assessments will constitute liens co-equal with the liens of State, County, municipal and school board taxes, against properties within the District that receive special benefits from the CIP

4.0 MASTER DEVELOPMENT PROGRAM

4.1 Land Use Plan

The anticipated Land Use Plan for the District is identified in Table I and II, and constitutes the expected number of residential units to be constructed by type of unit by the Developer. As with any Land Use Plan, this may change during development, however, the District anticipates this in the Methodology, by utilizing the concept that the assessments are levied on a per acre basis initially for all undeveloped lands, and as land is platted, the District assigns debt to the platted unit, based on the type of unit noted in the Land Use Plan noted herein.

4.2 Capital Requirements

Waldrop Engineering (the “**District Engineer**”) has identified certain public infrastructure and services that are being provided by the District for the entire development and has provided a cost estimate for these improvements, as described in the Engineer’s Report. The cost estimate for the District’s CIP can be found below in Table III. It is estimated the cost of the District CIP will be approximately \$24,893,535.00 and will be constructed in multiple phases without taking into consideration the various costs of financing the improvements.

5.0 BOND REQUIREMENTS

The District intends to finance some or all of its CIP through the issuance of the Bonds. As shown in Table IV, it is estimated that the District may issue not exceeding an aggregate principal amount of \$24,893,535.00 in Bonds to fund the implementation of the CIP, assuming all of the CIP is financed. A number of items comprise the estimated bond size required to fund the \$29,980,000.00 necessary to complete the District's CIP. These items may include, but are not limited to, a period of capitalized interest, a debt service reserve, an underwriter's discount, issuance costs, and rounding, as noted in Table 4

As the finance plan is implemented a supplemental methodology will be issued for each phase of development, that mirrors the master methodology, and the final source and use of funds will be determined at the time of issuance of the Bonds and is dependent on a variety of factors, most importantly, the interest rate that the District is able to secure on the Bonds, along with such items as the capitalized interest period, reserve requirement and costs of issuance. Stated another way, this master assessment allocation methodology described herein is intended to establish, without the need for a further public hearing, the necessary benefit and fair and reasonable allocation findings for a master assessment lien, which may give rise to one or more individual assessment liens relating to individual bond issuances necessary to fund all or a portion of the project(s) referenced herein. All such liens shall be within the benefit limits established herein and using the allocation methodology described herein, and shall be described in one or more supplemental reports.

As set forth in any supplemental report, and for any particular bond issuance, the project developer may opt to "buy down" the assessments on particular product types and/or lands using a contribution of cash, infrastructure or other consideration, and in order for assessments to reach certain target levels. Note that any debt reduction payment or "true-up," as described herein, may require a payment to satisfy the "true-up" obligations as well as additional contributions to maintain such target assessment levels. Any amounts contributed by the developer to pay down assessments will not be eligible for "deferred costs," if any are provided for in connection with any particular bond issuance.

6.0 ASSIGNMENT OF ASSESSMENTS

It is useful to consider three broad states or conditions of development. The initial condition is the "unplatted state". At this point infrastructure may or may not be constructed, but in general, home sites or other development units have not been defined and all of the developable land within the applicable special assessment area (as may be defined in a

supplemental assessment resolution) is considered unplatted acreage (“Unplatted Acres”). In the unplatted state, all of the lands within the applicable special assessment area receive benefit from all or a portion of the components of the financed CIP and assessments would be imposed upon all of the land within the special assessment area on an equal acre basis to repay the Bonds in amount not in excess of the benefit accruing to such parcels.

The second condition is the interim or “approved state”. At this point, a developer would have received approval for a site development plan from the County primarily for the building of a particular type of multi-family product. By virtue of the County granting an approval for its site development plan for a neighborhood, certain development rights are committed to and peculiar to that neighborhood, thereby changing the character and value of the land by enhancing the capacity of the Unplatted Acres within a neighborhood with the special and peculiar benefits flowing from components of the CIP and establishing the requisite logical connection for the flow of the special benefits peculiar to the property, while also incurring at the same time a corresponding increase in the responsibility for the payment of the levied debt assessment to amortize the portion of the debt associated with those improvements. However, this increased state of development does not fully allocate the units to be constructed within this state until a declaration of condominium is recorded and the District knows exactly the type and number of units that will be constructed on the site. Therefore the approved stated becomes final once the declaration of condominium is filed.

Therefore, once the land achieves this approved state, the District will designate such area, or in combination with other such areas, as an assessment area, and, allocate a portion of this debt to such assessment area in the “approved state”.

This apportionment of benefit is based on accepted practices for the fair and equitable apportionment of special and peculiar benefits in accordance with applicable laws and the procedure for the imposition, levy and collection of non-ad valorem special assessments in conformity with State laws applicable to such assessments.

Development enters its third and “Platted State”, as property is platted. Land becomes platted property (the “Platted Property”) which single-family units are platted or multifamily land uses receive a building permit and a separate tax parcel identification number is issued for such parcel. At this point, and only at this point, is the use and enjoyment of the property fixed and determinable and it is only at this point that the ultimate special and peculiar benefit can be determined flowing from the components of the CIP peculiar to such platted parcel. At this point, a specific apportionment of the debt assessments will be fixed and determinable from the supplemental assessment report to be prepared once the final pricing details of the bonds are known.

When the development program contains a mix of residential land uses, an accepted method of allocating the costs of public infrastructure improvements to benefiting properties is through the establishment of a system that “equates” the benefit received by each property to the benefit received by a single-family unit to other unit types. To implement this technique for CIP cost allocation purposes, a base unit type must be set.

Unlike property taxes, which are ad-valorem in nature, a community development district may levy special assessments under Florida Statutes only if the parcels to be assessed receive special benefit from the infrastructure improvement acquired and/or constructed by the District. Special benefits act as a logical connection to property from the improvement system or service facilities being constructed and include, but are not limited to, added use, added enjoyment, increased access and increased property values. These special benefits are peculiar to lands within the District and differ in nature to those general or incidental benefits that landowners outside the District or the general public may enjoy. A District must also apportion or allocate its special assessments so that the assessments are fairly and reasonably distributed relative to the special benefit conferred. Generally speaking, this means the amount of special assessment levied on a parcel should not exceed the amount of special benefit enjoyed by that parcel. A District typically may develop and adopt an assessment methodology based on front footage, square footage, or any other reasonable allocation method, so long as the assessment meets the benefit requirement, and so long as the assessments are fairly and reasonably allocated.

A. Benefit Analysis

It is anticipated that the CIP will function as a system of improvements and provide special benefit to all lands within the District. Stated differently, this infrastructure project is a program of improvements and was designed specifically to facilitate the development of the lands within the District, from both a legal and socio-economic standpoint. Therefore, special benefits will accrue to the land uses within the District.

As noted above, the CIP includes certain master infrastructure – namely, Artisan Lakes Parkway – that serves both the Artisan Lakes East CDD and Artisan Lakes CDD. The costs of the Artisan Lakes Parkway will be shared pursuant to a Cost Share/Interlocal Agreement to be entered into between the two districts. Under the Cost Share Agreement, the District will pay approximately 55% of the costs of the Artisan Lakes Parkway, which roughly equates to the amount of benefit that the District receives based on planned units and comparative acreage. The Cost Share Agreement will also provide for certain matters relating to impact fee credits arising from the construction of Artisan Lakes Parkway. With respect to such impact fee credits, it is expected that the same will be shared by the two districts in the same percentages as the

cost of Artisan Lakes Parkway is shared and that the same will be used in a fair and equitable manner benefitting the assessable property in the District and the assessable property in the Artisan Lakes East CDD, as will be detailed in the Cost Sharing Agreement.

Also, a private amenity facility is planned as part of the CIP. However, a debt assessment is not appropriate in connection with the development of the amenity because the amenity will be owned and operated by a homeowner's association, and is considered a common element for the exclusive benefit of lot owners. Stated differently, any benefit for this facility flows directly to the benefit of all of the Platted Lots in the District. As such, no assessment would be assigned to this amenity.

B. Allocation/Assignment Methodology

The Assessments assignable to Platted Lots and Unplatted Acres in Table V. This table provides the maximum assessments for the entire District. As noted earlier in this report, to the extent there are Unplatted Acres, the initial assessment on those parcels will be on an equal assessment per acre basis. When the Unplatted Acres are platted into Platted Units, Assessments will be assigned on a first-assigned, first-platted basis, as set forth in more detail in the supplemental special assessment methodolog(ies) applicable to particular series of Bonds. Note that while the CIP functions as a system of improvements benefitting all lands within the District, debt assessments associated with different bond issuances may differ in amount, due to changes in construction costs, financing costs, or other matters.

7.0 Prepayment of Assessments

The assessments encumbering a Platted Unit may be prepaid in full at anytime, without penalty, together with interest at the rate on the bond series to the interest Payment Date (as defined in the bond trust indenture) that is more than forty-five (45) days next succeeding the date of prepayment, or such other date as set forth in the applicable bond trust indenture. Notwithstanding the preceding provisions, the District does not waive the right to assess penalties and collection costs which would otherwise be permissible if the Platted Unit being prepaid is subject to an assessment delinquency.

8.0 Overview of the Inventory Adjustment Determination

This Methodology is based on the development plan that is currently proposed by the Developer. As with all projects of this size and magnitude, as development occurs there may be changes to various parts of the proposed project mix, the number of units, the types of units, etc. The inventory adjustment determination mechanism is intended to ensure that all of the debt assessments are levied only on developable properties, such that by the end of the

development period there will be no remaining debt assessments on any undevelopable property.

First, as property is taken from an undeveloped (raw land) state and readied for development, the property is platted or alternatively specific site plans are developed and processed through the County Property Appraiser, who assigns distinct parcel identification numbers for land that is ready to be built upon. Or in the case of property where a condominium is being developed the land is platted as a large tract of land, and ultimately as the developer files the declaration of condominium, the County Property Appraiser will assign distinct parcel identifications to each condominium unit that will be constructed on the property.

When either of these events occur, the District must allocate the appropriate portion of its debt to the newly established and distinct parcel identification numbers. The inventory adjustment determination allows for the District to take the debt on these large tracts of land, and assign the correct allocation of debt to these newly created units. This mechanism is done to ensure that the principal assessment for each type of property constructed never exceeds the initially allocated assessment contained in this report.

This is done periodically as determined by the District Manager or their authorized representative, and is intended to ensure that the remaining number of units to be constructed can be constructed on the remaining developable land. If at any time, the remaining units are insufficient to absorb the remaining development plan, the applicable landowner will be required to make a density reduction payment, such that the debt remaining after the density reduction payment does not exceed principal assessment for each type of property is exceeded in the initially allocated assessment contained in this report.

The specific process for handling inventory adjustments is set forth in more detail in the District's assessment resolution adopting this report, as well as a true-up agreement entered into between the Developer and the District. Further, please note that, in the event that the District's capital improvement plan is not completed, required contributions are not made, or under certain other circumstances, the District may be required to reallocate the special assessments.

9.0 Preliminary Assessment Roll

Exhibit I provides the current folio numbers derived from the Manatee County Tax Rolls and matches those folio number's with the anticipated product on each folio numbers.

**Artisan Lakes East Community Development District
Unit Summary - Master Development
Table 1**

Neighborhood	Product Type					Total	Platted	Allocated
	30' - 39'	40' - 49'	50' - 59'	60' - 69'	71' and Over			
<i>Allocated</i>								
Eave's Bend	0	198	130	94	0	422	422	422
Neighborhood 2	0	187	81	82	0	350	0	0
Neighborhood 3	0	175	101	39	0	315	0	0
Total Units Allocated:	0	560	312	215	0	1087	422	422

Eave's Bend will constitute the Series 1018 Project, and Neighborhood 2 and 3 plan will be the subject to future Bond Issues

**Artisan Lakes East Community Development District
Land use Type - Master Development
Table II**

Product Type						
Description	30' - 40'	40' - 49'	50' - 59'	60' -69'	70'	Total
<i>Eave's Bend</i>	0	198	130	94	0	422
Neighborhood 2	0	187	81	82	0	350
Neighborhood 3	0	175	101	39	0	315
Total	0	560	312	215	0	1087

Eave's Bend will constitute the Series 1018 Project, and Neighborhood 2 and 3 plan will be the subject to future Bond Issues

**Artisan Lakes East Community Development District
Capital Improvement Program Cost Estimate - Master Development
Table III**

No.	Facility	2018 Project		Future Development		Total Project Costs
		Series 2018 Public Improvements	Developer Funded	Future Public Improvements	Developer Funded	
1	Stormwater/Floodplain Management ⁽¹⁾⁽²⁾	\$1,100,876	\$937,923	\$2,782,924	\$3,745,777	\$8,567,500
2	Subdivision Roads		\$1,694,900	\$3,879,336		\$5,574,236
3	Subdivision Sanitary Sewer Collection System	\$650,974		\$2,005,226		\$2,656,200
4	Subdivision Potable Water System	\$665,022		\$1,615,878		\$2,280,900
5	Subdivision Landscape/Irrigation/Hardscape		\$530,427		\$6,357,119	\$6,887,546
6	Amenity Center				\$1,000,000	\$1,000,000
Subtotal (Development)		\$2,416,872	\$3,163,250	\$10,283,364	\$11,102,896	\$26,966,382
8	Artisan Lakes Parkway ⁽⁴⁾⁽⁶⁾	\$1,832,156		\$6,357,454		\$8,189,610
9	Contingency (15%)		\$474,488	\$2,496,122.70	\$1,665,434	\$4,636,045
10	Professional Fees	\$213,312	\$279,188	\$1,294,254	\$848,246	\$2,635,000
Total Improvements		\$4,462,340	\$3,916,926	\$20,431,195	\$13,616,576	\$42,427,037
				Total Public Infrastructure - Master CIP		\$24,893,535

The cost estimates set forth herein are estimates based on current plans and market conditions, which are subject to change. Accordingly, the '2017 Project' as used herein refers to sufficient public infrastructure of the kinds described herein (i.e., stormwater/floodplain management, sanitary sewer, potable water, etc.) to support the development and sale of the planned residential units, which (subject to true-up determinations) number and type of units may be changed with the development of Esplanade."

Notes:

⁽¹⁾ Public Stormwater/Floodplain mgmt includes storm sewer pipes, inlets, catch basins, control structures, headwalls

⁽²⁾ Developer Funded Stormwater/Floodplain mgmt includes lake excavations, lot pad grading, road grading.

⁽⁴⁾ Artisan Lakes Parkway improvements include: roadway, storm sewer, san. sewer, lift station no. 2 completion, potable water & irrigation mains/landscape/hardscape, & street lights

**Artisan Lakes East Community Development District
Assessment Allocation - Entire Project
Table V**

#REF!	EAU Factor	Development Plan	Total EAU	Total Par Debt Allocation	Total Par Debt Allocation Per Unit	Estimated Annual Debt Service (1)	Estimated Discounts and Collections (2)	Estimated Total Annual Debt Service Per Unit	Estimated Total Annual Debt Service (1)	Total Annual Debt Service (4)
Single Family 30' - 39'	0.7	0	0	\$ -	\$ -	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Single Family 40' - 49'	0.8	560	448	\$ 13,149,548.13	\$ 23,481.34	\$1,640.02	\$114.80	\$1,754.82	\$918,408.66	\$982,697.26
Single Family 50' - 59'	1	312	312	\$ 9,157,721.02	\$ 29,351.67	\$2,050.02	\$143.50	\$2,193.52	\$639,606.03	\$684,378.45
Single Family 60' - 69'	1.2	215	258	\$ 7,572,730.84	\$ 35,222.00	\$2,460.02	\$172.20	\$2,632.22	\$528,904.99	\$565,928.33
Single Family 70' and up	1.4	0	0	\$ -	\$ -	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total Units:		1087	1,018	\$ 29,880,000.00					\$2,086,919.67	\$2,233,004.05
Estimated Max Annual Debt Service:									\$2,086,919.67	
Rounding:									\$0.00	

(1) Excludes Discounts/Collection Costs

(2) Estimated at 4% for Discounts and 3% for Collection Costs by County

(4) Includes Discounts and Collection Costs

**Artisan Lakes East Community Development District
EXHIBIT 1 - Assessment Roll - Master Capital Improvement Program**

Folio #	Unplatted Acres	Property Owner	Assessment by Acre	Total Assessment by Folio	Planned Uits by Folio Number					Total Planned Units
					30' - 39'	40' - 49'	50' - 59'	60' - 69'	70' and Above	
604500109	57.761	Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232	\$ 55,727.06	\$ 3,218,850.99		24	7			31
604500219	123.66	Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232	\$ 55,727.06	\$ 6,891,208.83		168	73	82		323
604500299	99.292	Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232	\$ 55,727.06	\$ 5,533,251.72		163	97	39		299
610900519	46.85	Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232	\$ 55,727.06	\$ 2,610,812.99		12				12
610900529		MANATEE COUNTY								0
610923559		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 35,222.00				1		1
610923609		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 35,222.00				1		1
610923659		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 35,222.00				1		1
610923709		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 35,222.00				1		1
610923759		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 35,222.00				1		1
610923809		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 35,222.00				1		1
610923859		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 35,222.00				1		1
610923909		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 35,222.00				1		1
610923959		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 35,222.00				1		1
610924009		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 35,222.00				1		1
610924059		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 35,222.00				1		1

**Artisan Lakes East Community Development District
EXHIBIT 1 - Assessment Roll - Master Capital Improvement Program**

Folio #	Unplatted Acres	Property Owner	Assessment by Acre	Total Assessment by Folio	Planned Uits by Folio Number					Total Planned Units
					30' - 39'	40' - 49'	50' - 59'	60' - 69'	70' and Above	
610924109		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 35,222.00				1		1
610924159		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 35,222.00				1		1
610924209		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 35,222.00				1		1
610924259		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 35,222.00				1		1
610924309		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 35,222.00				1		1
610924359		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 35,222.00				1		1
610924409		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 35,222.00				1		1
610924459		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 35,222.00				1		1
610924509		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 35,222.00				1		1
610924559		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 35,222.00				1		1
610924609		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 35,222.00				1		1
610924659		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 35,222.00				1		1
610924709		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 35,222.00				1		1
610924759		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 35,222.00				1		1
610924809		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 35,222.00				1		1
610924859		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 35,222.00				1		1

**Artisan Lakes East Community Development District
EXHIBIT 1 - Assessment Roll - Master Capital Improvement Program**

Folio #	Unplatted Acres	Property Owner	Assessment by Acre	Total Assessment by Folio	Planned Uits by Folio Number					Total Planned Units
					30' - 39'	40' - 49'	50' - 59'	60' - 69'	70' and Above	
610924909		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 35,222.00				1		1
610924959		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 35,222.00				1		1
610925009		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 35,222.00				1		1
610925059		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 35,222.00				1		1
610925109		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 35,222.00				1		1
610925159		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 35,222.00				1		1
610925209		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 35,222.00				1		1
610925259		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 35,222.00				1		1
610925309		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 35,222.00				1		1
610925359		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 35,222.00				1		1
610925409		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 35,222.00				1		1
610925459		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 35,222.00				1		1
610925509		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 35,222.00				1		1
610925559		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 35,222.00				1		1
610925609		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 35,222.00				1		1
610925659		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 35,222.00				1		1

**Artisan Lakes East Community Development District
EXHIBIT 1 - Assessment Roll - Master Capital Improvement Program**

Folio #	Unplatted Acres	Property Owner	Assessment by Acre	Total Assessment by Folio	Planned Uits by Folio Number					Total Planned Units
					30' - 39'	40' - 49'	50' - 59'	60' - 69'	70' and Above	
610925709		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 35,222.00				1		1
610925759		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 35,222.00				1		1
610925809		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 35,222.00				1		1
610925859		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 35,222.00				1		1
610925909		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 35,222.00				1		1
610925959		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 35,222.00				1		1
610926009		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 35,222.00				1		1
610926059		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 35,222.00				1		1
610926109		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 35,222.00				1		1
610926159		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 35,222.00				1		1
610926209		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 35,222.00				1		1
610926259		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 35,222.00				1		1
610926309		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 35,222.00				1		1
610926359		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 35,222.00				1		1
610926409		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 35,222.00				1		1
610926459		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 35,222.00				1		1

**Artisan Lakes East Community Development District
EXHIBIT 1 - Assessment Roll - Master Capital Improvement Program**

Folio #	Unplatted Acres	Property Owner	Assessment by Acre	Total Assessment by Folio	Planned Uits by Folio Number					Total Planned Units
					30' - 39'	40' - 49'	50' - 59'	60' - 69'	70' and Above	
610926509		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 35,222.00				1		1
610926559		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 35,222.00				1		1
610926609		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 35,222.00				1		1
610926659		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 35,222.00				1		1
610926709		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 35,222.00				1		1
610926759		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 35,222.00				1		1
610926809		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 35,222.00				1		1
610926859		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 35,222.00				1		1
610926909		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 35,222.00				1		1
610926959		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 35,222.00				1		1
610927009		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 35,222.00				1		1
610927059		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 35,222.00				1		1
610927109		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 35,222.00				1		1
610927159		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 35,222.00				1		1
610927209		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 35,222.00				1		1
610927259		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 35,222.00				1		1

**Artisan Lakes East Community Development District
EXHIBIT 1 - Assessment Roll - Master Capital Improvement Program**

Folio #	Unplatted Acres	Property Owner	Assessment by Acre	Total Assessment by Folio	Planned Uits by Folio Number					Total Planned Units
					30' - 39'	40' - 49'	50' - 59'	60' - 69'	70' and Above	
610927309		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 35,222.00				1		1
610927359		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 35,222.00				1		1
610927409		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 35,222.00				1		1
610927459		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 35,222.00				1		1
610927509		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 35,222.00				1		1
610927559		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 35,222.00				1		1
610927609		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 35,222.00				1		1
610927659		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 35,222.00				1		1
610927709		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 35,222.00				1		1
610927759		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 35,222.00				1		1
610927809		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 35,222.00				1		1
610927859		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 35,222.00				1		1
610927909		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 35,222.00				1		1
610927959		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 35,222.00				1		1
610928009		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 35,222.00				1		1
610928059		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 35,222.00				1		1

**Artisan Lakes East Community Development District
EXHIBIT 1 - Assessment Roll - Master Capital Improvement Program**

Folio #	Unplatted Acres	Property Owner	Assessment by Acre	Planned Uits by Folio Number						Total Planned Units
				Total Assessment by Folio	30' - 39'	40' - 49'	50' - 59'	60' - 69'	70' and Above	
610928109		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 35,222.00				1		1
610928159		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 23,481.34		1				1
610928209		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 23,481.34		1				1
610928259		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 23,481.34		1				1
610928309		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 23,481.34		1				1
610928359		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 23,481.34		1				1
610928409		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 23,481.34		1				1
610928459		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 23,481.34		1				1
610928509		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 23,481.34		1				1
610928559		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 23,481.34		1				1
610928609		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 23,481.34		1				1
610928659		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 23,481.34		1				1
610928709		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 23,481.34		1				1
610928759		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 23,481.34		1				1
610928809		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 23,481.34		1				1
610928859		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 23,481.34		1				1

**Artisan Lakes East Community Development District
EXHIBIT 1 - Assessment Roll - Master Capital Improvement Program**

Folio #	Unplatted Acres	Property Owner	Assessment by Acre	Planned Uits by Folio Number						Total Planned Units
				Total Assessment by Folio	30' - 39'	40' - 49'	50' - 59'	60' - 69'	70' and Above	
610928909		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 23,481.34		1				1
610928959		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 23,481.34		1				1
610929009		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 23,481.34		1				1
610929059		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 23,481.34		1				1
610929109		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 23,481.34		1				1
610929159		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 23,481.34		1				1
610929209		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 23,481.34		1				1
610929259		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 23,481.34		1				1
610929309		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 23,481.34		1				1
610929359		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 23,481.34		1				1
610929409		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 23,481.34		1				1
610929459		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 23,481.34		1				1
610929509		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 23,481.34		1				1
610929559		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 23,481.34		1				1
610929609		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 23,481.34		1				1
610929659		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 23,481.34		1				1

**Artisan Lakes East Community Development District
EXHIBIT 1 - Assessment Roll - Master Capital Improvement Program**

Folio #	Unplatted Acres	Property Owner	Assessment by Acre	Planned Uits by Folio Number						
				Total Assessment by Folio	30' - 39'	40' - 49'	50' - 59'	60' - 69'	70' and Above	Total Planned Units
610929709		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 23,481.34		1				1
610929759		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 23,481.34		1				1
610929809		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 23,481.34		1				1
610929859		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 23,481.34		1				1
610929909		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 23,481.34		1				1
610929959		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 23,481.34		1				1
610930009		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 23,481.34		1				1
610930059		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 23,481.34		1				1
610930109		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 23,481.34		1				1
610930159		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 23,481.34		1				1
610930209		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 23,481.34		1				1
610930259		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 23,481.34		1				1
610930309		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 23,481.34		1				1
610930359		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 23,481.34		1				1
610930409		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 23,481.34		1				1
610930459		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 23,481.34		1				1

**Artisan Lakes East Community Development District
EXHIBIT 1 - Assessment Roll - Master Capital Improvement Program**

Folio #	Unplatted Acres	Property Owner	Assessment by Acre	Total Assessment by Folio	Planned Uits by Folio Number					Total Planned Units
					30' - 39'	40' - 49'	50' - 59'	60' - 69'	70' and Above	
610930509		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 23,481.34		1				1
610930559		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 23,481.34		1				1
610930609		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 23,481.34		1				1
610930659		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 23,481.34		1				1
610930709		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 23,481.34		1				1
610930759		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 23,481.34		1				1
610930809		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 23,481.34		1				1
610930859		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 23,481.34		1				1
610930909		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 23,481.34		1				1
610930959		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 23,481.34		1				1
610931009		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 23,481.34		1				1
610931059		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 23,481.34		1				1
610931109		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 23,481.34		1				1
610931159		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 23,481.34		1				1
610931209		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 23,481.34		1				1
610931259		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 23,481.34		1				1

**Artisan Lakes East Community Development District
EXHIBIT 1 - Assessment Roll - Master Capital Improvement Program**

Folio #	Unplatted Acres	Property Owner	Assessment by Acre	Total Assessment by Folio	Planned Uits by Folio Number					Total Planned Units
					30' - 39'	40' - 49'	50' - 59'	60' - 69'	70' and Above	
610931309		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 23,481.34		1				1
610931359		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 23,481.34		1				1
610931409		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 23,481.34		1				1
610931459		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 23,481.34		1				1
610931509		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 23,481.34		1				1
610931559		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 23,481.34		1				1
610931609		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 23,481.34		1				1
610931659		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 23,481.34		1				1
610931709		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 23,481.34		1				1
610931759		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 23,481.34		1				1
610931809		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 23,481.34		1				1
610931859		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 23,481.34		1				1
610931909		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 23,481.34		1				1
610931959		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 23,481.34		1				1
610932009		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 23,481.34		1				1
610932059		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 23,481.34		1				1

**Artisan Lakes East Community Development District
EXHIBIT 1 - Assessment Roll - Master Capital Improvement Program**

Folio #	Unplatted Acres	Property Owner	Assessment by Acre	Total Assessment by Folio	Planned Uits by Folio Number					Total Planned Units
					30' - 39'	40' - 49'	50' - 59'	60' - 69'	70' and Above	
610932109		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 23,481.34		1				1
610932159		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 23,481.34		1				1
610932209		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 23,481.34		1				1
610932259		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 23,481.34		1				1
610932309		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 23,481.34		1				1
610932359		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 23,481.34		1				1
610932409		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 23,481.34		1				1
610932459		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 23,481.34		1				1
610932509		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 23,481.34		1				1
610932559		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 23,481.34		1				1
610932609		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 23,481.34		1				1
610932659		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 23,481.34		1				1
610932709		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 23,481.34		1				1
610932759		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 23,481.34		1				1
610932809		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 23,481.34		1				1
610932859		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 23,481.34		1				1

**Artisan Lakes East Community Development District
EXHIBIT 1 - Assessment Roll - Master Capital Improvement Program**

Folio #	Unplatted Acres	Property Owner	Assessment by Acre	Total Assessment by Folio	Planned Uits by Folio Number					Total Planned Units
					30' - 39'	40' - 49'	50' - 59'	60' - 69'	70' and Above	
610932909		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 23,481.34		1				1
610932959		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 23,481.34		1				1
610933009		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 23,481.34		1				1
610933059		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 23,481.34		1				1
610933109		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 23,481.34		1				1
610933159		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 23,481.34		1				1
610933209		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 23,481.34		1				1
610933259		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 23,481.34		1				1
610933309		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 23,481.34		1				1
610933359		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 23,481.34		1				1
610933409		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 23,481.34		1				1
610933459		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 23,481.34		1				1
610933509		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 23,481.34		1				1
610933559		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 23,481.34		1				1
610933609		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 23,481.34		1				1
610933659		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 23,481.34		1				1

**Artisan Lakes East Community Development District
EXHIBIT 1 - Assessment Roll - Master Capital Improvement Program**

Folio #	Unplatted Acres	Property Owner	Assessment by Acre	Total Assessment by Folio	Planned Uits by Folio Number					Total Planned Units
					30' - 39'	40' - 49'	50' - 59'	60' - 69'	70' and Above	
610933709		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 23,481.34		1				1
610933759		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 23,481.34		1				1
610933809		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 23,481.34		1				1
610933859		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 23,481.34		1				1
610933909		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 23,481.34		1				1
610933959		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 23,481.34		1				1
610934009		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 23,481.34		1				1
610934059		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 23,481.34		1				1
610934109		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 23,481.34		1				1
610934159, 610934209, 610934259, 610934309, 610934359, 610934409, 610934459, 610934509, 610934559	1.311	Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232	\$ 55,727.06	\$ 73,058.18		3	2	2		7
610934609		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 23,481.34		1				1
610934659		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 23,481.34		1				1
610934709		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 23,481.34		1				1
610934759		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 23,481.34		1				1

**Artisan Lakes East Community Development District
EXHIBIT 1 - Assessment Roll - Master Capital Improvement Program**

Folio #	Unplatted Acres	Property Owner	Assessment by Acre	Total Assessment by Folio	Planned Uits by Folio Number					Total Planned Units
					30' - 39'	40' - 49'	50' - 59'	60' - 69'	70' and Above	
610934809		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 23,481.34		1				1
610934859		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 23,481.34		1				1
610934909		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 23,481.34		1				1
610934959		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 23,481.34		1				1
610935009		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 23,481.34		1				1
610935059		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 23,481.34		1				1
610935109		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 23,481.34		1				1
610935159		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 23,481.34		1				1
610935209		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 23,481.34		1				1
610935259		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 23,481.34		1				1
610935309		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 23,481.34		1				1
610935359		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 23,481.34		1				1
610935409		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 23,481.34		1				1
610935459		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 23,481.34		1				1
610935509		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 23,481.34		1				1
610935559		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 23,481.34		1				1

**Artisan Lakes East Community Development District
EXHIBIT 1 - Assessment Roll - Master Capital Improvement Program**

Folio #	Unplatted Acres	Property Owner	Assessment by Acre	Planned Uits by Folio Number						Total Planned Units
				Total Assessment by Folio	30' - 39'	40' - 49'	50' - 59'	60' - 69'	70' and Above	
610935609		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 23,481.34		1				1
610935659		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 23,481.34		1				1
610935709		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 23,481.34		1				1
610935759		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 23,481.34		1				1
610935809		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 23,481.34		1				1
610935859		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 23,481.34		1				1
610935909		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 23,481.34		1				1
610935959		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 23,481.34		1				1
610936009		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 23,481.34		1				1
610936059		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 23,481.34		1				1
610936109		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 23,481.34		1				1
610936159		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 23,481.34		1				1
610936209		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 23,481.34		1				1
610936259		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 23,481.34		1				1
610936309		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 23,481.34		1				1
610936359		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 23,481.34		1				1

**Artisan Lakes East Community Development District
EXHIBIT 1 - Assessment Roll - Master Capital Improvement Program**

Folio #	Unplatted Acres	Property Owner	Assessment by Acre	Planned Uits by Folio Number						Total Planned Units
				Total Assessment by Folio	30' - 39'	40' - 49'	50' - 59'	60' - 69'	70' and Above	
610936409		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 23,481.34		1				1
610936459		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 23,481.34		1				1
610936509		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 23,481.34		1				1
610936559		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 23,481.34		1				1
610936609		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 23,481.34		1				1
610936659		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 23,481.34		1				1
610936709		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 23,481.34		1				1
610936759		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 23,481.34		1				1
610936809		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 23,481.34		1				1
610936859		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 23,481.34		1				1
610936909		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 23,481.34		1				1
610936959		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 23,481.34		1				1
610937009		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 23,481.34		1				1
610937059		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 23,481.34		1				1
610937109		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 23,481.34		1				1
610937159		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 23,481.34		1				1

**Artisan Lakes East Community Development District
EXHIBIT 1 - Assessment Roll - Master Capital Improvement Program**

Folio #	Unplatted Acres	Property Owner	Assessment by Acre	Total Assessment by Folio	Planned Uits by Folio Number					Total Planned Units
					30' - 39'	40' - 49'	50' - 59'	60' - 69'	70' and Above	
610937209		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 23,481.34		1				1
610937259		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 23,481.34		1				1
610937309		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 23,481.34		1				1
610937359		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 23,481.34		1				1
610937409		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 23,481.34		1				1
610937459		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 23,481.34		1				1
610937509		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 23,481.34		1				1
610937559		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 23,481.34		1				1
610937609		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 23,481.34		1				1
610937659		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 23,481.34		1				1
610937709		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 23,481.34		1				1
610937759		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 23,481.34		1				1
610937809		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 23,481.34		1				1
610937859		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 23,481.34		1				1
610937909		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 23,481.34		1				1
610937959		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 23,481.34		1				1

**Artisan Lakes East Community Development District
EXHIBIT 1 - Assessment Roll - Master Capital Improvement Program**

Folio #	Unplatted Acres	Property Owner	Assessment by Acre	Total Assessment by Folio	Planned Uits by Folio Number					Total Planned Units
					30' - 39'	40' - 49'	50' - 59'	60' - 69'	70' and Above	
610938009		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 23,481.34		1				1
610938059		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 23,481.34		1				1
610938109		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 23,481.34		1				1
610938159		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 23,481.34		1				1
610938209		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 23,481.34		1				1
610938259		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 23,481.34		1				1
610938309		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 23,481.34		1				1
610938359		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 23,481.34		1				1
610938409		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 23,481.34		1				1
610938459		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 23,481.34		1				1
610938509		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 23,481.34		1				1
610938559		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 29,351.67			1			1
610938609		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 29,351.67			1			1
610938659		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 29,351.67			1			1
610938709		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 29,351.67			1			1
610938759		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 29,351.67			1			1

**Artisan Lakes East Community Development District
EXHIBIT 1 - Assessment Roll - Master Capital Improvement Program**

Folio #	Unplatted Acres	Property Owner	Assessment by Acre	Total Assessment by Folio	Planned Uits by Folio Number					Total Planned Units
					30' - 39'	40' - 49'	50' - 59'	60' - 69'	70' and Above	
610938809		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 29,351.67			1			1
610938859		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 29,351.67			1			1
610938909		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 29,351.67			1			1
610938959		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 29,351.67			1			1
610939009		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 29,351.67			1			1
610939059		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 29,351.67			1			1
610939109		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 29,351.67			1			1
610939159		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 29,351.67			1			1
610939209		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 29,351.67			1			1
610939259		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 29,351.67			1			1
610939309		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 29,351.67			1			1
610939359		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 29,351.67			1			1
610939409		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 29,351.67			1			1
610939459		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 29,351.67			1			1
610939509		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 29,351.67			1			1
610939559		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 29,351.67			1			1

**Artisan Lakes East Community Development District
EXHIBIT 1 - Assessment Roll - Master Capital Improvement Program**

Folio #	Unplatted Acres	Property Owner	Assessment by Acre	Total Assessment by Folio	Planned Uits by Folio Number					Total Planned Units
					30' - 39'	40' - 49'	50' - 59'	60' - 69'	70' and Above	
610939609		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 29,351.67			1			1
610939659		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 29,351.67			1			1
610939709		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 29,351.67			1			1
610939759		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 29,351.67			1			1
610939809		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 29,351.67			1			1
610939859		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 29,351.67			1			1
610939909		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 29,351.67			1			1
610939959		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 29,351.67			1			1
610940009		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 29,351.67			1			1
610940059		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 29,351.67			1			1
610940109		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 29,351.67			1			1
610940159		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 29,351.67			1			1
610940209		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 29,351.67			1			1
610940259		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 29,351.67			1			1
610940309		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 29,351.67			1			1
610940359		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 29,351.67			1			1

**Artisan Lakes East Community Development District
EXHIBIT 1 - Assessment Roll - Master Capital Improvement Program**

Folio #	Unplatted Acres	Property Owner	Assessment by Acre	Total Assessment by Folio	Planned Uits by Folio Number					Total Planned Units
					30' - 39'	40' - 49'	50' - 59'	60' - 69'	70' and Above	
610940409		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 29,351.67			1			1
610940459		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 29,351.67			1			1
610940509		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 29,351.67			1			1
610940559		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 29,351.67			1			1
610940609		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 29,351.67			1			1
610940659		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 29,351.67			1			1
610940709		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 29,351.67			1			1
610940759		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 29,351.67			1			1
610940809		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 29,351.67			1			1
610940859		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 29,351.67			1			1
610940909		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 29,351.67			1			1
610940959		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 29,351.67			1			1
610941009		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 29,351.67			1			1
610941059		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 29,351.67			1			1
610941109		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 29,351.67			1			1
610941159		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 29,351.67			1			1

**Artisan Lakes East Community Development District
EXHIBIT 1 - Assessment Roll - Master Capital Improvement Program**

Folio #	Unplatted Acres	Property Owner	Assessment by Acre	Total Assessment by Folio	Planned Uits by Folio Number					Total Planned Units
					30' - 39'	40' - 49'	50' - 59'	60' - 69'	70' and Above	
610941209		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 29,351.67			1			1
610941259		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 29,351.67			1			1
610941309		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 29,351.67			1			1
610941359		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 29,351.67			1			1
610941409		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 29,351.67			1			1
610941459		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 29,351.67			1			1
610941509		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 29,351.67			1			1
610941559		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 29,351.67			1			1
610941609		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 29,351.67			1			1
610941659		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 29,351.67			1			1
610941709		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 29,351.67			1			1
610941759		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 29,351.67			1			1
610941809		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 29,351.67			1			1
610941859		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 29,351.67			1			1
610941909		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 29,351.67			1			1
610941959		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 29,351.67			1			1

**Artisan Lakes East Community Development District
EXHIBIT 1 - Assessment Roll - Master Capital Improvement Program**

Folio #	Unplatted Acres	Property Owner	Assessment by Acre	Total Assessment by Folio	Planned Uits by Folio Number					Total Planned Units
					30' - 39'	40' - 49'	50' - 59'	60' - 69'	70' and Above	
610942009		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 29,351.67			1			1
610942059		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 29,351.67			1			1
610942109		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 29,351.67			1			1
610942159		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 29,351.67			1			1
610942209		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 29,351.67			1			1
610942259		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 29,351.67			1			1
610942309		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 29,351.67			1			1
610942359		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 29,351.67			1			1
610942409		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 29,351.67			1			1
610942459		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 29,351.67			1			1
610942509		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 29,351.67			1			1
610942559		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 29,351.67			1			1
610942609		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 29,351.67			1			1
610942659		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 29,351.67			1			1
610942709		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 29,351.67			1			1
610942759		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 29,351.67			1			1

**Artisan Lakes East Community Development District
EXHIBIT 1 - Assessment Roll - Master Capital Improvement Program**

Folio #	Unplatted Acres	Property Owner	Assessment by Acre	Total Assessment by Folio	Planned Uits by Folio Number					Total Planned Units
					30' - 39'	40' - 49'	50' - 59'	60' - 69'	70' and Above	
610942809		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 29,351.67			1			1
610942859		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 29,351.67			1			1
610942909		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 29,351.67			1			1
610942959		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 29,351.67			1			1
610943009		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 29,351.67			1			1
610943059		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 29,351.67			1			1
610943109		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 29,351.67			1			1
610943159		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 29,351.67			1			1
610943209		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 29,351.67			1			1
610943259		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 29,351.67			1			1
610943309		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 29,351.67			1			1
610943359		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 29,351.67			1			1
610943409		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 29,351.67			1			1
610943459		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 29,351.67			1			1
610943509		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 29,351.67			1			1
610943559		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 29,351.67			1			1

**Artisan Lakes East Community Development District
EXHIBIT 1 - Assessment Roll - Master Capital Improvement Program**

Folio #	Unplatted Acres	Property Owner	Assessment by Acre	Total Assessment by Folio	Planned Uits by Folio Number					Total Planned Units
					30' - 39'	40' - 49'	50' - 59'	60' - 69'	70' and Above	
610943609		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 29,351.67			1			1
610943659		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 29,351.67			1			1
610943709		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 29,351.67			1			1
610943759		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 29,351.67			1			1
610943809		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 29,351.67			1			1
610943859		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 29,351.67			1			1
610943909		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 29,351.67			1			1
610943959		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 29,351.67			1			1
610944009		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 29,351.67			1			1
610944059		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 29,351.67			1			1
610944109		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 29,351.67			1			1
610944159		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 29,351.67			1			1
610944209		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 29,351.67			1			1
610944259		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 29,351.67			1			1
610944309		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 29,351.67			1			1
610944359		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 29,351.67			1			1

**Artisan Lakes East Community Development District
EXHIBIT 1 - Assessment Roll - Master Capital Improvement Program**

Folio #	Unplatted Acres	Property Owner	Assessment by Acre	Total Assessment by Folio	Planned Uits by Folio Number					Total Planned Units
					30' - 39'	40' - 49'	50' - 59'	60' - 69'	70' and Above	
610944409		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 29,351.67			1			1
610944459		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 29,351.67			1			1
610944509		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 29,351.67			1			1
610944559		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 29,351.67			1			1
610944609		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 29,351.67			1			1
610944659		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 29,351.67			1			1
610944709		Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232		\$ 29,351.67			1			1
610944759	Common Area	Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232								
610944809	Common Area	Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232								
610944859	Common Area	Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232								
610944909	Common Area	Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232								
610944959	Common Area	Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232								
610945009	Common Area	Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232								
610945059	Common Area	Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232								
610945109	Common Area	Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232								
610945159	Common Area	Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232								

**Artisan Lakes East Community Development District
EXHIBIT 1 - Assessment Roll - Master Capital Improvement Program**

Folio #	Unplatted Acres	Property Owner	Assessment by Acre	Planned Uits by Folio Number						Total Planned Units
				Total Assessment by Folio	30' - 39'	40' - 49'	50' - 59'	60' - 69'	70' and Above	
610945209	Common Area	Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232								
610945259	Common Area	Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232								
610945309	Common Area	Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232								
610945359	Common Area	Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232								
610945409	Common Area	Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232								
610945459	Common Area	Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232								
610945509	Common Area	Taylor Woodrow Communities at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200 Sarasota, FL 34232								
Totals:	328.874			\$ 29,880,000.00	0	569	303	215	0	1087

Total Assessment - All Assessment Areas \$ 29,880,000.00
Total Assessment - Assigned to Platted Lots \$ 11,552,817.29
Total Assessment - Assigned to Unplatted Acreage \$ 18,327,182.71
Unplatted Per Acre Assessment \$ 55,727.06

RESOLUTION 2019-2

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ARTISAN LAKES EAST COMMUNITY DEVELOPMENT DISTRICT RATIFYING, CONFIRMING, AND APPROVING THE ACTIONS OF THE CHAIRMAN AND DISTRICT STAFF REGARDING THE ACQUISITION OF CERTAIN EAVES BEND, SUBPHASES E, H & ALP2, WATER AND WASTEWATER UTILITIES AND CONVEYANCE OF CERTAIN EAVES BEND, SUBPHASES E, H & ALP2, WATER AND WASTEWATER UTILITIES TO MANATEE COUNTY, FLORIDA; AND ADDRESSING SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the Artisan Lakes East Community Development District ("**District**") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes* ("**Act**"); and

WHEREAS, the Act authorizes the District to construct, acquire, operate and maintain public infrastructure improvements; and

WHEREAS, the District has adopted an improvement plan for the planning, design, acquisition, construction, and installation of certain infrastructure improvements, facilities and services within and without the boundaries of the District and specifically relating to the area known as Eaves Bend, which plan is detailed in the *Report of the District Engineer* dated August 2018 ("**Capital Improvement Plan**"); and

WHEREAS, on or around September 6, 2018, the District entered into an *Acquisition Agreement (Master Project)* with Taylor Woodrow Communities at Artisan Lakes East, L.L.C. ("**Developer**") which set forth the process by which the District may acquire the improvements comprising the Capital Improvement Plan ("**Improvements**") and pay for such Improvements from future bonds; and

WHEREAS, the Developer has advanced, funded, commenced and completed certain Improvements, specifically the water and wastewater utilities infrastructure located within Eaves Bend, Subphases E, H & ALP2 as identified in the plat known as Artisan Lakes Eaves Bend, Phase 1, Subphases A-K, as recorded at Instrument #201741106172, Plat Book 62, Page 56, of the Public Records of Manatee County, Florida ("**Water and Wastewater Utilities**"); and

WHEREAS, on or around September 6, 2018, the District acquired the Water and Wastewater Utilities from Taylor Woodrow Communities at Artisan Lakes East, LLC, and subsequently conveyed the Water and Wastewater Utilities to Manatee County, Florida, for ownership, operation and maintenance, as documented in **Composite Exhibit B** attached hereto; and

WHEREAS, the District desires to ratify, confirm, and approve all actions of the District Chairman and District Staff regarding the acquisition and subsequent conveyance of the Water and Wastewater Utilities.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE ARTISAN LAKES EAST COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. The acquisition and conveyance of the Water and Wastewater Utilities, the execution of documents relating to such acquisition and conveyance of the Water and Wastewater Utilities, and all actions taken in the furtherance of the acquisition and conveyance of the Water and

Wastewater Utilities, are hereby declared and affirmed as being in the best interests of the District and are hereby ratified, approved, and confirmed by the Board.

SECTION 2. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 3. This Resolution shall become effective upon its adoption.

PASSED AND ADOPTED this 10th day of October, 2018.

ATTEST:

**ARTISAN LAKES EAST COMMUNITY
DEVELOPMENT DISTRICT**

James P. Ward, Secretary

Michael Bachman , Chairman

Exhibit A: Esplanade Eaves Bend, Subphases E, H & ALP2
Water & Wastewater Utilities Acquisition and Conveyance Package

EXHIBIT A

**ARTISAN LAKES
EAST COMMUNITY
DEVELOPMENT
DISTRICT**

Acquisition of Eaves Bend, Phase 1,
Subphases E, H & Artisan Lakes
Parkway 2 Utilities

September 6, 2018

Artisan Lakes East Community Development District
c/o James P. Ward, District Manager
JPWard & Associates, LLC
2900 Northeast 12th Terrace, Suite 1
Oakland Park, Florida 33334

RE: Acquisition of Utilities Improvements
Artisan Lakes Eaves Bend, Phase 1, Subphases E, H & Artisan Lakes Parkway 2

Dear Jim,

Pursuant to the *Acquisition Agreement (Master Project)* (“**Acquisition Agreement**”), you are hereby notified that Taylor Woodrow Communities at Artisan Lakes, L.L.C. (“**Developer**”) has completed and wishes to sell (“**Sale**”) to the Artisan Lakes East Community Development District (“**District**”) certain water and wastewater utilities improvements that are part of the Master Project (“**Improvements**”), related to what is known as Artisan Lakes Eaves Bend, Phase 1, Subphases E, H & Artisan Lakes Parkway 2, and all as described in **Exhibit A** attached hereto. Subject to the terms of the Acquisition Agreement, the following terms govern the proposed Sale:

- As consideration for the Sale, subject to the terms of the Acquisition Agreement and without intending to change the same, the District agrees to pay from future bond proceeds the amount of \$701,130.76 which represents the actual cost of constructing and/or creating the Improvements.
- The Developer agrees, at the direction of the District, to assist the District with the turn-over from the District and to Manatee County all of the District’s rights, title and interest in the Improvements, including but not limited to completing any punch list items at the Developer’s expense, warranting any such Improvements to the extent required by Manatee County, and posting and maintaining any required maintenance bonds.
- Notwithstanding anything to the contrary herein, certain amounts may still be owed to contractors (balance to finish & retainage) and Developer agrees to timely make payment for all remaining amounts owed, and to ensure that no liens are placed on the Improvements with no additional expense to the District. Also, the Developer agrees to convey or cause to be conveyed when finalized any and all site plans, construction and development drawings, plans and specifications, surveys, engineering and soil reports and studies, and approvals (including but not limited to licenses, permits, zoning approvals, etc.), pertaining or applicable to or in any way connected with the development, construction, and ownership of the Improvements described in such subparagraphs.

[CONTINUED ON NEXT PAGE]

If the District is in agreement with the terms stated herein, please execute this letter agreement in the space below and proceed with the necessary steps to effect the Sale.

Sincerely,

**TAYLOR WOODROW COMMUNITIES AT
ARTISAN LAKES, L.L.C.**, a Florida limited
liability company

**BY: TAYLOR MORRISON OF
FLORIDA, INC.**, a Florida corporation

Name: Jeff Deaton
Title: Vice President

Agreed to by:

**ARTISAN LAKES COMMUNITY
DEVELOPMENT DISTRICT**

Mike Bradward, Board of Supervisors

Exhibit A
Description of Improvements

All wastewater lines, including but not limited to all pipes, structures, fittings, valves, pumps, laterals, force mains, lift stations, equipment and appurtenances hereto and all potable water lines, including but not limited to all pipes, fittings, valves, services, tees, equipment and appurtenances thereto, in each case located within or upon those portions of Tracts A-10 and A-11 located within Subphases E & H, as identified in Artisan Lakes Eaves Bend, Phase 1, Subphases A-K, as recorded at Instrument #201741106172, Plat Book 62, Page 56 et seq., of the Public Records of Manatee County, Florida, and Artisan Lakes Parkway Phase 2, as further described in **Exhibit B** attached hereto.

Contractor:
Ripa & Associates, LLC

Invoice:
Eaves Bend Pay App #4

Subphase / Section	Sanitary Sewer	Water Distribution
E		
Contract	\$139,160.00	\$156,381.60
Change Order #2	\$11,648.91	
Change Order #8		\$5,500.00
H		
Contract	\$14,549.50	\$15,455.20
Change Order #3	\$8,621.55	
Change Order #14	\$35,049.00	
TOTAL:	\$209,028.96	\$177,336.80
RETAINAGE (10%):	\$20,902.90	\$17,733.68

Contractor:
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Invoice:
Artisan Lakes-3 (Artisan Lakes Pkwy 2)

Subphase / Section	Sanitary Sewer	Water Distribution
Artisan Lakes Parkway 2		
Contract	\$18,653.00	\$10,157.00
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Change Order #11	\$29,468.00	\$30,000.00
Artisan Lakes Parkway 2 (Lift Station #4)		
Contract	\$190,000.00	
Change Order #16	\$8,190.00	
TOTALS:	\$254,608.00	\$60,157.00
RETAINAGE (10%):	\$25,460.80	\$6,015.70

GRAND TOTAL OF IMPROVEMENTS AND/OR WORK PRODUCT: \$701,130.76

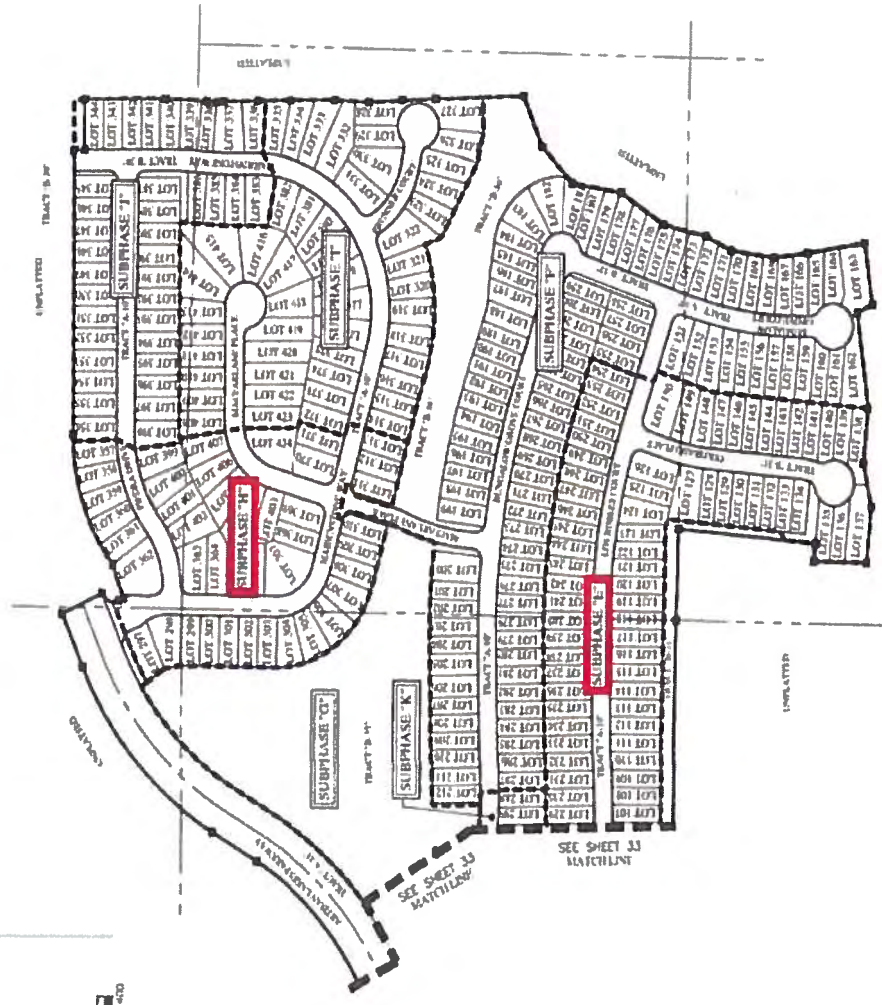
ARTISAN LAKES EAVES BEND, PHASE I, SUBPHASES A-K

A SUBMISSION BEING A PARTIAL REPLAT OF ARTISAN LAKES ESPRANADE, PHASE I, SUBPHASES A, B, C, & D, RECORDED IN PLAT BOOK 57, PAGE 65, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, AND LANDS LYING IN SECTION 16 & 17, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA

PLAT BOOK 62 PAGE 91
SHEET 34 OF 34 SHEETS

FILED AND RECORDED
11/20/2017 @ 8:58 AM
ANGELINA COLONHESO
CLERK OF CIRCUIT COURT
MANATEE COUNTY, FLA

SUBPHASE DETAIL



GeoPoint
Surveying, Inc.
1481 E. 32nd Avenue
Tampa, FL 33613
Phone: 813.242.2685
Fax: 813.242.2168
www.geopointsurveying.com
Landscape Registration No. 12724

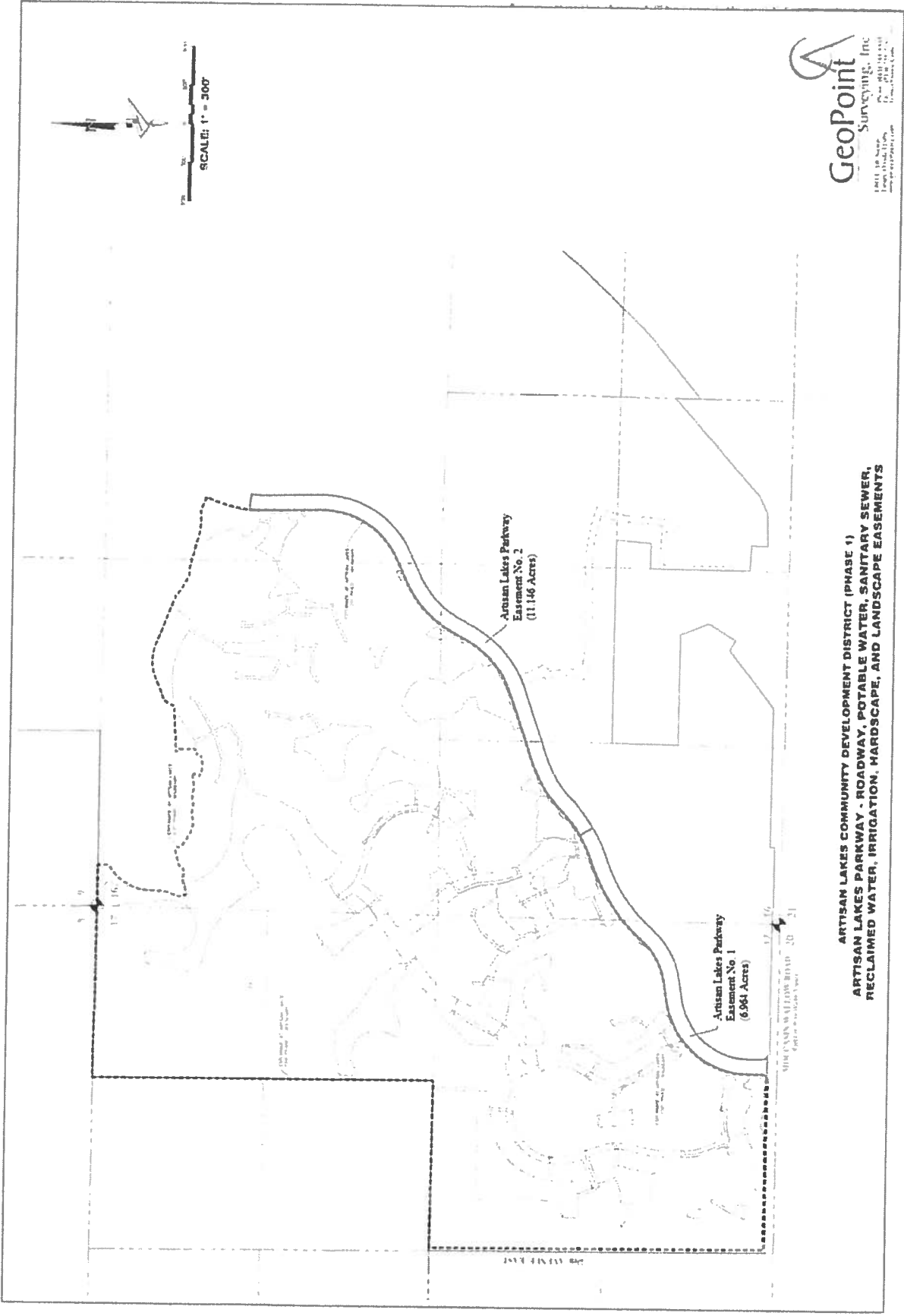
EXHIBIT B

ROADWAY, POTABLE WATER, SANITARY SEWER, RECLAIMED WATER, IRRIGATION, HARDSCAPE, AND LANDSCAPE - EASEMENT NO. 2

DESCRIPTION: A parcel of land lying in Sections 16 and 17, Township 33 South, Range 18 East, Manatee County, Florida, and being more particularly described as follows:

COMMENCE at the Southeast corner of said Section 17, run thence along the East boundary of said Section 17, N.00°54'42"E., 60.00 feet to a point on the North right of way line of Moccasin Wallow Road, per Official Records Book 1598, Page 1537, of the Public Records of Manatee County, Florida; thence along said North right of way line, said line lying 60.00 feet North of and parallel with the South boundary of said Section 17, N.89°33'35"W., 1028.83 feet; thence N.00°26'25"E., 15.00 feet to a point on a non-tangent curve; thence northwesterly, 54.99 feet along the arc of said curve to the right having a radius of 35.00 feet and a central angle of 90°01'18" (chord bearing N.44°32'56"W., 49.51 feet); thence N.00°27'44"E., 114.03 feet to a point of curvature; thence northeasterly, 757.42 feet along the arc of a curve to the right having a radius of 540.00 feet and a central angle of 80°21'53" (chord bearing N.40°38'41"E., 696.84 feet); thence N.80°49'37"E., 172.77 feet to a point of curvature; thence northeasterly, 448.48 feet along the arc of a curve to the left having a radius of 660.00 feet and a central angle of 38°56'00" (chord bearing N.61°21'37"E., 439.90 feet) to a point of reverse curvature; thence northeasterly, 672.32 feet along the arc of a curve to the right having a radius of 1290.00 feet and a central angle of 29°51'40" (chord bearing N.56°49'27"E., 664.73 feet) to a point of reverse curvature; thence northeasterly, 261.84 feet along the arc of a curve to the left having a radius of 1210.00 feet and a central angle of 12°23'54" (chord bearing N.65°33'20"E., 261.33 feet) to a point on a curve, said point also being the **POINT OF BEGINNING**; thence northeasterly, 261.84 feet along the arc of said curve to the left having a radius of 1210.00 feet and a central angle of 12°23'54" (chord bearing N.65°33'20"E., 261.33 feet); thence N.30°38'38"W., 120.00 feet to a point on a non-tangent curve; thence northeasterly, 250.94 feet along the arc of said curve to the left having a radius of 1090.00 feet and a central angle of 13°11'27" (chord bearing N.52°45'39"E., 250.39 feet) to a point of reverse curvature; thence northeasterly, 432.87 feet along the arc of a curve to the right having a radius of 985.00 feet and a central angle of 25°10'46" (chord bearing N.58°45'18"E., 429.40 feet); thence N.71°20'41"E., 582.70 feet to a point of curvature; thence northeasterly, 541.21 feet along the arc of a curve to the left having a radius of 740.00 feet and a central angle of 41°54'16" (chord bearing N.50°23'33"E., 529.23 feet); thence N.29°26'25"E., 139.89 feet to a point of curvature; thence northeasterly, 540.35 feet along the arc of a curve to the right having a radius of 860.00 feet and a central angle of 36°00'00" (chord bearing N.47°26'25"E., 531.51 feet); thence N.65°26'25"E., 197.31 feet to a point of curvature; thence northeasterly, 742.82 feet along the arc of a curve to the left having a radius of 640.00 feet and a central angle of 66°30'01" (chord bearing N.32°11'24"E., 701.82 feet); thence N.01°03'36"W., 423.34 feet to a point of curvature; thence northerly, 139.00 feet along the arc of a curve to the right having a radius of 1060.00 feet and a central angle of 07°30'48" (chord bearing N.02°41'48"E., 138.90 feet); thence S.83°32'48"E., 120.00 feet to a point on a non-tangent curve; thence southerly, 123.26 feet along the arc of said curve to the left having a radius of 940.00 feet and a central angle of 07°30'48" (chord bearing S.02°41'48"W., 123.18 feet); thence S.01°03'36"E., 423.34 feet to a point of curvature; thence southwesterly, 882.09 feet along the arc of a curve to the right having a radius of 760.00 feet and a central angle of 66°30'01" (chord bearing S.32°11'25"W., 833.41 feet); thence S.65°26'25"W., 197.31 feet to a point of curvature; thence southwesterly, 464.96 feet along the arc of a curve to the left having a radius of 740.00 feet and a central angle of 36°00'00" (chord bearing S.47°26'25"W., 457.35 feet); thence S.29°26'25"W., 139.89 feet to a point of curvature; thence southwesterly, 628.98 feet along the arc of a curve to the right having a radius of 860.00 feet and a central angle of 41°54'16" (chord bearing S.50°23'33"W., 615.05 feet); thence S.71°20'41"W., 582.70 feet to a point of curvature; thence southwesterly, 380.13 feet along the arc of a curve to the left having a radius of 865.00 feet and a central angle of 25°10'46" (chord bearing S.58°45'18"W., 377.08 feet) to a point of reverse curvature; thence southwesterly, 278.57 feet along the arc of a curve to the right having a radius of 1210.00 feet and a central angle of 13°11'27" (chord bearing S.52°45'39"W., 277.96 feet) to the **POINT OF BEGINNING**.

Containing 11.146 acres, more or less.



GeoPoint
 Surveying, Inc.
 18011 18th Street
 Lehigh, Ohio 44130
 Phone: 440.444.1111
 www.geopointinc.com

**ARTISAN LAKES COMMUNITY DEVELOPMENT DISTRICT (PHASE 1)
 ARTISAN LAKES PARKWAY - ROADWAY, POTABLE WATER, SANITARY SEWER,
 RECLAIMED WATER, IRRIGATION, HARDSCAPE, AND LANDSCAPE EASEMENTS**

**AFFIDAVIT REGARDING COSTS PAID
ACQUISITION OF UTILITIES IMPROVEMENTS
ARTISAN LAKES EAVES BEND, PHASE 1, SUBPHASES E & H
AND ARTISAN LAKES PARKWAY 2**

STATE OF Florida
COUNTY OF Manatee

I, Jeff Deason, of Taylor Woodrow Communities at Artisan Lakes, L.L.C., a Florida limited liability company (“**Taylor Woodrow**”), being first duly sworn, do hereby state for my affidavit as follows:

1. I have personal knowledge of the matters set forth in this Affidavit.
2. My name is Jeff Deason and I am employed by Taylor Woodrow as Vice President. I have authority to make this Affidavit on behalf of Taylor Woodrow.
3. Taylor Woodrow is the developer of certain lands within the Artisan Lakes East Community Development District, a special purpose unit of local government established pursuant to Chapter 190, *Florida Statutes* (“**District**”).
4. The District’s *Report of the District Engineer* dated August 2018 (“**Engineer’s Report**”) describes certain public infrastructure improvements and/or work product that the District intends to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, or maintain pursuant to Chapter 190, *Florida Statutes*.
5. Taylor Woodrow has expended funds to develop and/or acquire certain of the public infrastructure improvements described in the Engineer’s Report and more specifically described in **Exhibit A**. The attached **Exhibit A** accurately identifies certain of those improvements that have been completed to date and states the amounts that Taylor Woodrow has spent on those improvements. Notwithstanding anything to the contrary herein, certain amounts are still owed to contractors (retainage or other amounts owed related to the improvements) and Taylor Woodrow agrees to timely make payment for all remaining amounts owed, and to ensure that no liens are placed on the property.
6. In making this Affidavit, I understand that the District intends to rely on this Affidavit for purposes of acquiring the infrastructure improvements identified in **Exhibit A**.

[CONTINUED ON NEXT PAGE]

Under penalties of perjury, I declare that I have read the foregoing Affidavit Regarding Costs Paid and the facts alleged are true and correct to the best of my knowledge and belief.

Executed this 6th day of September, 2018.

**TAYLOR WOODROW COMMUNITIES AT
ARTISAN LAKES, L.L.C.**, a Florida limited
liability company

**BY: TAYLOR MORRISON OF
FLORIDA, INC.**, a Florida corporation

Name: Jeff Deason
Title: Vice President

STATE OF FLORIDA
COUNTY OF Manatee

The foregoing instrument was sworn and subscribed before me this 6 day of September, 2018, by Jeff Deason as Vice President of Taylor Morrison of FL INC, and with authority to execute the foregoing on behalf of the entit(ies) identified above, and who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

Kiera Calhoun
NOTARY PUBLIC, STATE OF FLORIDA

(NOTARY SEAL)



Name: Kiera Calhoun
(Name of Notary Public, Printed,
Stamped or Typed as Commissioned)

Exhibit A – Description of Improvements

Exhibit A
Description of Improvements

All wastewater lines, including but not limited to all pipes, structures, fittings, valves, pumps, laterals, force mains, lift stations, equipment and appurtenances hereto and all potable water lines, including but not limited to all pipes, fittings, valves, services, tees, equipment and appurtenances thereto, in each case located within or upon those portions of Tracts A-10 and A-11 located within Subphases E & H, as identified in Artisan Lakes Eaves Bend, Phase 1, Subphases A-K, as recorded at Instrument #201741106172, Plat Book 62, Page 56 et seq., of the Public Records of Manatee County, Florida, and Artisan Lakes Parkway Phase 2, as further described in **Exhibit B** attached hereto.

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Invoice:
Eaves Bend Pay App #4

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Artisan Lakes-3 (Artisan Lakes Pkwy 2)

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ARTISAN LAKES EAVES BEND, PHASE I, SUBPHASES A-K

A SUBDIVISION BEING A PARTIAL REPEAT OF ARTISAN LAKES ESPLANADE, PHASE I, SUBPHASES A, B, C, & D, RECORDED IN PLAT BOOK 57, PAGE 65, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, AND LANDS LYING IN SECTION 16 & 17, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA

PLAT BOOK 62, PAGE 91
SHEET 24 OF 24 SHEETS

FILED AND RECORDED
11/02/2017 @ 8:18 AM
ANGELINA COLONHESO
CLERK OF CIRCUIT COURT
MANATEE COUNTY, FLA

SUBPHASE DETAIL



GeoPoint
Surveying, Inc.

1401 E. 5th Avenue
Pompano Beach, Florida 33061
Phone: (954) 748-2668
Fax: (954) 748-2146
www.geopointinc.com License Number: 13,776

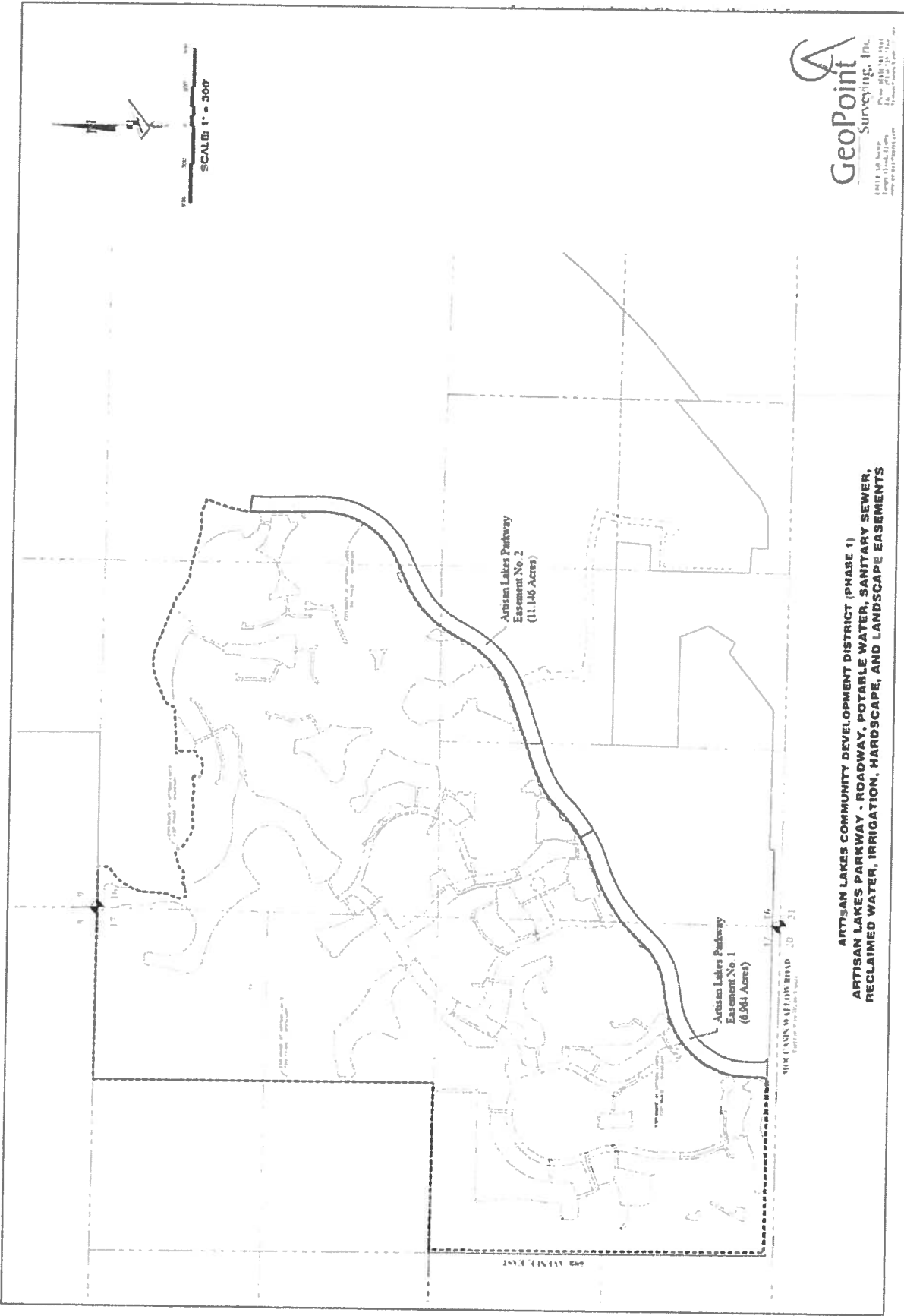
EXHIBIT B

ROADWAY, POTABLE WATER, SANITARY SEWER, RECLAIMED WATER, IRRIGATION, HARDSCAPE, AND LANDSCAPE - EASEMENT NO. 2

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Containing 11.146 acres, more or less.



GeoPoint
 Surveying, Inc.
 18014 145th Avenue, Suite 100
 Englewood, Colorado 80150
 Phone: 303.751.1100
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 www.geopoint.com

**ARTISAN LAKES COMMUNITY DEVELOPMENT DISTRICT (PHASE 1)
 ARTISAN LAKES PARKWAY - ROADWAY, POTABLE WATER, SANITARY SEWER,
 RECLAIMED WATER, IRRIGATION, HARDSCAPE, AND LANDSCAPE EASEMENTS**

**CONSULTING ENGINEER'S CERTIFICATE
ACQUISITION OF UTILITIES IMPROVEMENTS
ARTISAN LAKES EAVES BEND, PHASE 1, SUBPHASES E & H
AND ARTISAN LAKES PARKWAY 2**

SEPTEMBER, 05, 2018

Board of Supervisors
Artisan Lakes East Community Development District

Re: Acquisition of Utilities Improvements
Artisan Lakes Eaves Bend, Phase 1, Subphases E & H and Artisan Lakes Parkway 2

Ladies and Gentlemen:

The undersigned, a representative of Waldrop Engineering, P.A., ("**Consulting Engineer**"), as engineer for the Artisan Lakes East Community Development District ("**District**"), hereby makes the following certifications in connection with the District's acquisition of utilities improvements ("**Improvements**"), as further described in **Exhibit A**, and in a "**Bill of Sale**" dated on or about the same date as this certificate. For good and valuable consideration, the sufficiency and receipt of which are hereby acknowledged, the undersigned, an authorized representative of the Consulting Engineer, hereby certifies that:

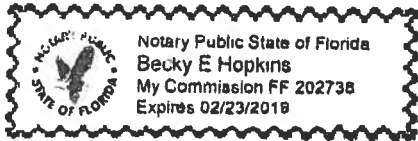
1. I have inspected the Improvements. I have further reviewed certain documentation relating to the same, including but not limited to, the Bill of Sale, agreements, invoices, plans, as-builts, and other documents.
2. The Improvements are within the scope of the *Report of the District Engineer* dated August 2018 and are therefore part of the District's Capital Improvement Program.
3. The Improvements were installed in accordance with their specifications, and are capable of performing the functions for which they were intended.
4. The total costs associated with the Improvements are as set forth in the Bill of Sale. Such costs are equal to or less than each of the following: (i) what was actually paid by Taylor Woodrow Communities at Artisan Lakes, L.L.C., a Florida limited liability company, to create and/or construct the Improvements, and (ii) the reasonable fair market value of the Improvements.
5. All known plans, permits and specifications necessary for the operation and maintenance of the Improvements are complete and on file with the District, and have been transferred, or are capable of being transferred, to the District for operations and maintenance responsibilities.
6. With this document, I hereby certify that it is appropriate at this time for the District to acquire the Improvements.

FURTHER AFFIANT SAYETH NOT.

Jeremy L. Firsiroti, P.E.
Waldrop Engineering, P.A.
Florida Registration No. 63987
Consulting Engineer

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was sworn and subscribed before me this 5th day of September, 2018, by Jeremy Firsiroti on behalf of Waldrop Engineering, P.A., who is personally known to me or who has produced _____ as identification, and did [] or did not [] take the oath.



Becky E Hopkins
Notary Public, State of Florida
Print Name: Becky E Hopkins
Commission No.: FF 202738
My Commission Expires: 2/23/2019

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Ripa & Associates, LLC

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Eaves Bend Pay App #4

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Change Order #16	\$8,190.00	
TOTALS:	\$254,608.00	\$60,157.00
RETAINAGE (10%):	\$25,460.80	\$6,015.70

GRAND TOTAL OF IMPROVEMENTS AND/OR WORK PRODUCT: \$701,130.76

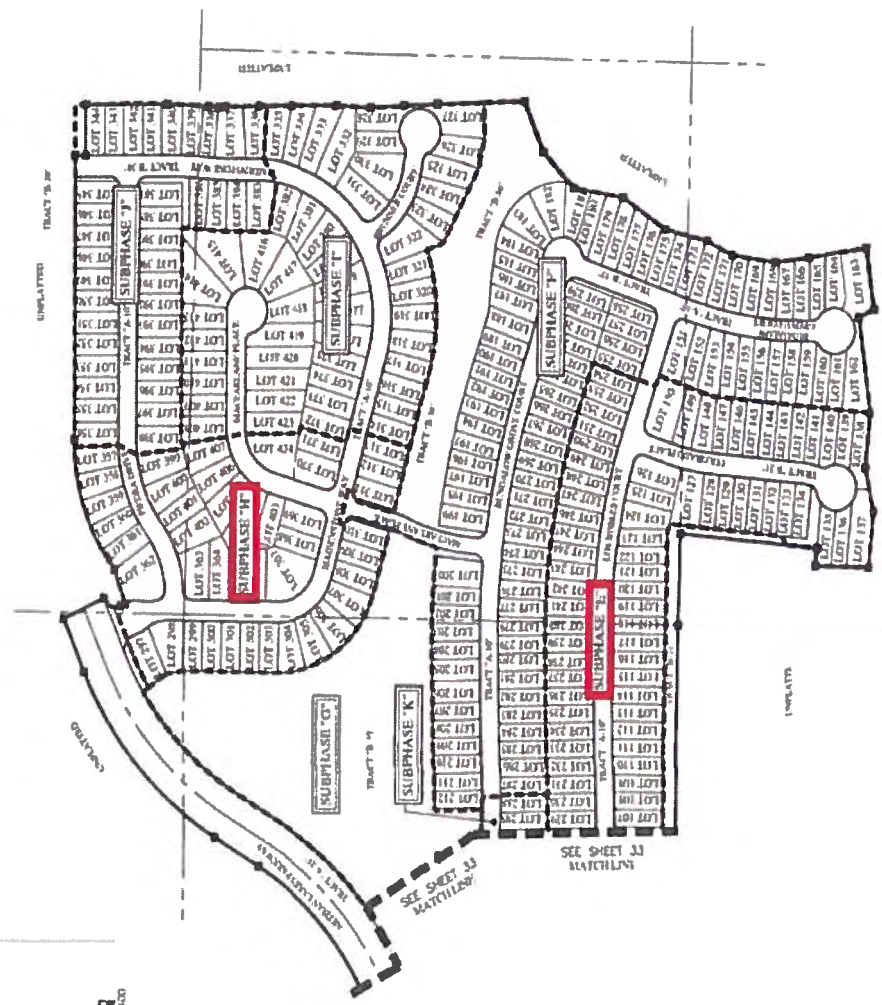
ARTISAN LAKES EAVES BEND, PHASE I, SUBPHASES A-K

A SUBDIVISION BEING A PARTIAL REPLAT OF ARTISAN LAKES ESPLANADE, PHASE I, SUBPHASES A, B, C, & D, RECORDED IN PLAT BOOK 57, PAGE 65, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, AND LANDS LYING IN SECTION 16 & 17, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA

PLAT BOOK 662 PAGE 91
SHEET 34 OF 34 SHEETS

FILED AND RECORDED
11/19/2017 @ 8:48 AM
ANGELINA COLONHESO
CLERK OF CIRCUIT COURT
MANATEE COUNTY, FLA

SUBPHASE DETAIL



GeoPoint
Surveying, Inc.
1491 E. 38th Avenue
Tampa, FL 33610
www.geopointsurvey.com
Licensed Professional Surveyor License #1172764

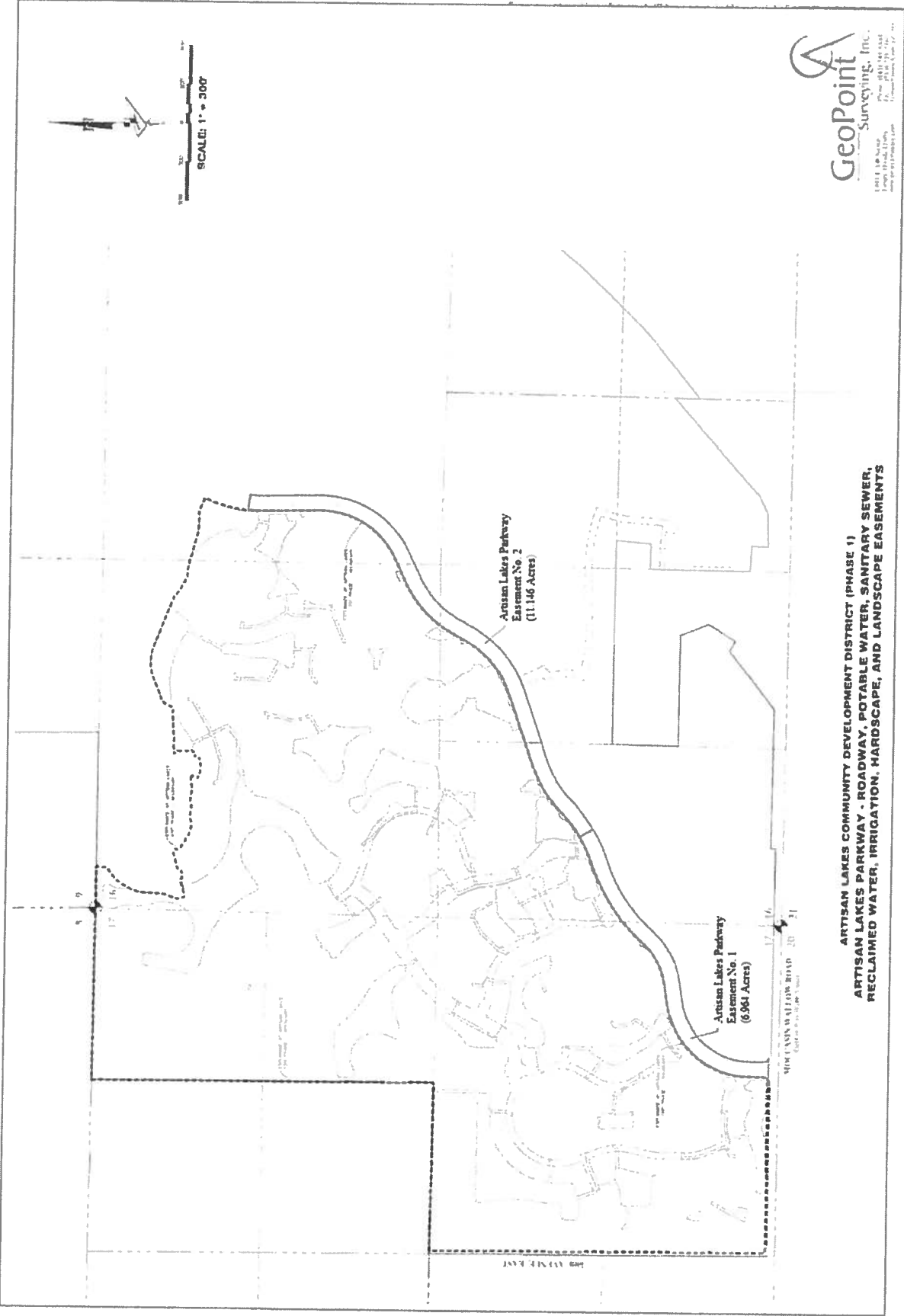
EXHIBIT B

ROADWAY, POTABLE WATER, SANITARY SEWER, RECLAIMED WATER, IRRIGATION, HARDSCAPE, AND LANDSCAPE - EASEMENT NO. 2

DESCRIPTION: A parcel of land lying in Sections 16 and 17, Township 33 South, Range 18 East, Manatee County, Florida, and being more particularly described as follows:

COMMENCE at the Southeast corner of said Section 17, run thence along the East boundary of said Section 17, N.00°54'42"E., 60.00 feet to a point on the North right of way line of Moccasin Wallow Road, per Official Records Book 1598, Page 1537, of the Public Records of Manatee County, Florida; thence along said North right of way line, said line lying 60.00 feet North of and parallel with the South boundary of said Section 17, N.89°33'35"W., 1028.83 feet; thence N.00°26'25"E., 15.00 feet to a point on a non-tangent curve; thence northwesterly, 54.99 feet along the arc of said curve to the right having a radius of 35.00 feet and a central angle of 90°01'18" (chord bearing N.44°32'56"W., 49.51 feet); thence N.00°27'44"E., 114.03 feet to a point of curvature; thence northeasterly, 757.42 feet along the arc of a curve to the right having a radius of 540.00 feet and a central angle of 80°21'53" (chord bearing N.40°38'41"E., 696.84 feet); thence N.80°49'37"E., 172.77 feet to a point of curvature; thence northeasterly, 448.48 feet along the arc of a curve to the left having a radius of 660.00 feet and a central angle of 38°56'00" (chord bearing N.61°21'37"E., 439.90 feet) to a point of reverse curvature; thence northeasterly, 672.32 feet along the arc of a curve to the right having a radius of 1290.00 feet and a central angle of 29°51'40" (chord bearing N.56°49'27"E., 664.73 feet) to a point of reverse curvature; thence northeasterly, 261.84 feet along the arc of a curve to the left having a radius of 1210.00 feet and a central angle of 12°23'54" (chord bearing N.65°33'20"E., 261.33 feet) to a point on a curve, said point also being the **POINT OF BEGINNING**; thence northeasterly, 261.84 feet along the arc of said curve to the left having a radius of 1210.00 feet and a central angle of 12°23'54" (chord bearing N.65°33'20"E., 261.33 feet); thence N.30°38'38"W., 120.00 feet to a point on a non-tangent curve; thence northeasterly, 250.94 feet along the arc of said curve to the left having a radius of 1090.00 feet and a central angle of 13°11'27" (chord bearing N.52°45'39"E., 250.39 feet) to a point of reverse curvature; thence northeasterly, 432.87 feet along the arc of a curve to the right having a radius of 985.00 feet and a central angle of 25°10'46" (chord bearing N.58°45'18"E., 429.40 feet); thence N.71°20'41"E., 582.70 feet to a point of curvature; thence northeasterly, 541.21 feet along the arc of a curve to the left having a radius of 740.00 feet and a central angle of 41°54'16" (chord bearing N.50°23'33"E., 529.23 feet); thence N.29°26'25"E., 139.89 feet to a point of curvature; thence northeasterly, 540.35 feet along the arc of a curve to the right having a radius of 860.00 feet and a central angle of 36°00'00" (chord bearing N.47°26'25"E., 531.51 feet); thence N.65°26'25"E., 197.31 feet to a point of curvature; thence northeasterly, 742.82 feet along the arc of a curve to the left having a radius of 640.00 feet and a central angle of 66°30'01" (chord bearing N.32°11'24"E., 701.82 feet); thence N.01°03'36"W., 423.34 feet to a point of curvature; thence northerly, 139.00 feet along the arc of a curve to the right having a radius of 1060.00 feet and a central angle of 07°30'48" (chord bearing N.02°41'48"E., 138.90 feet); thence S.83°32'48"E., 120.00 feet to a point on a non-tangent curve; thence southerly, 123.26 feet along the arc of said curve to the left having a radius of 940.00 feet and a central angle of 07°30'48" (chord bearing S.02°41'48"W., 123.18 feet); thence S.01°03'36"E., 423.34 feet to a point of curvature; thence southwesterly, 882.09 feet along the arc of a curve to the right having a radius of 760.00 feet and a central angle of 66°30'01" (chord bearing S.32°11'25"W., 833.41 feet); thence S.65°26'25"W., 197.31 feet to a point of curvature; thence southwesterly, 464.96 feet along the arc of a curve to the left having a radius of 740.00 feet and a central angle of 36°00'00" (chord bearing S.47°26'25"W., 457.35 feet); thence S.29°26'25"W., 139.89 feet to a point of curvature; thence southwesterly, 628.98 feet along the arc of a curve to the right having a radius of 860.00 feet and a central angle of 41°54'16" (chord bearing S.50°23'33"W., 615.05 feet); thence S.71°20'41"W., 582.70 feet to a point of curvature; thence southwesterly, 380.13 feet along the arc of a curve to the left having a radius of 865.00 feet and a central angle of 25°10'46" (chord bearing S.58°45'18"W., 377.08 feet) to a point of reverse curvature; thence southwesterly, 278.57 feet along the arc of a curve to the right having a radius of 1210.00 feet and a central angle of 13°11'27" (chord bearing S.52°45'39"W., 277.96 feet) to the **POINT OF BEGINNING**.

Containing 11.146 acres, more or less.



GeoPoint
 Surveying, Inc.
 1001 E. 10th Street
 Fort Worth, TX 76104
 Phone: 817.343.1111
 Fax: 817.343.1112
 www.geopoint.com

**ARTISAN LAKES COMMUNITY DEVELOPMENT DISTRICT (PHASE 1)
 ARTISAN LAKES PARKWAY - ROADWAY, POTABLE WATER, SANITARY SEWER,
 RECLAIMED WATER, IRRIGATION, HARDSCAPE, AND LANDSCAPE EASEMENTS**

**ACKNOWLEDGMENT AND RELEASE
ACQUISITION OF UTILITIES IMPROVEMENTS
ARTISAN LAKES EAVES BEND, PHASE 1, SUBPHASES E & H
AND ARTISAN LAKES PARKWAY 2**

THIS ACKNOWLEDGMENT AND RELEASE (“Release”) is made the 6TH day of SEPTEMBER, 2018, by Ripa and Associates, LLC, having offices located at 1409 Tech Boulevard, Suite 1, Tampa, Florida 33619 (“Contractor”), in favor of the Artisan Lakes East Community Development District (“District”), which is a local unit of special-purpose government situated in Manatee County, Florida, and having offices at c/o James P. Ward, District Manager, JP Ward & Associates, LLC, 2900 Northeast 12th Terrace, Suite 1, Oakland Park, Florida 33334.

RECITALS

WHEREAS, pursuant to that certain agreement (“Contract”) dated February 1, 2015 and between Contractor and Taylor Woodrow Communities at Artisan Lakes, L.L.C., a Florida limited liability company (“Developer”), Contractor has constructed for Developer certain utilities improvements, as described in Exhibit A (“Improvements”); and

WHEREAS, Developer may in the future convey the Improvements to the District and for that purpose has requested Contractor to confirm the release of all restrictions on the District’s right to use and rely upon the Improvements; and

WHEREAS, Contractor has agreed to the release of any such restrictions.

NOW, THEREFORE, for and in consideration of mutual promises and obligations, the receipt and sufficiency of which are hereby acknowledged, Contractor provides the following acknowledgment and release:

SECTION 1. GENERAL. The recitals so stated above are true and correct and by this reference are incorporated as a material part of this Release.

SECTION 2. ACQUISITION OF IMPROVEMENTS. Contractor acknowledges that the District is or has acquired the Improvements constructed by Contractor in connection with the Contract, from Developer, and accordingly, the District has the unrestricted right to rely upon the terms of the Contract for same.

SECTION 3. WARRANTY. Contractor hereby expressly acknowledges the District’s right to enforce the terms of the Contract, including any warranties provided therein and to rely upon and enforce any other warranties provided under Florida law.

SECTION 4. CERTIFICATE OF PAYMENT. Except as set forth herein, Contractor hereby acknowledges that it has been fully compensated for its services and work related to completion of the Improvements. Contractor further certifies that, except as set forth herein, no outstanding requests for payment exist related to the Improvements, including any payments to subcontractors, materialmen, suppliers or otherwise, and that there is no disagreement as to the appropriateness of payment made for the Improvements. Except as set forth herein, this document shall constitute a

final waiver and release of lien for any payments due to Contractor by Developer or District for the Improvements.

Notwithstanding anything to the contrary herein, certain amounts are still owed to the Contractor in the amount of \$ 0 (retainage or other amounts owed related to the Improvements) and Contractor understands that such amounts shall be paid by Developer. The effectiveness of this Acknowledgment and Release is contingent upon such payment being timely made.

SECTION 5. EFFECTIVE DATE. This Release shall take effect upon execution.

Ripa and Associates, LLC

Joe Petre
By: JOSEPH PETRE
Its: CEO

STATE OF FLORIDA)
COUNTY OF HILLSBOROUGH

I HEREBY CERTIFY that on this 6TH day of SEPTEMBER, 2018, before me personally appeared JOSEPH PETRE, of REPA+ASSOC, LLC and that said person signed the foregoing instrument and severally acknowledged the execution thereof to be his/her free act and deed for the uses and purposes therein mentioned. Said person is personally known to me or has produced _____ as identification and did (did not) take an oath.

EXECUTED and sealed in the County and State named above this 6TH day of SEPTEMBER, 2018.

(NOTARIAL SEAL)



Kristen A Bates
Print Name: Kristen A. Bates
Notary Public, State of Florida
My Commission No.: GG051017
My Commission Expires: 12/10/2020

Exhibit A
Description of Improvements

All wastewater lines, including but not limited to all pipes, structures, fittings, valves, pumps, laterals, force mains, lift stations, equipment and appurtenances hereto and all potable water lines, including but not limited to all pipes, fittings, valves, services, tees, equipment and appurtenances thereto, in each case located within or upon those portions of Tracts A-10 and A-11 located within Subphases E & H, as identified in Artisan Lakes Eaves Bend, Phase 1, Subphases A-K, as recorded at Instrument #201741106172, Plat Book 62, Page 56 et seq., of the Public Records of Manatee County, Florida, and Artisan Lakes Parkway Phase 2, as further described in **Exhibit B** attached hereto.

Contractor:
Ripa & Associates, LLC

Invoice:
Eaves Bend Pay App #4

Subphase / Section	Sanitary Sewer	Water Distribution
E		
Contract	\$139,160.00	\$156,381.60
Change Order #2	\$11,648.91	
Change Order #8		\$5,500.00
H		
Contract	\$14,549.50	\$15,455.20
Change Order #3	\$8,621.55	
Change Order #14	\$35,049.00	
TOTAL:	\$209,028.96	\$177,336.80
RETAINAGE (10%):	\$20,902.90	\$17,733.68

Contractor:
Ripa & Associates, LLC

Invoice:
Artisan Lakes-3 (Artisan Lakes Pkwy 2)

Subphase / Section	Sanitary Sewer	Water Distribution
Artisan Lakes Parkway 2		
Contract	\$18,653.00	\$10,157.00
Change Order #9	\$8,297.00	\$20,000.00
Change Order #11	\$29,468.00	\$30,000.00
Artisan Lakes Parkway 2 (Lift Station #4)		
Contract	\$190,000.00	
Change Order #16	\$8,190.00	
TOTALS:	\$254,608.00	\$60,157.00
RETAINAGE (10%):	\$25,460.80	\$6,015.70

GRAND TOTAL OF IMPROVEMENTS AND/OR WORK PRODUCT: \$701,130.76

ARTISAN LAKES EAVES BEND, PHASE I, SUBPHASES A-K
 A SUBDIVISION BEING A PARTIAL REPLAT OF ARTISAN LAKES ESPLANADE, PHASE I, SUBPHASES A, B, C,
 & D, RECORDED IN PLAT BOOK 57, PAGE 65, OF THE PUBLIC RECORDS OF MANATEE COUNTY,
 FLORIDA, AND LANDS LYING IN SECTIONS 16 & 17, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE
 COUNTY, FLORIDA

PLAT BOOK 62, PAGE 91
 SHEET 24 OF 24 SHEETS

FILED AND RECORDED
 IN PLAT BOOK 62, PAGE 91
 BY THE COUNTY CLERK OF
 MANATEE COUNTY, FLA.

SUBPHASE DETAIL



GeoPoint
 Surveying, Inc.

431 E. 20th Avenue
 Tampa, Florida 33605
 Phone: 813.242.7700
 Fax: 813.242.7700
 E-mail: info@geopoint.com
 Professional Seal: [Seal]

EXHIBIT B

ROADWAY, POTABLE WATER, SANITARY SEWER, RECLAIMED WATER, IRRIGATION, HARDSCAPE. AND LANDSCAPE - EASEMENT NO. 2

DESCRIPTION: A parcel of land lying in Sections 16 and 17, Township 33 South, Range 18 East, Manatee County, Florida, and being more particularly described as follows:

COMMENCE at the Southeast corner of said Section 17, run thence along the East boundary of said Section 17, N.00°54'42"E., 60.00 feet to a point on the North right of way line of Moccasin Wallow Road, per Official Records Book 1598, Page 1537, of the Public Records of Manatee County, Florida; thence along said North right of way line, said line lying 60.00 feet North of and parallel with the South boundary of said Section 17, N.89°33'35"W., 1028.83 feet; thence N.00°26'25"E., 15.00 feet to a point on a non-tangent curve; thence northwesterly, 54.99 feet along the arc of said curve to the right having a radius of 35.00 feet and a central angle of 90°01'18" (chord bearing N.44°32'56"W., 49.51 feet); thence N.00°27'44"E., 114.03 feet to a point of curvature; thence northeasterly, 757.42 feet along the arc of a curve to the right having a radius of 540.00 feet and a central angle of 80°21'53" (chord bearing N.40°38'41"E., 696.84 feet); thence N.80°49'37"E., 172.77 feet to a point of curvature; thence northeasterly, 448.48 feet along the arc of a curve to the left having a radius of 660.00 feet and a central angle of 38°56'00" (chord bearing N.61°21'37"E., 439.90 feet) to a point of reverse curvature; thence northeasterly, 672.32 feet along the arc of a curve to the right having a radius of 1290.00 feet and a central angle of 29°51'40" (chord bearing N.56°49'27"E., 664.73 feet) to a point of reverse curvature; thence northeasterly, 261.84 feet along the arc of a curve to the left having a radius of 1210.00 feet and a central angle of 12°23'54" (chord bearing N.65°33'20"E., 261.33 feet) to a point on a curve, said point also being the **POINT OF BEGINNING**; thence northeasterly, 261.84 feet along the arc of said curve to the left having a radius of 1210.00 feet and a central angle of 12°23'54" (chord bearing N.65°33'20"E., 261.33 feet); thence N.30°38'38"W., 120.00 feet to a point on a non-tangent curve; thence northeasterly, 250.94 feet along the arc of said curve to the left having a radius of 1090.00 feet and a central angle of 13°11'27" (chord bearing N.52°45'39"E., 250.39 feet) to a point of reverse curvature; thence northeasterly, 432.87 feet along the arc of a curve to the right having a radius of 985.00 feet and a central angle of 25°10'46" (chord bearing N.58°45'18"E., 429.40 feet); thence N.71°20'41"E., 582.70 feet to a point of curvature; thence northeasterly, 541.21 feet along the arc of a curve to the left having a radius of 740.00 feet and a central angle of 41°54'16" (chord bearing N.50°23'33"E., 529.23 feet); thence N.29°26'25"E., 139.89 feet to a point of curvature; thence northeasterly, 540.35 feet along the arc of a curve to the right having a radius of 860.00 feet and a central angle of 36°00'00" (chord bearing N.47°26'25"E., 531.51 feet); thence N.65°26'25"E., 197.31 feet to a point of curvature; thence northeasterly, 742.82 feet along the arc of a curve to the left having a radius of 640.00 feet and a central angle of 66°30'01" (chord bearing N.32°11'24"E., 701.82 feet); thence N.01°03'36"W., 423.34 feet to a point of curvature; thence northerly, 139.00 feet along the arc of a curve to the right having a radius of 1060.00 feet and a central angle of 07°30'48" (chord bearing N.02°41'48"E., 138.90 feet); thence S.83°32'48"E., 120.00 feet to a point on a non-tangent curve; thence southerly, 123.26 feet along the arc of said curve to the left having a radius of 940.00 feet and a central angle of 07°30'48" (chord bearing S.02°41'48"W., 123.18 feet); thence S.01°03'36"E., 423.34 feet to a point of curvature; thence southwesterly, 882.09 feet along the arc of a curve to the right having a radius of 760.00 feet and a central angle of 66°30'01" (chord bearing S.32°11'25"W., 833.41 feet); thence S.65°26'25"W., 197.31 feet to a point of curvature; thence southwesterly, 464.96 feet along the arc of a curve to the left having a radius of 740.00 feet and a central angle of 36°00'00" (chord bearing S.47°26'25"W., 457.35 feet); thence S.29°26'25"W., 139.89 feet to a point of curvature; thence southwesterly, 628.98 feet along the arc of a curve to the right having a radius of 860.00 feet and a central angle of 41°54'16" (chord bearing S.50°23'33"W., 615.05 feet); thence S.71°20'41"W., 582.70 feet to a point of curvature; thence southwesterly, 380.13 feet along the arc of a curve to the left having a radius of 865.00 feet and a central angle of 25°10'46" (chord bearing S.58°45'18"W., 377.08 feet) to a point of reverse curvature; thence southwesterly, 278.57 feet along the arc of a curve to the right having a radius of 1210.00 feet and a central angle of 13°11'27" (chord bearing S.52°45'39"W., 277.96 feet) to the **POINT OF BEGINNING**.

Containing 11.146 acres, more or less.



GeoPoint
 Surveying, Inc.
 10000 E. 1st Avenue, Suite 400
 Denver, CO 80231
 Phone: 303.751.1111
 Fax: 303.751.1112
 www.geopoint.com

**ARTISAN LAKES COMMUNITY DEVELOPMENT DISTRICT (PHASE 1)
 ARTISAN LAKES PARKWAY - ROADWAY, POTABLE WATER, SANITARY SEWER,
 RECLAIMED WATER, IRRIGATION, HARDSCAPE, AND LANDSCAPE EASEMENTS**

**QUIT CLAIM BILL OF SALE FOR
ARTISAN LAKES PARKWAY 2 ROADWAY & UTILITY IMPROVEMENTS**

THIS BILL OF SALE is effective as of the 18th day of September, 2018, by ARTISAN LAKES COMMUNITY DEVELOPMENT DISTRICT, a special purpose unit of local government established under Chapter 190, Florida Statutes, whose address is c/o JP Ward & Associates, LLC, 2900 Northeast 12th Terrace, Suite 1, Oakland Park, Florida 33334, hereinafter called the “Grantor,” to ARTISAN LAKES EAST COMMUNITY DEVELOPMENT DISTRICT, a special purpose unit of local government established under Chapter 190, Florida Statutes, whose address is c/o JP Ward & Associates, LLC, 2900 Northeast 12th Terrace, Suite 1, Oakland Park, Florida 33334, hereinafter called the “Grantee.”

(Wherever used herein the terms “Grantor” and “Grantee” include all of the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations or governmental entities.)

BACKGROUND STATEMENT

This instrument is intended to quit claim and release all right, title and interest, if any, of Grantor in and to certain improvements located on or within the property as identified in **Exhibit A (“Property”)**.

NOW THEREFORE, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Grantor and Grantee, intending to be legally bound, do hereby agree as follows:

1. Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to said Grantor in hand paid by the said Grantee, the receipt and sufficiency whereof are hereby acknowledged, hereby transfers, grants, conveys, and assigns to Grantee, but only to the extent of Grantor’s interest, if any, the following intangible and personal property rights (collectively, “Improvements”), to have and to hold for Grantee’s own use and benefit forever:

- a. Those certain Artisan Lakes Parkway Improvements, located within the Property described in Exhibit A, including but not limited to roadbed and surfacing, sanitary sewer utilities, potable water utilities, stormwater improvements, as described in the *Bill of Sale* from Taylor Woodrow Communities at Artisan Lakes, L.L.C., to the Grantee, dated December 30, 2013, attached hereto as **Exhibit B**; and
- b. All of the right, title, interest, and benefit of Grantor, if any, in, to and under any and all plans, designs, construction and development drawings, engineering reports and studies, surveys, testing, permits, approvals, and work product relating to item a. listed above; and
- c. All of the right, title, interest, and benefit of Grantor, if any, in, to and under any and all guaranties, affidavits, warranties, bonds, claims, lien waivers, and other

forms of indemnification, given heretofore and with respect to the construction, installation, or composition of item a. listed above.

To have and to hold the same unto the Grantee forever.

2. Grantor makes no representations or warranties with respect to the Improvements or with respect to Grantor's title to any such Improvements and all such Improvements are conveyed in their "as is" condition without warranty or representation of any kind. Grantee agrees to accept the Improvements in their "as is" condition. That said, the Grantor hereby assigns, transfers and conveys to the Grantee any and all rights against any and all firms or entities which may have caused any latent or patent defects, including, but not limited to, any and all warranties and other forms of indemnification, if any.

3. By execution of this document, the Grantor affirmatively represents that it has the contractual right, consent and lawful authority of any and all forms to take this action in this document and in this form. Nothing herein shall be construed as a waiver of Grantee's limitations on liability as provided in Section 768.28, Florida Statutes, and other statutes and law.

IN WITNESS WHEREOF, the Grantor has hereunto set its hand and seal the day and year first above written.

**ARTISAN LAKES COMMUNITY
DEVELOPMENT DISTRICT**


By: 
Printed Name: Mike Berling
As Its: CHAIRMAN

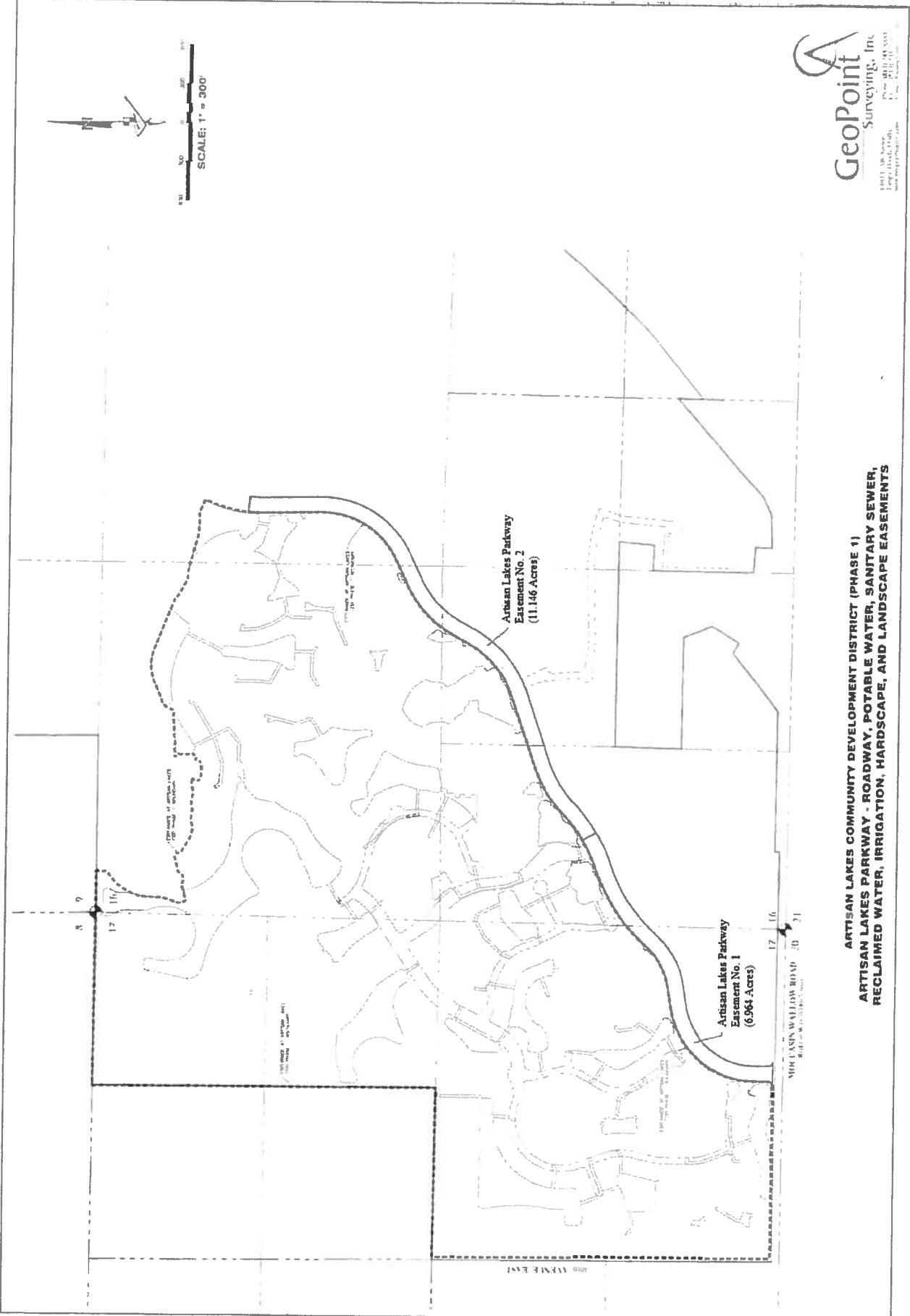
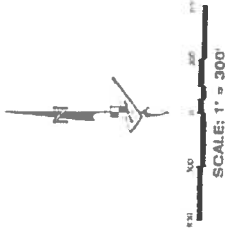
EXHIBIT A

**ROADWAY, POTABLE WATER, SANITARY SEWER, RECLAIMED WATER, IRRIGATION,
HARDSCAPE, AND LANDSCAPE - EASEMENT NO. 2**

DESCRIPTION: A parcel of land lying in Sections 16 and 17, Township 33 South, Range 18 East, Manatee County, Florida, and being more particularly described as follows:

COMMENCE at the Southeast corner of said Section 17, run thence along the East boundary of said Section 17, N.00°54'42"E., 60.00 feet to a point on the North right of way line of Moccasin Wallow Road, per Official Records Book 1598, Page 1537, of the Public Records of Manatee County, Florida; thence along said North right of way line, said line lying 60.00 feet North of and parallel with the South boundary of said Section 17, N.89°33'35"W., 1028.83 feet; thence N.00°26'25"E., 15.00 feet to a point on a non-tangent curve; thence northwesterly, 54.99 feet along the arc of said curve to the right having a radius of 35.00 feet and a central angle of 90°01'18" (chord bearing N.44°32'56"W., 49.51 feet); thence N.00°27'44"E., 114.03 feet to a point of curvature; thence northeasterly, 757.42 feet along the arc of a curve to the right having a radius of 540.00 feet and a central angle of 80°21'53" (chord bearing N.40°38'41"E., 696.84 feet); thence N.80°49'37"E., 172.77 feet to a point of curvature; thence northeasterly, 448.48 feet along the arc of a curve to the left having a radius of 660.00 feet and a central angle of 38°56'00" (chord bearing N.61°21'37"E., 439.90 feet) to a point of reverse curvature; thence northeasterly, 672.32 feet along the arc of a curve to the right having a radius of 1290.00 feet and a central angle of 29°51'40" (chord bearing N.56°49'27"E., 664.73 feet) to a point of reverse curvature; thence northeasterly, 261.84 feet along the arc of a curve to the left having a radius of 1210.00 feet and a central angle of 12°23'54" (chord bearing N.65°33'20"E., 261.33 feet) to a point on a curve, said point also being the **POINT OF BEGINNING**; thence northeasterly, 261.84 feet along the arc of said curve to the left having a radius of 1210.00 feet and a central angle of 12°23'54" (chord bearing N.65°33'20"E., 261.33 feet); thence N.30°38'38"W., 120.00 feet to a point on a non-tangent curve; thence northeasterly, 250.94 feet along the arc of said curve to the left having a radius of 1090.00 feet and a central angle of 13°11'27" (chord bearing N.52°45'39"E., 250.39 feet) to a point of reverse curvature; thence northeasterly, 432.87 feet along the arc of a curve to the right having a radius of 985.00 feet and a central angle of 25°10'46" (chord bearing N.58°45'18"E., 429.40 feet); thence N.71°20'41"E., 582.70 feet to a point of curvature; thence northeasterly, 541.21 feet along the arc of a curve to the left having a radius of 740.00 feet and a central angle of 41°54'16" (chord bearing N.50°23'33"E., 529.23 feet); thence N.29°26'25"E., 139.89 feet to a point of curvature; thence northeasterly, 540.35 feet along the arc of a curve to the right having a radius of 860.00 feet and a central angle of 36°00'00" (chord bearing N.47°26'25"E., 531.51 feet); thence N.65°26'25"E., 197.31 feet to a point of curvature; thence northeasterly, 742.82 feet along the arc of a curve to the left having a radius of 640.00 feet and a central angle of 66°30'01" (chord bearing N.32°11'24"E., 701.82 feet); thence N.01°03'36"W., 423.34 feet to a point of curvature; thence northerly, 139.00 feet along the arc of a curve to the right having a radius of 1060.00 feet and a central angle of 07°30'48" (chord bearing N.02°41'48"E., 138.90 feet); thence S.83°32'48"E., 120.00 feet to a point on a non-tangent curve; thence southerly, 123.26 feet along the arc of said curve to the left having a radius of 940.00 feet and a central angle of 07°30'48" (chord bearing S.02°41'48"W., 123.18 feet); thence S.01°03'36"E., 423.34 feet to a point of curvature; thence southwesterly, 882.09 feet along the arc of a curve to the right having a radius of 760.00 feet and a central angle of 66°30'01" (chord bearing S.32°11'25"W., 833.41 feet); thence S.65°26'25"W., 197.31 feet to a point of curvature; thence southwesterly, 464.96 feet along the arc of a curve to the left having a radius of 740.00 feet and a central angle of 36°00'00" (chord bearing S.47°26'25"W., 457.35 feet); thence S.29°26'25"W., 139.89 feet to a point of curvature; thence southwesterly, 628.98 feet along the arc of a curve to the right having a radius of 860.00 feet and a central angle of 41°54'16" (chord bearing S.50°23'33"W., 615.05 feet); thence S.71°20'41"W., 582.70 feet to a point of curvature; thence southwesterly, 380.13 feet along the arc of a curve to the left having a radius of 865.00 feet and a central angle of 25°10'46" (chord bearing S.58°45'18"W., 377.08 feet) to a point of reverse curvature; thence southwesterly, 278.57 feet along the arc of a curve to the right having a radius of 1210.00 feet and a central angle of 13°11'27" (chord bearing S.52°45'39"W., 277.96 feet) to the **POINT OF BEGINNING**.

Containing 11.146 acres, more or less.



**ARTISAN LAKES COMMUNITY DEVELOPMENT DISTRICT (PHASE 1)
 ARTISAN LAKES PARKWAY - ROADWAY, POTABLE WATER, SANITARY SEWER,
 RECLAIMED WATER, IRRIGATION, HARDSCAPE, AND LANDSCAPE EASEMENTS**

1/16/2014

EXHIBIT B

BILL OF SALE

KNOW ALL MEN BY THESE PRESENTS, that TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES, L.L.C., a limited liability company (hereinafter referred to as the “**SELLER**”), for and in consideration of the sum of Ten Dollars (\$10.00) and such other good and valuable consideration (as more fully described below) paid by the ARTISAN LAKES COMMUNITY DEVELOPMENT DISTRICT, a unit of special purpose local government located in Manatee County, Florida (hereinafter referred to as the “**BUYER**”), the receipt and sufficiency of which are hereby acknowledged by the SELLER, has granted, bargained, sold, transferred and delivered to the BUYER, its successors and assigns forever, the following described property, assets and rights as shown in **EXHIBIT A** attached hereto and incorporated herein by reference (hereinafter referred to as “**PROPERTY**”) to have and to hold the same unto the BUYER, its successors and assigns forever.

SELLER hereby covenants with BUYER, its successors and assigns, that (i) SELLER is the lawful owner of the PROPERTY, (ii) the PROPERTY is free from all encumbrances, (iii) SELLER is unaware of any liens or encumbrances and covenants to timely address any such liens or encumbrances if and when filed, (iv) SELLER has good right to sell the PROPERTY, and (v) the SELLER will warrant and defend the sale of the PROPERTY hereby made unto BUYER, its successors and assigns, against the lawful claims and demands of all persons whatsoever.

AS CONSIDERATION for the sale of the PROPERTY, SELLER and BUYER agree that:

- (i) The first portion of the payment price as set forth in **EXHIBIT A** and in the amount of \$64,161.81 represents a contribution towards the payment of special assessments securing the BUYER’S Capital Improvement Revenue Bonds, Series 2013A-1, 2013A-2 and 2013A-3 (together, “**2013 Bonds**”) and specifically those special assessments that would otherwise be allocated to the future clubhouse, as more fully described in the BUYER’S Resolution 2014-7 adopted December 19, 2013 and the Final Series 2013 Special Assessment Allocation Report dated December 19, 2013 attached thereto; and
- (ii) The BUYER shall make payment for the balance of the cost of the PROPERTY in the amounts set forth in **EXHIBIT A** to the extent proceeds are available from the sale of the 2013 Bonds, and any remaining amount of the payment being treated as more fully set forth in (and without intending to alter the provisions of) that certain Acquisition Agreement between SELLER and BUYER and dated December 30, 2013.

In connection with the sale of the PROPERTY, SELLER:

- (a) Represents to the best of its knowledge that SELLER paid for the construction and/or installation of the PROPERTY in at least the amounts set forth in **EXHIBIT A**;

- (b) Represents that it has no actual knowledge of any defects in the PROPERTY, and that, to the best of its knowledge, and without independent investigation, the PROPERTY is capable of performing the functions for which it is intended;
- (c) Agrees to ensure that, and without intending to limit any available remedies, all punch-list items and/or defects in the PROPERTY, as may be identified by SELLER or BUYER, shall be addressed and/or corrected by SELLER and at SELLER'S expense within one year from the execution of this Bill of Sale, including but not limited to those punch-list items identified in **EXHIBIT B**;
- (d) Assigns, transfers and conveys to BUYER, but only to the extent assignable or transferrable, any and all rights against any and all firms or entities which may have caused any defects, including, but not limited to, any and all warranties, bonds, claims and other forms of indemnification; and
- (e) Represents that it has the lawful authority to take this action in this document and in this form.

Nothing herein shall be construed as a waiver of BUYER's sovereign immunity or limitations on liability provided in Section 768.28, Florida Statutes or other law.

[SIGNATURES TO FOLLOW]

30th IN WITNESS WHEREOF, the SELLER has hereunto set its hand and seal to this Bill of Sale this day of DECEMBER, 2013.

Signed, sealed and delivered by:

**TAYLOR WOODROW COMMUNITIES
AT ARTISAN LAKES, L.L.C.**

Michelle M. Campbell
Name: MICHELLE M. CAMPBELL
Title: VICE PRESIDENT

STATE OF FLORIDA)
COUNTY OF Hillsborough

I HEREBY CERTIFY that on this 27th day of December, 2013, before me personally appeared Michelle Campbell, of TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES, L.L.C., and that said person signed the foregoing instrument and severally acknowledged the execution thereof to be their free act and deed for the uses and purposes therein mentioned. Said person is personally known to me or has produced FL Driver License as identification and did (did not) take an oath.

EXECUTED and sealed in the County and State names above this 27th day of December, 2013.

(NOTARIAL SEAL)

Eileen Gianfrancesco

Print Name:
Notary Public, State of Florida
My Commission No.:
My Commission Expires:

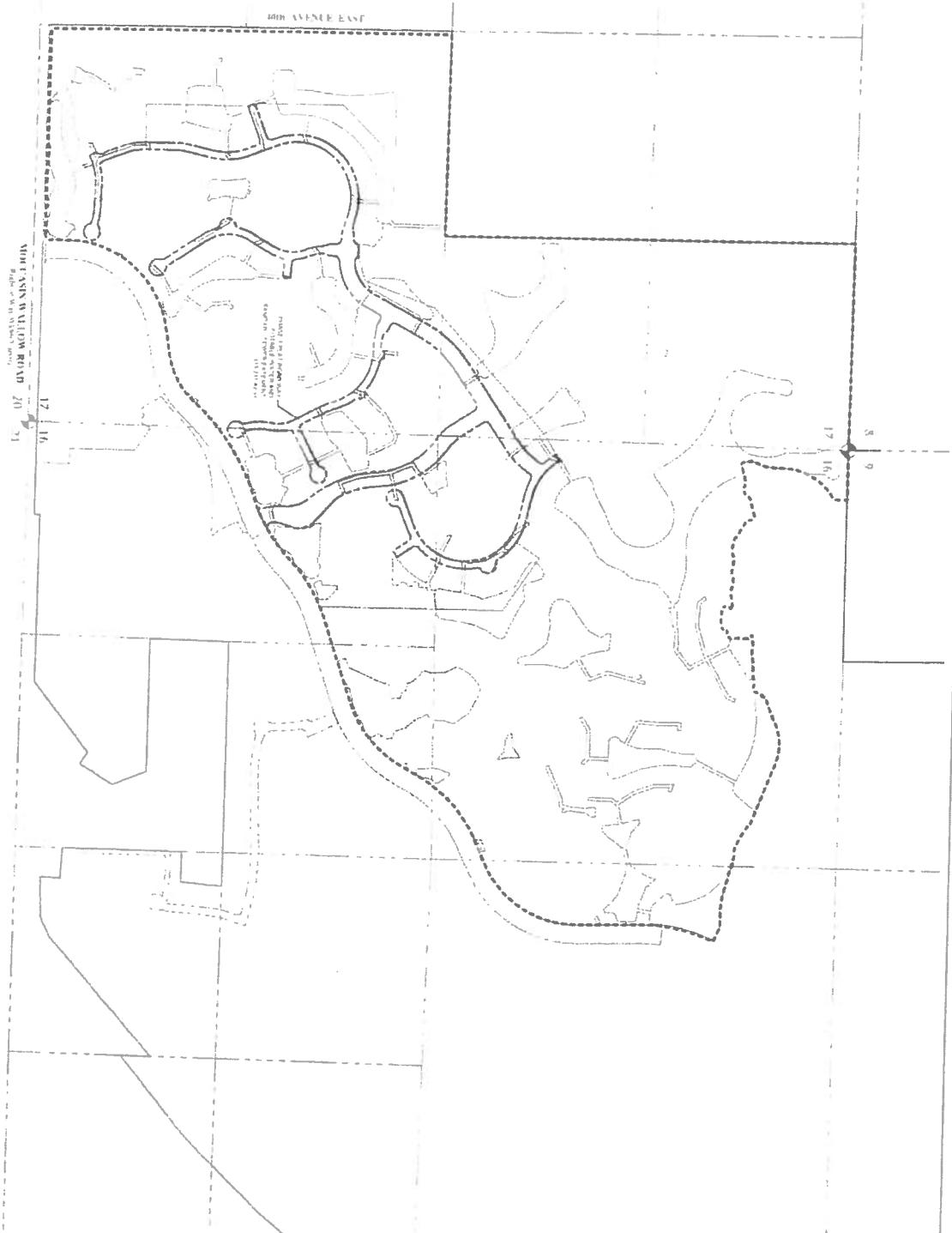


Exhibit A – Description of Work Product and Improvements

**“EXHIBIT A”
ACQUISITION/ASSIGNMENT DOCUMENTATION**

Work Product and/or Improvements to Be Acquired	Contract Notes	Cost
<i>Improvements</i>		
Stormwater Improvements	Kearney Construction Company, L.L.C.	\$3,500,000
Sanitary Sewer & Potable Water (other than those included within Artisan Lakes Parkway)	Kearney Construction Company, L.L.C.	\$2,050,000
Artisan Lakes Parkway Improvements (includes roadbed and surfacing, sanitary sewer and potable water utilities, and stormwater improvements)	Kearney Construction Company, L.L.C.	\$2,050,000
<i>Work Product</i>		
Plans and Designs for the Improvements	WilsonMiller, Inc.	\$1,000,000
TOTAL		\$8,600,000

**ARTISAN LAKES COMMUNITY DEVELOPMENT DISTRICT (PHASE 1)
PHASE 1 PLAT ROADWAY - POTABLE WATER AND SANITARY SEWER EASEMENT**



GeoPoint
SURVEYING, Inc.
1811 18th Avenue, Suite 100
Fargo, ND 58103
701.785.5555
www.geopoint-surveying.com

ARTISAN LAKES COMMUNITY DEVELOPMENT DISTRICT - PHASE 1

**PHASE 1 PLAT ROADWAY
POTABLE WATER AND SANITARY SEWER EASEMENT**

DESCRIPTION: A parcel of land lying in Sections 16 and 17, Township 33 South, Range 18 East, Manatee County, Florida, and being more particularly described as follows:

COMMENCE at the Southeast corner of said Section 17, run thence along the East boundary of said Section 17, N.00°54'42"E., 60.00 feet to a point on the North right of way line of Moccasin Wallow Road, per Official Records Book 1598, Page 1537, of the Public Records of Manatee County, Florida; thence along said North right of way line, said line lying 60.00 feet North of and parallel with the South boundary of said Section 17, N.89°33'35"W., 1739.37 feet; thence N.00°26'25"E., 280.59 feet to the **POINT OF BEGINNING**; thence N.25°43'21"W., 50.00 feet to a point on a non-tangent curve; thence northerly, 37.48 feet along the arc of said curve to the left having a radius of 25.00 feet and a central angle of 85°53'46" (chord bearing N.21°19'46"E., 34.07 feet); thence N.21°37'06"W., 144.21 feet to a point of curvature; thence northerly, 159.76 feet along the arc of a curve to the right having a radius of 425.00 feet and a central angle of 21°32'18" (chord bearing N.10°50'57"W., 158.83 feet); thence N.00°04'48"W., 193.65 feet to a point of curvature; thence northerly, 98.02 feet along the arc of a curve to the right having a radius of 425.00 feet and a central angle of 13°12'53" (chord bearing N.06°31'39"E., 97.81 feet); thence N.13°08'06"E., 151.14 feet to a point of curvature; thence northerly, 223.20 feet along the arc of a curve to the left having a radius of 375.00 feet and a central angle of 34°06'08" (chord bearing N.03°54'58"W., 219.92 feet); thence N.20°58'03"W., 76.74 feet to a point of curvature; thence northwesterly, 39.27 feet along the arc of a curve to the left having a radius of 25.00 feet and a central angle of 90°00'00" (chord bearing N.65°58'03"W., 35.36 feet); thence S.69°01'57"W., 231.65 feet; thence N.20°58'03"W., 50.00 feet; thence N.69°01'57"E., 231.65 feet to a point of curvature; thence northeasterly, 39.27 feet along the arc of a curve to the left having a radius of 25.00 feet and a central angle of 90°00'00" (chord bearing N.24°01'57"E., 35.36 feet); thence N.20°58'03"W., 21.76 feet to a point of curvature; thence northeasterly, 909.16 feet along the arc of a curve to the right having a radius of 405.00 feet and a central angle of 128°37'11" (chord bearing N.43°20'32"E., 729.93 feet); thence S.72°20'52"E., 37.71 feet to a point of curvature; thence easterly, 52.76 feet along the arc of a curve to the left having a radius of 88.00 feet and a central angle of 34°21'06" (chord bearing S.89°31'25"E., 51.97 feet); thence N.73°18'03"E., 2.67 feet to a point of curvature; thence easterly, 33.23 feet along the arc of a curve to the right having a radius of 114.00 feet and a central angle of 16°41'58" (chord bearing N.81°39'01"E., 33.11 feet); thence East, 16.97 feet to a point of curvature; thence northeasterly, 54.98 feet along the arc of a curve to the left having a radius of 35.00 feet and a central angle of 90°00'00" (chord bearing N.45°00'00"E., 49.50 feet); thence East, 81.62 feet to a point on a non-tangent curve; thence southeasterly, 46.72 feet along the arc of said curve to the left having a radius of 35.00 feet and a central angle of 76°28'43" (chord bearing S.55°43'09"E., 43.33 feet) to a point of compound curvature; thence northeasterly, 253.19 feet along the arc of a curve to the left having a radius of 250.00 feet and a central angle of 58°01'37" (chord bearing N.57°01'41"E., 242.51 feet); thence N.28°00'52"E., 388.11 feet to a point of curvature; thence northeasterly, 368.65 feet along the arc of a curve to the right having a radius of 750.00 feet and a central angle of 28°09'46" (chord bearing N.42°05'45"E., 364.95 feet); thence N.56°10'38"E., 626.23 feet to a point of curvature; thence northeasterly, 131.26 feet along the arc of a curve to the left having a radius of 400.00 feet and a central angle of 18°48'05" (chord bearing N.46°46'35"E., 130.67 feet); thence N.37°22'33"E., 54.38 feet to a point of curvature; thence northerly, 35.08 feet along the arc of a curve to the left having a radius of 25.00 feet and a central angle of 80°24'21" (chord bearing N.02°49'38"W., 32.27 feet)

to a point of reverse curvature; thence northwesterly, 91.17 feet along the arc of a curve to the right having a radius of 425.00 feet and a central angle of 12°17'27" (chord bearing N.36°53'05"W., 90.99 feet); thence N.59°15'39"E., 50.00 feet to a point on a non-tangent curve; thence southeasterly, 305.00 feet along the arc of said curve to the left having a radius of 375.00 feet and a central angle of 46°36'05" (chord bearing S.54°02'23"E., 296.67 feet); thence S.77°20'26"E., 171.81 feet to a point of curvature; thence southeasterly, 307.92 feet along the arc of a curve to the right having a radius of 400.00 feet and a central angle of 44°06'23" (chord bearing S.55°17'15"E., 300.37 feet) to a point of reverse curvature; thence southeasterly, 29.12 feet along the arc of a curve to the left having a radius of 25.00 feet and a central angle of 66°44'34" (chord bearing S.66°36'20"E., 27.50 feet) to a point of reverse curvature; thence southeasterly, 151.43 feet along the arc of a curve to the right having a radius of 56.00 feet and a central angle of 154°55'48" (chord bearing S.22°30'43"E., 109.33 feet) to a point of reverse curvature; thence southerly, 29.12 feet along the arc of a curve to the left having a radius of 25.00 feet and a central angle of 66°44'34" (chord bearing S.21°34'53"W., 27.50 feet) to a point of reverse curvature; thence southerly, 421.05 feet along the arc of a curve to the right having a radius of 400.00 feet and a central angle of 60°18'39" (chord bearing S.18°21'56"W., 401.88 feet) to a point of reverse curvature; thence southerly, 36.32 feet along the arc of a curve to the left having a radius of 25.00 feet and a central angle of 83°14'37" (chord bearing S.06°53'57"W., 33.21 feet); thence S.34°43'22"E., 111.28 feet to a point of curvature; thence southeasterly, 11.11 feet along the arc of a curve to the right having a radius of 325.00 feet and a central angle of 01°57'29" (chord bearing S.33°44'38"E., 11.11 feet); thence S.51°54'52"W., 50.26 feet to a point on a non-tangent curve; thence northwesterly, 14.06 feet along the arc of said curve to the left having a radius of 275.00 feet and a central angle of 02°55'45" (chord bearing N.33°15'29"W., 14.06 feet); thence N.34°43'22"W., 111.28 feet to a point of curvature; thence westerly, 36.32 feet along the arc of a curve to the left having a radius of 25.00 feet and a central angle of 83°14'37" (chord bearing N.76°20'41"W., 33.21 feet) to a point of reverse curvature; thence southwestwesterly, 42.36 feet along the arc of a curve to the right having a radius of 400.00 feet and a central angle of 06°04'01" (chord bearing S.65°04'01"W., 42.34 feet); thence S.68°06'02"W., 145.25 feet to a point of curvature; thence southwestwesterly, 32.95 feet along the arc of a curve to the left having a radius of 25.00 feet and a central angle of 75°31'21" (chord bearing S.30°20'22"W., 30.62 feet) to a point of reverse curvature; thence northwesterly, 245.28 feet along the arc of a curve to the right having a radius of 55.00 feet and a central angle of 255°31'20" (chord bearing N.59°39'39"W., 86.96 feet); thence N.68°06'02"E., 222.71 feet to a point of curvature; thence northerly, 888.45 feet along the arc of a curve to the left having a radius of 350.00 feet and a central angle of 145°26'29" (chord bearing N.04°37'12"W., 668.41 feet); thence N.77°20'26"W., 171.81 feet to a point of curvature; thence westerly, 112.17 feet along the arc of a curve to the right having a radius of 425.00 feet and a central angle of 15°07'20" (chord bearing N.69°46'46"W., 111.85 feet) to a point on a non-tangent curve; thence westerly, 35.08 feet along the arc of said curve to the left having a radius of 25.00 feet and a central angle of 80°24'20" (chord bearing S.77°34'43"W., 32.27 feet); thence S.37°22'33"W., 54.38 feet to a point of curvature; thence southwestwesterly, 164.07 feet along the arc of a curve to the right having a radius of 500.00 feet and a central angle of 18°48'05" (chord bearing S.46°46'35"W., 163.34 feet); thence S.56°10'38"W., 208.93 feet to a point of curvature; thence southerly, 39.27 feet along the arc of a curve to the left having a radius of 25.00 feet and a central angle of 90°00'00" (chord bearing S.11°10'38"W., 35.36 feet); thence S.33°49'22"E., 185.71 feet to a point of curvature; thence southeasterly, 99.24 feet along the arc of a curve to the left having a radius of 250.00 feet and a central angle of 22°44'42" (chord bearing S.45°11'43"E., 98.59 feet) to a point of reverse curvature; thence southeasterly, 530.99 feet along the arc of a curve to the right having a radius of 575.00 feet and a central angle of 52°54'36" (chord bearing S.30°06'46"E., 512.32 feet) to a point on a non-tangent curve; thence southerly, 251.25 feet along the arc of said curve to the left having a radius of 649.74 feet and a

central angle of $22^{\circ}09'23''$ (chord bearing $S.14^{\circ}44'01''E.$, 249.69 feet) to a point on a non-tangent curve; thence southeasterly, 67.84 feet along the arc of said curve to the left having a radius of 176.00 feet and a central angle of $22^{\circ}05'09''$ (chord bearing $S.37^{\circ}09'44''E.$, 67.42 feet); thence $S.48^{\circ}12'19''E.$, 182.28 feet to a point of curvature; thence southerly, 173.24 feet along the arc of a curve to the right having a radius of 144.00 feet and a central angle of $68^{\circ}55'43''$ (chord bearing $S.13^{\circ}44'28''E.$, 162.98 feet); thence $S.20^{\circ}43'24''W.$, 64.85 feet to a point of curvature; thence southerly, 56.53 feet along the arc of a curve to the left having a radius of 118.00 feet and a central angle of $27^{\circ}26'47''$ (chord bearing $S.07^{\circ}00'01''W.$, 55.99 feet) to a point of compound curvature; thence southeasterly, 69.59 feet along the arc of a curve to the left having a radius of 35.00 feet and a central angle of $113^{\circ}55'15''$ (chord bearing $S.63^{\circ}41'00''E.$, 58.68 feet) to a point on a non-tangent curve; thence southwesterly, 181.18 feet along the arc of said curve to the right having a radius of 1090.00 feet and a central angle of $09^{\circ}31'26''$ (chord bearing $S.64^{\circ}07'06''W.$, 180.98 feet) to a point on a non-tangent curve; thence northeasterly, 55.81 feet along the arc of said curve to the left having a radius of 35.00 feet and a central angle of $91^{\circ}21'33''$ (chord bearing $N.23^{\circ}12'02''E.$, 50.08 feet) to a point of reverse curvature; thence northerly, 114.47 feet along the arc of a curve to the right having a radius of 240.00 feet and a central angle of $27^{\circ}19'43''$ (chord bearing $N.08^{\circ}48'53''W.$, 113.39 feet) to a point of reverse curvature; thence northerly, 206.37 feet along the arc of a curve to the left having a radius of 260.00 feet and a central angle of $45^{\circ}28'38''$ (chord bearing $N.17^{\circ}53'20''W.$, 200.99 feet) to a point of reverse curvature; thence northerly, 483.93 feet along the arc of a curve to the right having a radius of 750.00 feet and a central angle of $36^{\circ}58'11''$ (chord bearing $N.22^{\circ}08'34''W.$, 475.58 feet) to a point of reverse curvature; thence northwesterly, 438.64 feet along the arc of a curve to the left having a radius of 475.00 feet and a central angle of $52^{\circ}54'36''$ (chord bearing $N.30^{\circ}06'46''W.$, 423.22 feet) to a point of reverse curvature; thence northwesterly, 138.94 feet along the arc of a curve to the right having a radius of 350.00 feet and a central angle of $22^{\circ}44'42''$ (chord bearing $N.45^{\circ}11'43''W.$, 138.03 feet); thence $N.33^{\circ}49'22''W.$, 175.71 feet to a point of curvature; thence westerly, 54.98 feet along the arc of a curve to the left having a radius of 35.00 feet and a central angle of $90^{\circ}00'00''$ (chord bearing $N.78^{\circ}49'22''W.$, 49.50 feet); thence $S.56^{\circ}10'38''W.$, 257.30 feet to a point of curvature; thence southwesterly, 319.50 feet along the arc of a curve to the left having a radius of 650.00 feet and a central angle of $28^{\circ}09'46''$ (chord bearing $S.42^{\circ}05'45''W.$, 316.29 feet); thence $S.28^{\circ}00'52''W.$, 171.68 feet to a point of curvature; thence southerly, 39.27 feet along the arc of a curve to the left having a radius of 25.00 feet and a central angle of $90^{\circ}00'00''$ (chord bearing $S.16^{\circ}59'08''E.$, 35.36 feet); thence $S.61^{\circ}59'08''E.$, 37.71 feet to a point of curvature; thence southeasterly, 7.29 feet along the arc of a curve to the right having a radius of 25.00 feet and a central angle of $16^{\circ}41'57''$ (chord bearing $S.53^{\circ}38'09''E.$, 7.26 feet); thence $S.45^{\circ}17'10''E.$, 28.04 feet to a point of curvature; thence southeasterly, 12.21 feet along the arc of a curve to the left having a radius of 25.00 feet and a central angle of $27^{\circ}59'09''$ (chord bearing $S.59^{\circ}16'45''E.$, 12.09 feet) to a point of compound curvature; thence easterly, 74.00 feet along the arc of a curve to the left having a radius of 275.00 feet and a central angle of $15^{\circ}25'00''$ (chord bearing $S.80^{\circ}58'49''E.$, 73.77 feet) to a point of compound curvature; thence northeasterly, 37.99 feet along the arc of a curve to the left having a radius of 25.00 feet and a central angle of $87^{\circ}04'12''$ (chord bearing $N.47^{\circ}46'34''E.$, 34.44 feet); thence $S.87^{\circ}01'18''E.$, 50.01 feet to a point on a non-tangent curve; thence southeasterly, 36.79 feet along the arc of said curve to the left having a radius of 25.00 feet and a central angle of $84^{\circ}18'46''$ (chord bearing $S.37^{\circ}44'49''E.$, 33.56 feet) to a point of reverse curvature; thence southeasterly, 201.78 feet along the arc of a curve to the right having a radius of 400.00 feet and a central angle of $28^{\circ}54'12''$ (chord bearing $S.65^{\circ}27'06''E.$, 199.65 feet) to a point of reverse curvature; thence easterly, 36.32 feet along the arc of a curve to the left having a radius of 25.00 feet and a central angle of $83^{\circ}14'37''$ (chord bearing $N.87^{\circ}22'41''E.$, 33.21 feet); thence $S.44^{\circ}14'37''E.$, 50.00 feet to a point on a non-tangent curve; thence southerly, 36.32 feet along the arc of said curve to the left having a radius of 25.00 feet and a

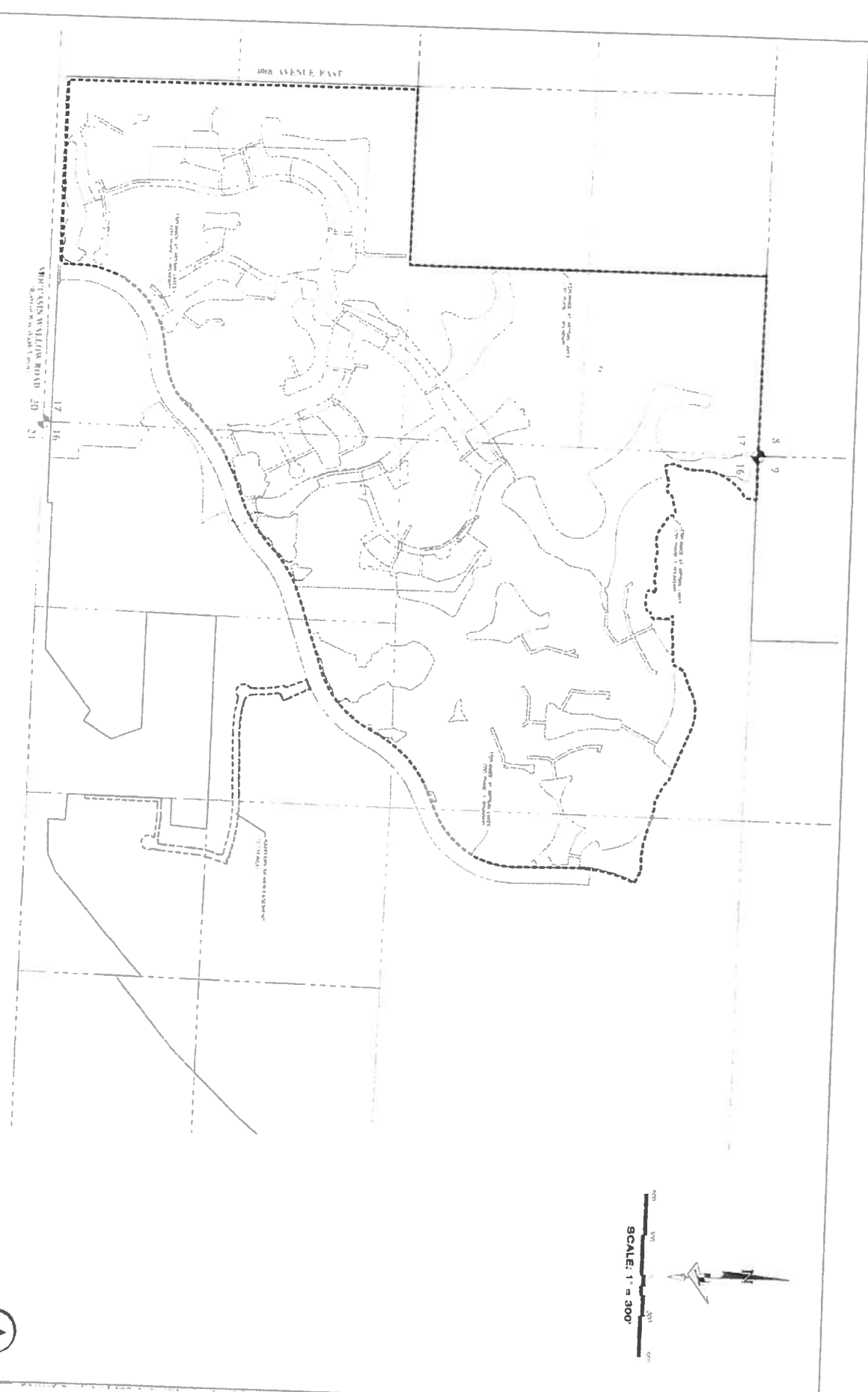
central angle of $83^{\circ}14'37''$ (chord bearing $S.04^{\circ}08'04''W.$, 33.21 feet) to a point of reverse curvature; thence southeasterly, 137.69 feet along the arc of a curve to the right having a radius of 400.00 feet and a central angle of $19^{\circ}43'20''$ (chord bearing $S.27^{\circ}37'34''E.$, 137.01 feet) to a point of reverse curvature; thence southeasterly, 98.95 feet along the arc of a curve to the left having a radius of 575.00 feet and a central angle of $09^{\circ}51'34''$ (chord bearing $S.22^{\circ}41'41''E.$, 98.82 feet); thence $S.27^{\circ}37'28''E.$, 151.06 feet to a point of curvature; thence easterly, 39.27 feet along the arc of a curve to the left having a radius of 25.00 feet and a central angle of $90^{\circ}00'00''$ (chord bearing $S.72^{\circ}37'28''E.$, 35.36 feet); thence $N.62^{\circ}22'32''E.$, 254.82 feet to a point of curvature; thence northeasterly, 22.39 feet along the arc of a curve to the left having a radius of 25.00 feet and a central angle of $51^{\circ}19'04''$ (chord bearing $N.36^{\circ}43'00''E.$, 21.65 feet) to a point of reverse curvature; thence southeasterly, 271.31 feet along the arc of a curve to the right having a radius of 55.00 feet and a central angle of $282^{\circ}38'08''$ (chord bearing $S.27^{\circ}37'28''E.$, 68.75 feet) to a point of reverse curvature; thence westerly, 22.39 feet along the arc of a curve to the left having a radius of 25.00 feet and a central angle of $51^{\circ}19'04''$ (chord bearing $S.88^{\circ}02'04''W.$, 21.65 feet); thence $S.62^{\circ}22'32''W.$, 259.68 feet to a point of curvature; thence southwesterly, 34.33 feet along the arc of a curve to the left having a radius of 25.00 feet and a central angle of $78^{\circ}40'38''$ (chord bearing $S.23^{\circ}02'13''W.$, 31.70 feet) to a point of reverse curvature; thence southerly, 97.10 feet along the arc of a curve to the right having a radius of 225.00 feet and a central angle of $24^{\circ}43'37''$ (chord bearing $S.03^{\circ}56'17''E.$, 96.35 feet); thence $S.08^{\circ}25'31''W.$, 39.50 feet to a point of curvature; thence southerly, 138.30 feet along the arc of a curve to the left having a radius of 330.00 feet and a central angle of $24^{\circ}00'45''$ (chord bearing $S.03^{\circ}34'51''E.$, 137.29 feet) to a point of compound curvature; thence southeasterly, 22.98 feet along the arc of a curve to the left having a radius of 25.00 feet and a central angle of $52^{\circ}39'28''$ (chord bearing $S.41^{\circ}54'58''E.$, 22.18 feet) to a point of reverse curvature; thence westerly, 271.29 feet along the arc of a curve to the right having a radius of 55.00 feet and a central angle of $282^{\circ}36'59''$ (chord bearing $S.73^{\circ}03'48''W.$, 68.76 feet) to a point of reverse curvature; thence northerly, 21.94 feet along the arc of a curve to the left having a radius of 25.00 feet and a central angle of $50^{\circ}17'31''$ (chord bearing $N.09^{\circ}13'32''E.$, 21.25 feet) to a point of reverse curvature; thence northerly, 161.47 feet along the arc of a curve to the right having a radius of 380.00 feet and a central angle of $24^{\circ}20'44''$ (chord bearing $N.03^{\circ}44'51''W.$, 160.25 feet); thence $N.08^{\circ}25'31''E.$, 39.50 feet to a point of curvature; thence northerly, 110.11 feet along the arc of a curve to the left having a radius of 175.00 feet and a central angle of $36^{\circ}02'59''$ (chord bearing $N.09^{\circ}35'58''W.$, 108.30 feet); thence $N.27^{\circ}37'28''W.$, 201.98 feet to a point of curvature; thence northwesterly, 107.55 feet along the arc of a curve to the right having a radius of 625.00 feet and a central angle of $09^{\circ}51'34''$ (chord bearing $N.22^{\circ}41'41''W.$, 107.42 feet) to a point of reverse curvature; thence northwesterly, 451.41 feet along the arc of a curve to the left having a radius of 350.00 feet and a central angle of $73^{\circ}53'50''$ (chord bearing $N.54^{\circ}42'49''W.$, 420.77 feet) to a point on a non-tangent curve; thence westerly, 59.38 feet along the arc of said curve to the right having a radius of 325.73 feet and a central angle of $10^{\circ}26'42''$ (chord bearing $N.86^{\circ}25'17''W.$, 59.30 feet); thence $N.81^{\circ}11'36''W.$, 96.36 feet to a point of curvature; thence westerly, 8.38 feet along the arc of a curve to the right having a radius of 25.00 feet and a central angle of $19^{\circ}12'28''$ (chord bearing $N.71^{\circ}35'22''W.$, 8.34 feet); thence $N.61^{\circ}59'08''W.$, 37.71 feet to a point of curvature; thence westerly, 39.27 feet along the arc of a curve to the left having a radius of 25.00 feet and a central angle of $90^{\circ}00'00''$ (chord bearing $S.73^{\circ}00'52''W.$, 35.36 feet); thence $S.28^{\circ}00'52''W.$, 86.43 feet to a point of curvature; thence southwesterly, 365.15 feet along the arc of a curve to the right having a radius of 350.00 feet and a central angle of $59^{\circ}46'34''$ (chord bearing $S.57^{\circ}54'09''W.$, 348.81 feet) to a point of reverse curvature; thence southwesterly, 53.63 feet along the arc of a curve to the left having a radius of 35.00 feet and a central angle of $87^{\circ}47'26''$ (chord bearing $S.43^{\circ}53'43''W.$, 48.53 feet); thence South, 27.99 feet to a point of curvature; thence southerly, 7.29 feet along the arc of a curve to the right having a radius of 25.00 feet and a central angle of $16^{\circ}41'57''$ (chord bearing $S.08^{\circ}20'59''W.$,

7.26 feet); thence S. 16°41'57"W., 38.58 feet to a point of curvature; thence southerly, 9.83 feet along the arc of a curve to the left having a radius of 25.00 feet and a central angle of 22°31'14" (chord bearing S.05°26'20"W., 9.76 feet) to a point of compound curvature; thence southerly, 99.33 feet along the arc of a curve to the left having a radius of 375.00 feet and a central angle of 15°10'34" (chord bearing S.13°24'34"E., 99.04 feet) to a point of reverse curvature; thence southerly, 74.91 feet along the arc of a curve to the right having a radius of 275.00 feet and a central angle of 15°36'26" (chord bearing S.13°11'38"E., 74.68 feet) to a point of reverse curvature; thence southeasterly, 35.08 feet along the arc of a curve to the left having a radius of 25.00 feet and a central angle of 80°24'21" (chord bearing S.45°35'36"E., 32.27 feet); thence S.85°47'46"E., 99.10 feet; thence S.04°12'14"W., 50.00 feet; thence N.85°47'46"W., 99.10 feet to a point of curvature; thence southwesterly, 35.08 feet along the arc of a curve to the left having a radius of 25.00 feet and a central angle of 80°24'21" (chord bearing S.54°00'03"W., 32.27 feet) to a point of reverse curvature; thence southerly, 78.47 feet along the arc of a curve to the right having a radius of 275.00 feet and a central angle of 16°20'53" (chord bearing S.21°58'19"W., 78.20 feet); thence S.30°08'46"W., 168.72 feet to a point of curvature; thence southerly, 277.30 feet along the arc of a curve to the left having a radius of 250.00 feet and a central angle of 63°33'08" (chord bearing S.01°37'48"E., 263.30 feet); thence S.33°24'22"E., 306.42 feet to a point of curvature; thence southeasterly, 22.39 feet along the arc of a curve to the left having a radius of 25.00 feet and a central angle of 51°19'04" (chord bearing S.59°03'54"E., 21.65 feet) to a point of reverse curvature; thence southwesterly, 271.31 feet along the arc of a curve to the right having a radius of 55.00 feet and a central angle of 282°38'08" (chord bearing S.56°35'38"W., 68.75 feet) to a point of reverse curvature; thence northerly, 22.39 feet along the arc of a curve to the left having a radius of 25.00 feet and a central angle of 51°19'04" (chord bearing N.07°44'50"W., 21.65 feet); thence N.33°24'22"W., 306.42 feet to a point of curvature; thence northwesterly, 90.98 feet along the arc of a curve to the right having a radius of 300.00 feet and a central angle of 17°22'36" (chord bearing N.24°43'04"W., 90.64 feet) to a point of reverse curvature; thence northwesterly, 28.34 feet along the arc of a curve to the left having a radius of 25.00 feet and a central angle of 64°56'26" (chord bearing N.48°29'59"W., 26.84 feet) to a point of reverse curvature; thence northerly, 151.51 feet along the arc of a curve to the right having a radius of 55.00 feet and a central angle of 157°50'21" (chord bearing N.02°03'02"W., 107.95 feet) to a point of reverse curvature; thence northeasterly, 28.34 feet along the arc of a curve to the left having a radius of 25.00 feet and a central angle of 64°56'26" (chord bearing N.44°23'55"E., 26.84 feet) to a point of reverse curvature; thence northerly, 95.39 feet along the arc of a curve to the right having a radius of 300.00 feet and a central angle of 18°13'04" (chord bearing N.21°02'14"E., 94.99 feet); thence N.30°08'46"E., 168.72 feet to a point of curvature; thence northerly, 200.84 feet along the arc of a curve to the left having a radius of 225.00 feet and a central angle of 51°08'36" (chord bearing N.04°34'28"E., 194.24 feet) to a point of reverse curvature; thence northerly, 107.20 feet along the arc of a curve to the right having a radius of 425.00 feet and a central angle of 14°27'09" (chord bearing N.13°46'16"W., 106.92 feet) to a point of reverse curvature; thence northerly, 4.43 feet along the arc of a curve to the left having a radius of 25.00 feet and a central angle of 10°09'15" (chord bearing N.11°37'19"W., 4.42 feet); thence N.16°41'57"W., 55.07 feet to a point of curvature; thence northerly, 7.29 feet along the arc of a curve to the right having a radius of 25.00 feet and a central angle of 16°41'57" (chord bearing N.08°20'58"W., 7.26 feet); thence North, 37.71 feet to a point of curvature; thence northwesterly, 54.98 feet along the arc of a curve to the left having a radius of 35.00 feet and a central angle of 90°00'00" (chord bearing N.45°00'00"W., 49.50 feet); thence West, 30.04 feet to a point of curvature; thence westerly, 7.70 feet along the arc of a curve to the right having a radius of 25.00 feet and a central angle of 17°39'09" (chord bearing N.81°10'25"W., 7.67 feet); thence N.72°20'52"W., 123.56 feet to a point of curvature; thence southwesterly, 796.92 feet along the arc of a curve to the left having a radius of 355.00 feet and a central angle of 128°37'11" (chord bearing S.43°20'32"W., 639.82

feet); thence S.20°58'03"E., 198.50 feet to a point of curvature; thence southerly, 252.96 feet along the arc of a curve to the right having a radius of 425.00 feet and a central angle of 34°06'08" (chord bearing S.03°54'59"E., 249.24 feet); thence S.13°08'06"W., 151.14 feet to a point of curvature; thence southerly, 86.49 feet along the arc of a curve to the left having a radius of 375.00 feet and a central angle of 13°12'53" (chord bearing S.06°31'39"W., 86.30 feet); thence S.00°04'48"E., 193.65 feet to a point of curvature; thence southerly, 140.97 feet along the arc of a curve to the left having a radius of 375.00 feet and a central angle of 21°32'18" (chord bearing S.10°50'57"E., 140.14 feet); thence S.21°37'06"E., 149.60 feet to a point of curvature; thence southeasterly, 36.45 feet along the arc of a curve to the left having a radius of 25.00 feet and a central angle of 83°32'55" (chord bearing S.63°23'34"E., 33.31 feet) to a point of reverse curvature; thence easterly, 127.75 feet along the arc of a curve to the right having a radius of 420.00 feet and a central angle of 17°25'40" (chord bearing N.83°32'49"E., 127.26 feet); thence S.87°44'21"E., 164.94 feet to a point of curvature; thence easterly, 55.47 feet along the arc of a curve to the right having a radius of 220.00 feet and a central angle of 14°26'48" (chord bearing S.80°30'57"E., 55.32 feet); thence S.73°17'33"E., 24.72 feet to a point of curvature; thence easterly, 24.33 feet along the arc of a curve to the left having a radius of 25.00 feet and a central angle of 55°46'16" (chord bearing N.78°49'19"E., 23.39 feet) to a point of reverse curvature; thence southerly, 275.59 feet along the arc of a curve to the right having a radius of 55.00 feet and a central angle of 287°05'20" (chord bearing S.14°28'51"W., 65.36 feet) to a point of reverse curvature; thence northwesterly, 22.39 feet along the arc of a curve to the left having a radius of 25.00 feet and a central angle of 51°19'04" (chord bearing N.47°38'01"W., 21.65 feet); thence N.73°17'33"W., 28.41 feet to a point of curvature; thence westerly, 44.12 feet along the arc of a curve to the left having a radius of 175.00 feet and a central angle of 14°26'48" (chord bearing N.80°30'57"W., 44.01 feet); thence N.87°44'21"W., 164.94 feet to a point of curvature; thence westerly, 183.15 feet along the arc of a curve to the left having a radius of 375.00 feet and a central angle of 27°59'00" (chord bearing S.78°16'09"W., 181.34 feet); thence S.64°16'39"W., 17.84 feet to the **POINT OF BEGINNING**.

Containing 19.241 acres, more or less.

**ARTISAN LAKES COMMUNITY DEVELOPMENT DISTRICT (PHASE 1)
SANITARY SEWER EASEMENT**



ARTISAN LAKES COMMUNITY DEVELOPEMONT DISTRICT - PHASE 1

SANITARY SEWER EASEMENT

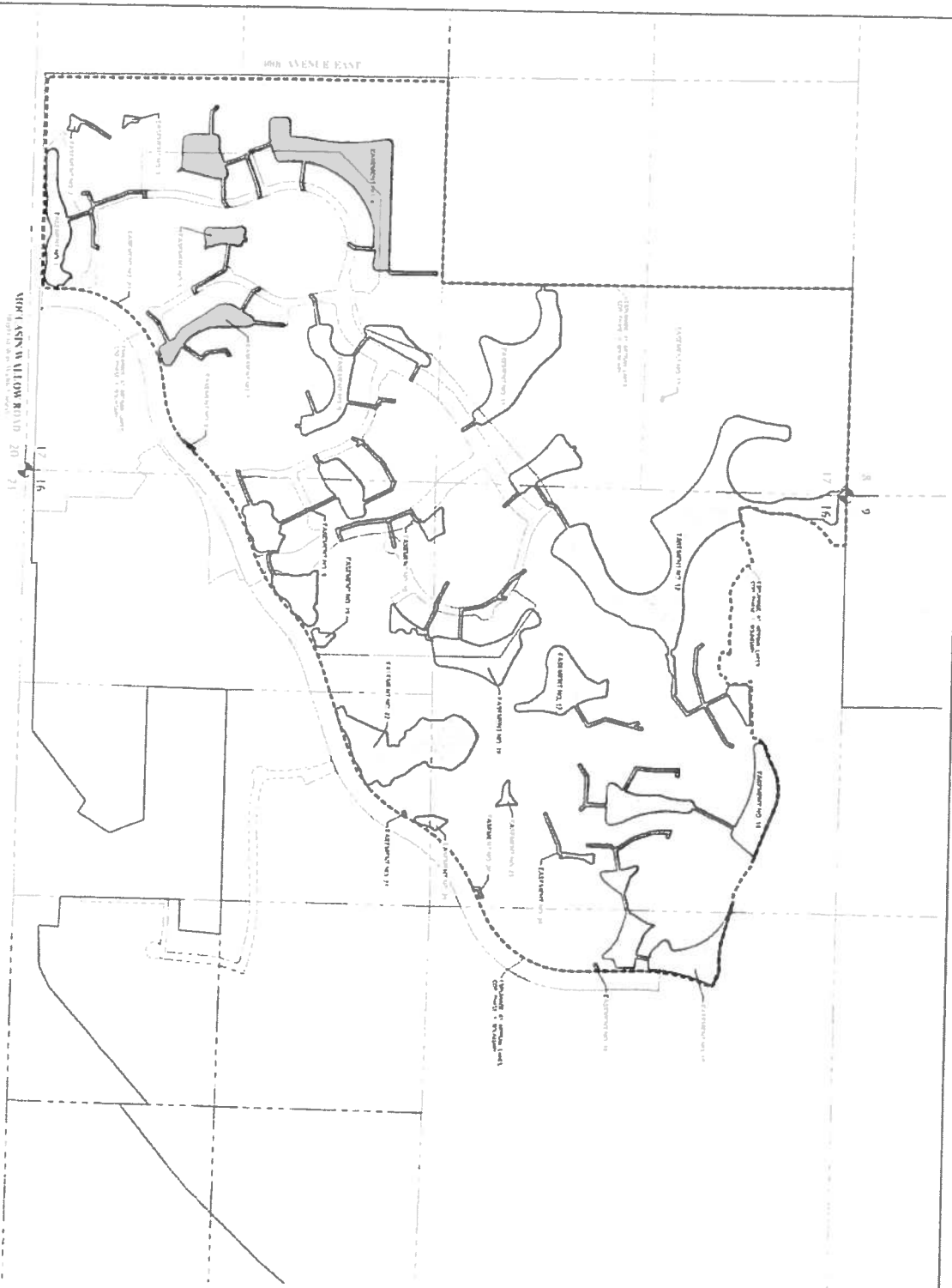
DESCRIPTION: A parcel of land lying in Sections 16 and 17, Township 33 South, Range 18 East, Manatee County, Florida, and being more particularly described as follows:

COMMENCE at the Southeast corner of said Section 17, run thence along the East boundary of said Section 17, N.00°54'42"E., 60.00 feet to a point on the North right of way line of Moccasin Wallow Road, per Official Records Book 1598, Page 1537, of the Public Records of Manatee County, Florida; thence along said North right of way line, said line lying 60.00 feet North of and parallel with the South boundary of said Section 17, N.89°33'35"W., 1028.83 feet; thence N.00°26'25"E., 15.00 feet to a point on a non-tangent curve; thence northwesterly, 54.99 feet along the arc of said curve to the right having a radius of 35.00 feet and a central angle of 90°01'18" (chord bearing N.44°32'56"W., 49.51 feet); thence N.00°27'44"E., 114.03 feet to a point of curvature; thence northeasterly, 757.42 feet along the arc of a curve to the right having a radius of 540.00 feet and a central angle of 80°21'53" (chord bearing N.40°38'41"E., 696.84 feet); thence N.80°49'37"E., 172.77 feet to a point of curvature; thence northeasterly, 448.48 feet along the arc of a curve to the left having a radius of 660.00 feet and a central angle of 38°56'00" (chord bearing N.61°21'37"E., 439.90 feet) to a point of reverse curvature; thence northeasterly, 672.32 feet along the arc of a curve to the right having a radius of 1290.00 feet and a central angle of 29°51'40" (chord bearing N.56°49'27"E., 664.73 feet) to a point of reverse curvature; thence northeasterly, 540.41 feet along the arc of a curve to the left having a radius of 1210.00 feet and a central angle of 25°35'21" (chord bearing N.58°57'36"E., 535.93 feet) to a point of reverse curvature; thence northeasterly, 380.13 feet along the arc of a curve to the right having a radius of 865.00 feet and a central angle of 25°10'46" (chord bearing N.58°45'19"E., 377.08 feet); thence N.71°20'41"E., 582.70 feet to a point of curvature; thence easterly, 29.29 feet along the arc of a curve to the left having a radius of 860.00 feet and a central angle of 01°57'05" (chord bearing N.70°22'08"E., 29.29 feet) to a point on a curve, said point also being the **POINT OF BEGINNING**; thence northeasterly, 75.09 feet along the arc of said curve to the left having a radius of 860.00 feet and a central angle of 05°00'10" (chord bearing N.66°53'31"E., 75.07 feet); thence S.25°36'34"E., 170.00 feet; thence S.26°08'25"E., 50.00 feet to a point on a non-tangent curve; thence southwesterly, 42.22 feet along the arc of said curve to the right having a radius of 1080.00 feet and a central angle of 02°14'24" (chord bearing S.65°29'09"W., 42.22 feet) to a point of reverse curvature; thence southwesterly, 33.38 feet along the arc of a curve to the left having a radius of 25.00 feet and a central angle of 76°30'25" (chord bearing S.28°21'09"W., 30.96 feet) to a point of reverse curvature; thence southerly, 174.93 feet along the arc of a curve to the right having a radius of 1025.00 feet and a central angle of 09°46'42" (chord bearing S.05°00'43"E., 174.72 feet) to a point on a non-tangent curve; thence southeasterly, 101.47 feet along the arc of said curve to the left having a radius of 73.75 feet and a central angle of 78°49'44" (chord bearing S.38°45'34"E., 93.65 feet) to a point of compound curvature; thence easterly, 312.91 feet along the arc of a curve to the left having a radius of 1127.34 feet and a central angle of 15°54'12" (chord bearing S.86°07'32"E., 311.91 feet); thence N.88°21'37"E., 379.70 feet to a point of curvature; thence easterly, 463.27 feet along the arc of a curve to the right having a radius of 1525.00 feet and a central angle of 17°24'20" (chord bearing S.82°56'13"E., 461.49 feet); thence S.72°51'21"E., 74.93 feet; thence S.18°10'31"W., 75.24 feet; thence S.17°36'51"W., 64.63 feet to a point of curvature; thence southerly, 106.60 feet along the arc of a curve to the left having a radius of 475.00 feet and a central angle of 12°51'31" (chord bearing S.11°11'05"W., 106.38 feet); thence S.04°45'20"W., 248.56 feet to a point of curvature; thence southerly, 53.70 feet along the arc of a curve to the right having a radius of 225.00 feet and a central angle of 13°40'29" (chord bearing

S.11°35'35"W., 53.57 feet) to a point of reverse curvature; thence southerly, 19.08 feet along the arc of a curve to the left having a radius of 25.00 feet and a central angle of 43°44'19" (chord bearing S.03°26'20"E., 18.62 feet) to a point of reverse curvature; thence westerly, 243.54 feet along the arc of a curve to the right having a radius of 55.00 feet and a central angle of 253°42'32" (chord bearing N.78°27'14"W., 88.02 feet); thence N.85°14'40"W., 153.46 feet; thence N.89°22'05"W., 105.57 feet; thence continue N.89°22'05"W., 12.00 feet; thence S.00°37'55"W., 543.43 feet; thence N.89°22'05"W., 30.00 feet to the West boundary of the Southwest 1/4 of the Southeast 1/4 of aforesaid Section 16; thence along said West boundary, N.00°37'55"E., 573.43 feet; thence S.89°22'05"E., 42.00 feet; thence continue S.89°22'05"E., 106.65 feet; thence S.85°14'40"E., 192.56 feet to a point on a non-tangent curve; thence northerly, 4.09 feet along the arc of said curve to the left having a radius of 25.00 feet and a central angle of 09°22'44" (chord bearing N.18°24'08"E., 4.09 feet) to a point of compound curvature; thence northerly, 27.36 feet along the arc of a curve to the left having a radius of 175.00 feet and a central angle of 08°57'26" (chord bearing N.09°14'03"E., 27.33 feet); thence N.04°45'20"E., 209.98 feet to a point on a non-tangent curve; thence northerly, 156.49 feet along the arc of said curve to the right having a radius of 559.22 feet and a central angle of 16°01'59" (chord bearing N.09°35'52"E., 155.98 feet); thence N.17°36'51"E., 64.19 feet to a point on a non-tangent curve; thence northwesterly, 40.67 feet along the arc of said curve to the left having a radius of 23.95 feet and a central angle of 97°17'01" (chord bearing N.28°22'26"W., 35.95 feet); thence N.77°00'57"W., 136.59 feet to a point on a non-tangent curve; thence westerly, 308.16 feet along the arc of said curve to the left having a radius of 1475.00 feet and a central angle of 11°58'13" (chord bearing N.85°39'17"W., 307.60 feet); thence S.88°21'37"W., 450.28 feet to a point on a non-tangent curve; thence westerly, 268.76 feet along the arc of said curve to the right having a radius of 984.43 feet and a central angle of 15°38'33" (chord bearing N.83°58'54"W., 267.93 feet) to a point on a non-tangent curve; thence westerly, 24.62 feet along the arc of said curve to the left having a radius of 25.00 feet and a central angle of 56°25'06" (chord bearing S.80°48'38"W., 23.63 feet) to a point of reverse curvature; thence northwesterly, 170.17 feet along the arc of a curve to the right having a radius of 55.00 feet and a central angle of 177°16'42" (chord bearing N.38°45'34"W., 109.97 feet) to a point on a non-tangent curve; thence northerly, 24.40 feet along the arc of said curve to the left having a radius of 27.96 feet and a central angle of 50°00'08" (chord bearing N.21°40'13"E., 23.63 feet); thence N.03°19'51"W., 13.99 feet to a point on a non-tangent curve; thence northerly, 226.95 feet along the arc of said curve to the left having a radius of 975.00 feet and a central angle of 13°20'13" (chord bearing N.06°47'29"W., 226.44 feet) to a point on a non-tangent curve; thence easterly, 15.51 feet along the arc of said curve to the left having a radius of 1030.00 feet and a central angle of 00°51'46" (chord bearing N.69°32'59"E., 15.51 feet); thence N.22°16'21"W., 170.06 feet to the **POINT OF BEGINNING**.

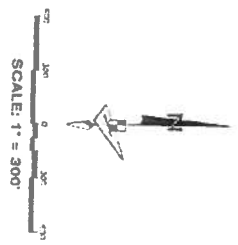
Containing 3.734 acres, more or less.

**ARTISAN LAKES COMMUNITY DEVELOPMENT DISTRICT (PHASE 1)
STORMWATER PONDS & DRAINAGE EASEMENTS EXHIBIT**



CDP STORMWATER Areas

FASLER 01 04 1	2.673
FASLER 01 04 2	0.23
FASLER 01 04 3	0.106
FASLER 01 04 4	0.229
FASLER 01 04 5	0.007
FASLER 01 04 6	1.096
FASLER 01 04 7	1.131
FASLER 01 04 8	0.029
FASLER 01 04 9	0.029
FASLER 01 04 10	0.007
FASLER 01 04 11	0.007
FASLER 01 04 12	17.175
FASLER 01 04 13	0.017
FASLER 01 04 14	4.096
FASLER 01 04 15	4.026
FASLER 01 04 16	0.029
FASLER 01 04 17	0.011
FASLER 01 04 18	4.101
FASLER 01 04 19	0.227
FASLER 01 04 20	0.006
FASLER 01 04 21	0.015
FASLER 01 04 22	4.811
FASLER 01 04 23	0.229
FASLER 01 04 24	0.204
FASLER 01 04 25	0.289
FASLER 01 26	0.041
TOTAL ACRES	79.047



ARTISAN LAKES COMMUNITY DEVELOPEMONT DISTRICT - PHASE 1

STORMWATER EASEMENT NO. 1

DESCRIPTION: A parcel of land lying in Section 17, Township 33 South, Range 18 East, Manatee County, Florida, and being more particularly described as follows:

COMMENCE at the Southeast corner of said Section 17, run thence along the East boundary of said Section 17, N.00°54'42"E., 140.58 feet; thence N.89°05'18"W., 1184.52 feet to the **POINT OF BEGINNING**; thence N.89°13'16"W., 17.07 feet to a point on a non-tangent curve; thence southwesterly, 108.67 feet along the arc of said curve to the right having a radius of 69.11 feet and a central angle of 90°05'49" (chord bearing S.47°08'48"W., 97.82 feet) to a point of compound curvature; thence westerly, 41.17 feet along the arc of a curve to the right having a radius of 226.63 feet and a central angle of 10°24'30" (chord bearing N.82°36'03"W., 41.11 feet) to a point of compound curvature; thence westerly, 15.08 feet along the arc of a curve to the right having a radius of 103.21 feet and a central angle of 08°22'09" (chord bearing N.73°12'43"W., 15.06 feet) to a point of reverse curvature; thence westerly, 63.57 feet along the arc of a curve to the left having a radius of 99.61 feet and a central angle of 36°33'56" (chord bearing N.87°18'37"W., 62.50 feet) to a point on a non-tangent curve; thence westerly, 91.81 feet along the arc of said curve to the right having a radius of 166.56 feet and a central angle of 31°34'54" (chord bearing N.87°38'02"W., 90.65 feet); thence N.66°12'42"W., 42.29 feet; thence N.75°32'36"W., 20.98 feet; thence N.84°43'12"W., 20.98 feet; thence S.86°06'11"W., 20.98 feet; thence S.76°55'34"W., 20.98 feet; thence S.67°44'57"W., 20.98 feet; thence S.66°45'32"W., 26.75 feet; thence S.74°41'24"W., 22.22 feet; thence S.81°53'09"W., 22.22 feet; thence S.89°04'55"W., 22.22 feet; thence N.83°43'20"W., 22.22 feet; thence N.84°11'20"W., 25.52 feet to a point of curvature; thence westerly, 25.60 feet along the arc of a curve to the left having a radius of 90.23 feet and a central angle of 16°15'28" (chord bearing S.87°40'56"W., 25.52 feet); thence S.79°33'12"W., 25.52 feet; thence S.79°13'36"W., 19.56 feet to a point of curvature; thence westerly, 19.61 feet along the arc of a curve to the right having a radius of 75.16 feet and a central angle of 14°57'05" (chord bearing S.86°42'09"W., 19.56 feet); thence N.89°33'35"W., 63.97 feet; thence continue N.89°33'35"W., 134.28 feet; thence continue N.89°33'35"W., 5.57 feet; thence N.82°16'05"W., 8.88 feet; thence N.67°41'05"W., 8.88 feet; thence N.53°06'05"W., 8.88 feet; thence N.45°48'35"W., 7.53 feet; thence N.37°14'21"W., 10.43 feet; thence N.20°05'53"W., 10.43 feet; thence N.02°57'25"W., 10.43 feet; thence N.14°11'04"E., 10.43 feet; thence N.31°19'32"E., 10.43 feet; thence N.48°28'00"E., 10.43 feet; thence N.65°36'28"E., 10.43 feet; thence N.82°44'56"E., 10.43 feet; thence S.88°46'12"E., 129.27 feet; thence N.89°03'58"E., 30.89 feet; thence N.84°33'32"E., 36.02 feet; thence N.80°03'07"E., 36.02 feet; thence N.75°32'42"E., 36.02 feet; thence N.71°02'17"E., 36.02 feet; thence N.66°31'52"E., 36.02 feet; thence N.64°16'39"E., 18.78 feet to a point on a non-tangent curve; thence easterly, 49.36 feet along the arc of said curve to the right having a radius of 130.27 feet and a central angle of 21°42'42" (chord bearing N.76°22'56"E., 49.07 feet); thence N.83°44'36"E., 13.73 feet; thence N.74°15'24"E., 1.41 feet; thence N.19°18'20"W., 152.43 feet; thence N.66°32'09"W., 37.48 feet; thence S.63°32'12"W., 75.00 feet; thence S.04°08'17"E., 36.44 feet; thence S.85°51'43"W., 20.00 feet; thence N.04°08'17"W., 49.85 feet; thence N.63°32'12"E., 84.01 feet; thence N.20°47'14"W., 240.22 feet; thence N.02°19'28"W., 116.69 feet; thence S.89°51'26"E., 52.18 feet; thence S.00°08'34"W., 20.00 feet; thence N.89°51'26"W., 31.30 feet; thence S.02°19'28"E., 92.56 feet; thence S.20°47'14"E., 241.80 feet; thence S.66°32'09"E., 39.03 feet; thence N.77°17'21"E., 85.94 feet; thence S.89°41'52"E., 126.44 feet; thence N.29°21'34"E., 38.87 feet; thence S.60°38'26"E., 20.00 feet; thence S.29°21'34"W., 50.64 feet; thence N.89°41'52"W., 135.92 feet; thence S.77°17'21"W., 75.70 feet; thence S.19°18'20"E., 145.54 feet; thence N.64°46'12"E., 5.98 feet; thence N.64°36'09"E., 24.25 feet; thence N.73°45'14"E.,

24.25 feet; thence N.82°54'20"E., 24.25 feet; thence S.87°56'34"E., 24.25 feet; thence S.78°47'28"E., 24.25 feet; thence S.69°38'23"E., 24.25 feet; thence S.60°29'17"E., 24.25 feet; thence S.60°50'20"E., 20.61 feet; thence S.70°41'32"E., 20.61 feet; thence S.80°32'44"E., 20.61 feet; thence N.89°36'04"E., 20.61 feet; thence S.88°14'26"E., 8.63 feet; thence S.74°04'16"E., 8.63 feet; thence S.59°54'06"E., 8.63 feet; thence S.61°27'52"E., 12.03 feet; thence S.78°45'33"E., 12.03 feet; thence N.83°56'45"E., 12.03 feet; thence N.66°39'03"E., 12.03 feet; thence N.49°21'22"E., 12.03 feet; thence N.30°46'13"E., 12.97 feet to a point on a non-tangent curve; thence northerly, 11.10 feet along the arc of said curve to the left having a radius of 32.50 feet and a central angle of 19°34'05" (chord bearing N.14°45'58"E., 11.05 feet) to a point of reverse curvature; thence northeasterly, 57.77 feet along the arc of a curve to the right having a radius of 35.75 feet and a central angle of 92°35'15" (chord bearing N.51°16'33"E., 51.69 feet); thence S.36°41'40"W., 14.58 feet; thence S.53°18'20"E., 68.61 feet to a point on a non-tangent curve; thence southwesterly, 8.66 feet along the arc of said curve to the left having a radius of 22.20 feet and a central angle of 22°20'37" (chord bearing S.23°52'30"W., 8.60 feet) to a point of compound curvature; thence southerly, 13.04 feet along the arc of a curve to the left having a radius of 57.05 feet and a central angle of 13°06'01" (chord bearing S.06°09'11"W., 13.02 feet) to a point on a non-tangent curve; thence southerly, 10.17 feet along the arc of said curve to the right having a radius of 424.69 feet and a central angle of 01°22'18" (chord bearing S.21°27'53"E., 10.17 feet) to a point on a non-tangent curve; thence southerly, 9.11 feet along the arc of said curve to the right having a radius of 69.11 feet and a central angle of 07°32'57" (chord bearing S.18°26'35"E., 9.10 feet); thence S.89°13'16"E., 19.44 feet; thence S.00°27'44"W., 20.00 feet to the **POINT OF BEGINNING**.

Containing 2.633 acres, more or less.

STORMWATER EASEMENT NO. 2

DESCRIPTION: A parcel of land lying in Section 17, Township 33 South, Range 18 East, Manatee County, Florida, and being more particularly described as follows:

COMMENCE at the Southeast corner of said Section 17, run thence along the East boundary of said Section 17, N.00°54'42"E., 60.00 feet to a point on the North right of way line of Moccasin Wallow Road, per Official Records Book 1598, Page 1537, of the Public Records of Manatee County, Florida; thence along said North right of way line, said line lying 60.00 feet North of and parallel with the South boundary of said Section 17, N.89°33'35"W., 2257.85; thence N.00°26'25"W., 171.35 feet to the **POINT OF BEGINNING**; thence S.86°40'56"W., 39.45 feet; thence N.84°48'11"W., 6.00 feet to a point of curvature; thence northwesterly, 20.41 feet along the arc of a curve to the right having a radius of 10.00 feet and a central angle of 116°54'52" (chord bearing N.26°20'45"W., 17.04 feet); thence N.32°06'41"E., 27.26 feet; thence continue N.32°06'41"E., 36.97 feet to a point of curvature; thence northeasterly, 3.17 feet along the arc of a curve to the right having a radius of 10.00 feet and a central angle of 18°10'36" (chord bearing N.41°11'59"E., 3.16 feet); thence N.02°02'36"E., 27.96 feet; thence N.29°51'44"E., 201.13 feet; thence S.60°08'16"E., 20.00 feet; thence S.29°51'44"W., 196.18 feet; thence S.02°02'36"W., 25.41 feet to a point on a non-tangent curve; thence easterly, 48.59 feet along the arc of said curve to the left having a radius of 237.00 feet and a central angle of 11°44'48" (chord bearing S.71°16'53"E., 48.50 feet) to a point of reverse curvature; thence southeasterly, 15.42 feet along the arc of a curve to the right having a radius of 10.00 feet and a central angle of 88°19'30" (chord bearing S.32°59'32"E., 13.93 feet); thence S.11°10'13"W., 52.49 feet to a point of curvature; thence westerly, 21.50 feet along the arc of a curve to the right having a radius of 10.00 feet and a central angle of 123°10'34" (chord bearing S.72°45'30"W., 17.59 feet); thence N.45°39'13"W., 9.79 feet to a point of curvature; thence northwesterly, 15.63 feet along the arc

of a curve to the left having a radius of 35.00 feet and a central angle of 25°35'41" (chord bearing N.58°27'03"W., 15.51 feet); thence continue westerly, 9.75 feet along the arc of said curve to the left having a radius of 35.00 feet and a central angle of 15°57'14" (chord bearing N.79°13'31"W., 9.71 feet) to the **POINT OF BEGINNING**.

Containing 0.250 acres, more or less.

STORMWATER EASEMENT NO. 3

DESCRIPTION: A parcel of land lying in Section 17, Township 33 South, Range 18 East, Manatee County, Florida, and being more particularly described as follows:

COMMENCE at the Southeast corner of said Section 17, run thence along the East boundary of said Section 17, N.00°54'42"E., 60.00 feet to a point on the North right of way line of Moccasin Wallow Road, per Official Records Book 1598, Page 1537, of the Public Records of Manatee County, Florida; thence along said North right of way line, said line lying 60.00 feet North of and parallel with the South boundary of said Section 17, N.89°33'35"W., 2235.69 feet; thence N.00°26'25"E., 514.12 feet to the **POINT OF BEGINNING**; thence N.82°49'56"W., 74.10 feet to a point of curvature; thence northwesterly, 7.85 feet along the arc of a curve to the right having a radius of 5.00 feet and a central angle of 90°00'00" (chord bearing N.37°49'56"W., 7.07 feet); thence N.07°10'04"E., 98.49 feet to a point of curvature; thence northeasterly, 10.49 feet along the arc of a curve to the right having a radius of 5.00 feet and a central angle of 120°10'07" (chord bearing N.67°15'07"E., 8.67 feet); thence S.52°39'49"E., 33.43 feet; thence S.03°13'34"W., 35.35 feet to a point of curvature; thence southerly, 20.88 feet along the arc of a curve to the left having a radius of 26.00 feet and a central angle of 46°00'32" (chord bearing S.19°46'42"E., 20.32 feet); thence S.42°46'58"E., 44.76 feet to a point of curvature; thence southwesterly, 12.21 feet along the arc of a curve to the right having a radius of 5.00 feet and a central angle of 139°57'02" (chord bearing S.27°11'33"W., 9.40 feet) to the **POINT OF BEGINNING**.

Containing 0.116 acres, more or less.

STORMWATER EASEMENT NO. 4

DESCRIPTION: A parcel of land lying in Section 17, Township 33 South, Range 18 East, Manatee County, Florida, and being more particularly described as follows:

COMMENCE at the Southeast corner of said Section 17, run thence along the East boundary of said Section 17, N.00°54'42"E., 60.00 feet to a point on the North right of way line of Moccasin Wallow Road, per Official Records Book 1598, Page 1537, of the Public Records of Manatee County, Florida; thence along said North right of way line, said line lying 60.00 feet North of and parallel with the South boundary of said Section 17, N.89°33'35"W., 1954.01 feet; thence N.00°26'25"E., 873.84 feet to the **POINT OF BEGINNING**; thence N.86°26'04"W., 5.00 feet; thence N.49°10'06"W., 48.40 feet to a point on a non-tangent curve; thence westerly, 2.14 feet along the arc of said curve to the right having a radius of 35.00 feet and a central angle of 03°29'56" (chord bearing S.89°32'02"W., 2.14 feet); thence N.88°43'00"W., 90.86 feet; thence continue N.88°43'00"W., 75.31 feet; thence N.79°19'02"W., 11.43 feet; thence N.60°31'07"W., 11.43 feet; thence N.41°43'12"W., 11.43 feet; thence N.22°55'17"W., 11.43 feet; thence N.13°31'19"W., 39.00 feet; thence N.00°12'12"W., 106.12 feet; thence S.89°55'17"W., 146.00 feet; thence N.45°01'22"W., 57.70 feet; thence N.44°58'38"E., 20.00 feet; thence S.45°01'22"E., 49.40 feet; thence N.89°55'17"E., 137.66 feet; thence N.00°12'12"W., 9.30 feet to a point of

curvature; thence northeasterly, 56.55 feet along the arc of a curve to the right having a radius of 36.00 feet and a central angle of 90°00'00" (chord bearing N.44°47'48"E., 50.91 feet); thence N.89°47'48"E., 64.03 feet; thence N.69°01'57"E., 90.42 feet; thence N.20°52'43"W., 148.06 feet; thence N.53°09'07"W., 37.52 feet; thence N.21°18'55"W., 145.27 feet; thence S.79°24'53"W., 41.75 feet; thence S.89°47'48"W., 85.96 feet; thence N.81°12'12"W., 10.95 feet; thence N.63°12'12"W., 10.95 feet; thence N.45°12'12"W., 10.95 feet; thence N.27°12'12"W., 10.95 feet; thence N.09°12'12"W., 10.95 feet; thence N.00°12'12"W., 66.17 feet; thence N.08°47'48"E., 10.95 feet; thence N.26°47'48"E., 10.95 feet; thence N.44°47'48"E., 10.95 feet; thence N.62°47'48"E., 10.95 feet; thence N.80°47'48"E., 10.95 feet; thence N.89°47'48"E., 52.50 feet; thence continue N.89°47'48"E., 29.50 feet; thence N.74°47'48"E., 5.18 feet; thence N.44°47'48"E., 5.18 feet; thence N.14°47'48"E., 5.18 feet; thence N.00°12'12"W., 51.32 feet; thence N.02°33'12"E., 41.17 feet; thence N.08°04'00"E., 41.17 feet; thence N.09°18'31"E., 63.28 feet; thence N.06°16'45"E., 63.28 feet; thence N.03°14'59"E., 63.28 feet; thence N.00°13'13"E., 63.28 feet; thence N.02°48'33"W., 63.28 feet; thence N.05°50'20"W., 63.28 feet; thence N.08°52'06"W., 63.28 feet; thence N.10°22'59"W., 42.46 feet; thence N.01°57'36"W., 10.25 feet; thence N.14°53'09"E., 10.25 feet; thence N.31°43'54"E., 10.25 feet; thence N.48°34'40"E., 10.25 feet; thence N.65°25'25"E., 10.25 feet; thence N.82°16'10"E., 10.25 feet; thence S.89°18'27"E., 784.74 feet; thence S.80°22'36"E., 10.87 feet; thence S.62°30'55"E., 5.51 feet; thence N.45°37'48"E., 29.03 feet; thence North, 296.41 feet; thence East, 20.00 feet; thence South, 304.82 feet; thence S.45°37'48"W., 37.00 feet; thence S.26°47'32"E., 6.63 feet; thence S.08°55'51"E., 10.87 feet; thence South, 32.88 feet; thence S.08°33'31"W., 10.42 feet; thence S.25°40'33"W., 10.42 feet; thence S.42°47'36"W., 10.42 feet; thence S.59°54'38"W., 10.42 feet; thence S.77°01'40"W., 10.42 feet; thence N.85°51'18"W., 10.42 feet; thence N.79°43'17"W., 45.53 feet; thence N.84°34'18"W., 44.14 feet; thence S.02°11'12"W., 145.64 feet; thence S.35°07'02"W., 49.78 feet; thence N.54°52'58"W., 20.00 feet; thence N.35°07'02"E., 43.87 feet; thence N.02°11'12"E., 124.04 feet; thence N.86°43'41"W., 108.66 feet; thence S.80°52'38"W., 8.30 feet; thence S.76°01'37"W., 45.53 feet; thence S.71°10'35"W., 45.53 feet; thence S.66°19'34"W., 45.53 feet; thence S.61°28'33"W., 45.53 feet; thence S.56°37'32"W., 45.53 feet; thence S.51°46'31"W., 45.53 feet; thence S.46°55'29"W., 45.53 feet; thence S.42°04'28"W., 45.53 feet; thence S.37°13'27"W., 45.53 feet; thence S.32°22'26"W., 45.53 feet; thence S.27°31'25"W., 33.29 feet; thence continue S.27°31'25"W., 12.25 feet; thence S.22°40'23"W., 45.53 feet; thence S.17°49'22"W., 45.53 feet; thence S.12°58'21"W., 45.53 feet; thence S.08°07'20"W., 27.60 feet; thence S.83°27'33"E., 139.63 feet; thence N.69°30'36"E., 41.63 feet; thence S.20°29'24"E., 20.00 feet; thence S.69°30'36"W., 46.44 feet; thence N.83°27'33"W., 144.82 feet; thence S.03°16'18"W., 43.45 feet; thence S.01°34'43"E., 45.53 feet; thence S.06°25'44"E., 43.30 feet; thence continue S.06°25'44"E., 2.23 feet; thence S.01°03'55"E., 9.49 feet; thence S.14°30'43"W., 9.49 feet; thence S.30°05'21"W., 9.49 feet; thence S.45°40'00"W., 9.49 feet; thence S.61°14'38"W., 9.49 feet; thence S.69°01'57"W., 54.95 feet; thence continue S.69°01'57"W., 37.09 feet; thence S.21°18'55"E., 137.29 feet; thence S.53°09'07"E., 29.22 feet; thence N.69°17'44"E., 215.51 feet; thence N.81°32'01"E., 64.73 feet; thence S.08°27'59"E., 20.00 feet; thence S.81°32'01"W., 62.59 feet; thence S.69°17'44"W., 208.82 feet; thence S.20°52'43"E., 140.89 feet; thence N.69°01'57"E., 43.19 feet to a point of curvature; thence easterly, 53.26 feet along the arc of a curve to the right having a radius of 36.00 feet and a central angle of 84°45'38" (chord bearing S.68°35'14"E., 48.53 feet); thence N.89°05'29"E., 143.21 feet; thence N.52°50'14"E., 45.64 feet; thence S.37°09'46"E., 20.00 feet; thence S.52°50'14"W., 52.19 feet; thence S.89°05'29"W., 146.39 feet; thence S.00°16'37"W., 6.31 feet; thence S.05°25'13"W., 21.72 feet; thence S.10°33'48"W., 21.72 feet; thence S.13°08'06"W., 186.08 feet to a point of curvature; thence southwesterly, 26.73 feet along the arc of a curve to the right having a radius of 35.00 feet and a central angle of 43°45'15" (chord bearing S.35°00'43"W., 26.08 feet); thence S.32°22'19"E., 44.53 feet to the **POINT OF BEGINNING**.

Containing 8.278 acres, more or less.

STORMWATER EASEMENT NO. 5

DESCRIPTION: A parcel of land lying in Section 17, Township 33 South, Range 18 East, Manatee County, Florida, and being more particularly described as follows:

COMMENCE at the Southeast corner of said Section 17, run thence along the East boundary of said Section 17, N.00°54'42"E., 60.00 feet to a point on the North right of way line of Moccasin Wallow Road, per Official Records Book 1598, Page 1537, of the Public Records of Manatee County, Florida; thence along said North right of way line, said line lying 60.00 feet North of and parallel with the South boundary of said Section 17, N.89°33'35"W., 1211.91 feet; thence N.00°26'25"E., 983.80 feet to the **POINT OF BEGINNING**; thence N.30°43'46"W., 241.38 feet; thence N.83°12'23"W., 162.01 feet; thence S.02°33'12"W., 17.23 feet; thence S.04°47'23"E., 9.58 feet; thence continue S.04°47'23"E., 15.75 feet; thence S.12°07'58"E., 25.33 feet; thence S.19°28'32"E., 25.33 feet; thence S.14°39'13"E., 10.34 feet; thence S.02°20'01"W., 10.34 feet; thence S.19°19'15"W., 8.85 feet; thence S.48°10'39"E., 30.41 feet to a point on a non-tangent curve; thence southwesterly, 2.22 feet along the arc of said curve to the left having a radius of 30.00 feet and a central angle of 04°14'56" (chord bearing S.63°00'28"W., 2.22 feet); thence S.60°53'00"W., 18.97 feet; thence N.48°10'39"W., 23.54 feet; thence S.53°17'43"W., 1.84 feet; thence S.70°16'56"W., 10.34 feet; thence S.78°46'33"W., 33.19 feet; thence continue S.78°46'33"W., 24.27 feet; thence S.87°51'36"W., 11.05 feet; thence N.73°58'20"W., 11.05 feet; thence N.55°48'15"W., 11.05 feet; thence N.37°38'10"W., 11.05 feet; thence N.19°28'05"W., 11.05 feet; thence N.01°18'01"W., 11.05 feet; thence N.05°48'08"E., 38.59 feet; thence N.01°50'20"E., 35.75 feet; thence continue N.01°50'20"E., 2.84 feet; thence N.02°07'28"W., 38.59 feet; thence N.06°05'16"W., 38.59 feet; thence N.10°03'04"W., 38.59 feet; thence N.02°59'33"W., 11.00 feet; thence N.15°05'18"E., 11.00 feet; thence N.33°10'08"E., 11.00 feet; thence N.51°14'59"E., 11.00 feet; thence N.69°19'49"E., 11.00 feet; thence N.87°24'40"E., 11.00 feet; thence S.74°30'30"E., 11.00 feet; thence S.65°28'04"E., 24.57 feet; thence S.79°49'59"E., 1.63 feet; thence N.13°03'55"E., 20.03 feet; thence S.79°49'59"E., 20.03 feet; thence S.13°03'55"W., 20.03 feet; thence S.79°49'59"E., 8.63 feet; thence S.71°26'16"E., 10.22 feet; thence S.54°38'50"E., 10.22 feet; thence S.37°51'23"E., 10.22 feet; thence S.21°03'57"E., 10.22 feet; thence S.04°16'31"E., 10.22 feet; thence S.12°30'55"W., 10.22 feet; thence S.17°14'21"W., 25.33 feet; thence S.09°53'46"W., 13.40 feet; thence S.83°12'23"E., 171.83 feet; thence S.30°43'46"E., 232.31 feet; thence N.62°25'17"E., 30.10 feet; thence S.33°24'22"E., 20.10 feet; thence S.62°25'17"W., 51.07 feet to the **POINT OF BEGINNING**.

Containing 0.897 acres, more or less.

STORMWATER EASEMENT NO. 6

DESCRIPTION: A parcel of land lying in Section 17, Township 33 South, Range 18 East, Manatee County, Florida, and being more particularly described as follows:

COMMENCE at the Southeast corner of said Section 17, run thence along the East boundary of said Section 17, N.00°54'42"E., 1740.98 feet; thence N.89°05'18"W., 332.59 feet to the **POINT OF BEGINNING**; thence N.87°21'36"W., 20.00 feet; thence N.02°13'07"E., 36.96 feet; thence S.89°51'39"W., 7.70 feet; thence continue S.89°51'39"W., 24.59 feet to a point of curvature; thence northwesterly, 37.62 feet along the arc of a curve to the right having a radius of 25.00 feet and a central angle of 86°13'32" (chord bearing N.47°01'35"W., 34.17 feet); thence

N.03°54'49"W., 23.79 feet; thence N.12°06'30"W., 27.87 feet; thence N.20°18'10"W., 12.98 feet; thence S.67°10'25"W., 158.52 feet; thence N.22°49'35"W., 20.00 feet; thence N.67°10'25"E., 158.67 feet; thence N.28°29'51"W., 22.71 feet; thence N.36°41'32"W., 27.87 feet; thence N.44°53'13"W., 27.87 feet; thence N.53°04'53"W., 27.87 feet; thence N.61°16'34"W., 27.87 feet; thence N.69°28'15"W., 27.87 feet; thence N.77°39'56"W., 27.87 feet; thence N.85°51'37"W., 27.87 feet; thence S.85°56'43"W., 18.52 feet; thence continue S.85°56'43"W., 9.35 feet; thence S.77°45'02"W., 27.87 feet; thence S.69°33'21"W., 27.87 feet; thence S.61°21'40"W., 27.87 feet; thence S.57°15'50"W., 71.98 feet; thence S.30°59'35"W., 75.00 feet; thence S.60°21'01"W., 60.53 feet; thence S.75°07'06"W., 18.89 feet; thence continue S.75°07'06"W., 42.52 feet; thence S.89°53'10"W., 32.56 feet; thence N.81°46'52"W., 10.14 feet; thence N.65°06'55"W., 10.14 feet; thence N.48°26'58"W., 10.14 feet; thence N.31°47'01"W., 10.14 feet; thence N.23°27'03"W., 38.19 feet; thence S.80°56'33"W., 158.43 feet; thence S.45°35'44"W., 44.25 feet; thence N.44°24'16"W., 20.00 feet; thence N.45°35'44"E., 50.62 feet; thence N.80°56'33"E., 163.65 feet; thence North, 50.50 feet; thence N.09°34'54"E., 11.65 feet; thence N.28°44'40"E., 11.65 feet; thence N.47°54'27"E., 11.65 feet; thence N.67°04'14"E., 11.65 feet; thence N.86°14'01"E., 11.65 feet; thence S.74°36'12"E., 11.65 feet; thence S.70°09'22"E., 17.90 feet; thence S.80°25'30"E., 17.90 feet; thence N.89°18'22"E., 9.37 feet; thence continue N.89°18'22"E., 8.53 feet; thence N.79°02'14"E., 17.90 feet; thence N.68°46'07"E., 17.90 feet; thence N.58°29'59"E., 17.90 feet; thence N.52°54'46"E., 7.11 feet; thence N.47°24'07"E., 17.63 feet; thence N.37°17'06"E., 17.63 feet; thence N.27°10'05"E., 17.63 feet; thence N.17°03'04"E., 17.63 feet; thence N.06°56'03"E., 17.63 feet; thence N.03°10'58"W., 17.63 feet; thence N.00°56'56"E., 11.18 feet; thence N.19°19'45"E., 5.95 feet; thence N.53°34'13"W., 70.12 feet; thence N.53°13'26"W., 58.59 feet; thence N.53°23'41"W., 41.17 feet; thence S.38°04'20"W., 8.95 feet; thence S.51°38'14"W., 10.64 feet; thence S.72°03'42"W., 10.64 feet; thence N.87°30'50"W., 10.64 feet; thence N.67°05'22"W., 10.64 feet; thence N.46°39'54"W., 10.64 feet; thence N.36°27'10"W., 5.26 feet; thence N.27°20'22"W., 9.50 feet; thence N.09°06'47"W., 9.50 feet; thence North, 123.26 feet; thence N.08°38'53"E., 63.55 feet; thence N.16°09'41"E., 9.15 feet; thence N.31°11'19"E., 9.15 feet; thence N.46°12'56"E., 9.15 feet; thence N.53°43'45"E., 69.53 feet; thence N.43°58'37"E., 89.64 feet; thence N.38°13'47"E., 66.52 feet; thence N.46°20'32"E., 29.65 feet; thence N.55°19'27"E., 10.93 feet; thence N.73°17'15"E., 10.93 feet; thence S.88°44'56"E., 10.93 feet; thence S.70°47'07"E., 10.93 feet; thence S.52°49'18"E., 10.93 feet; thence S.34°51'29"E., 10.93 feet; thence S.16°53'40"E., 10.93 feet; thence S.01°04'09"W., 10.93 feet; thence S.19°01'58"W., 10.93 feet; thence S.28°00'52"W., 14.22 feet; thence S.62°49'13"E., 39.24 feet; thence S.62°52'08"E., 80.77 feet; thence S.28°00'52"W., 20.00 feet; thence N.62°52'08"W., 80.48 feet; thence N.62°49'13"W., 39.54 feet; thence S.28°00'52"W., 159.51 feet; thence continue S.28°00'52"W., 175.07 feet; thence S.31°22'01"W., 24.84 feet; thence S.53°23'41"E., 40.93 feet; thence S.53°13'26"E., 58.56 feet; thence S.53°34'13"E., 70.14 feet; thence N.56°05'23"E., 7.12 feet; thence N.74°28'12"E., 11.18 feet; thence S.87°08'59"E., 11.18 feet; thence S.68°46'10"E., 11.18 feet; thence S.59°34'46"E., 12.10 feet; thence S.81°11'36"E., 132.71 feet; thence continue S.81°11'36"E., 29.11 feet; thence S.88°32'27"E., 74.22 feet; thence N.08°15'45"E., 154.33 feet; thence N.18°12'09"E., 24.01 feet; thence N.60°53'26"W., 58.96 feet; thence N.06°04'22"E., 102.61 feet; thence S.83°55'38"E., 20.00 feet; thence S.06°04'22"W., 89.38 feet; thence S.60°53'26"E., 62.25 feet; thence S.18°12'09"W., 38.78 feet; thence S.08°15'45"W., 152.97 feet; thence S.72°53'31"E., 63.23 feet; thence S.51°52'32"E., 69.13 feet; thence S.28°43'26"E., 69.85 feet; thence S.20°54'05"E., 86.02 feet; thence S.27°37'28"E., 68.38 feet to a point of curvature; thence southwesterly, 51.26 feet along the arc of a curve to the right having a radius of 25.00 feet and a central angle of 117°29'07" (chord bearing S.31°07'06"W., 42.74 feet); thence S.89°51'39"W., 27.87 feet; thence S.02°13'07"W., 37.93 feet to the **POINT OF BEGINNING**.

Containing 3.985 acres, more or less.

STORMWATER EASEMENT NO. 7

DESCRIPTION: A parcel of land lying in Section 17, Township 33 South, Range 18 East, Manatee County, Florida, and being more particularly described as follows:

COMMENCE at the Southeast corner of said Section 17, run thence along the East boundary of said Section 17, N.00°54'42"E., 841.81 feet; thence N.89°05'18"W., 745.02 feet to the **POINT OF BEGINNING**; thence N.16°31'28"W., 19.83 feet; thence N.71°46'12"E., 19.76 feet; thence N.63°41'51"E., 11.53 feet; thence N.44°43'52"E., 11.53 feet; thence N.25°45'52"E., 11.53 feet; thence N.06°47'52"E., 11.53 feet; thence N.12°10'08"W., 11.53 feet; thence N.31°08'08"W., 11.53 feet; thence N.50°06'07"W., 11.53 feet; thence N.59°35'07"W., 45.88 feet; thence N.61°54'01"W., 33.70 feet; thence continue N.61°54'01"W., 28.02 feet; thence N.56°53'22"W., 13.86 feet; thence N.35°20'29"E., 148.62 feet; thence N.42°58'16"W., 65.06 feet; thence N.07°41'23"W., 109.01 feet; thence N.54°32'44"E., 41.27 feet; thence N.35°27'16"W., 20.00 feet; thence S.54°32'44"W., 53.34 feet; thence S.07°41'23"E., 127.44 feet; thence S.42°58'16"E., 55.13 feet; thence S.35°20'29"W., 133.12 feet; thence N.56°53'22"W., 9.37 feet; thence N.44°57'11"W., 59.46 feet; thence N.33°45'56"W., 26.59 feet; thence continue N.33°45'56"W., 26.59 feet; thence N.22°34'42"W., 86.32 feet; thence N.01°03'07"W., 62.05 feet; thence continue N.01°03'07"W., 101.63 feet; thence N.01°30'40"W., 66.00 feet; thence N.10°11'13"W., 22.30 feet; thence N.18°54'58"W., 10.62 feet; thence N.36°22'28"W., 10.62 feet; thence N.53°49'58"W., 8.15 feet; thence N.04°12'14"E., 202.19 feet; thence N.85°47'46"W., 20.00 feet; thence S.04°12'14"W., 198.61 feet; thence N.88°44'59"W., 3.00 feet; thence S.73°47'31"W., 10.62 feet; thence S.56°20'01"W., 10.62 feet; thence S.38°52'31"W., 10.62 feet; thence S.30°08'46"W., 36.65 feet; thence continue S.30°08'46"W., 28.86 feet; thence N.59°51'14"W., 146.05 feet; thence N.20°22'58"W., 40.46 feet; thence S.69°37'02"W., 20.00 feet; thence S.20°22'58"E., 47.64 feet; thence S.59°51'14"E., 153.23 feet; thence S.30°08'46"W., 47.42 feet; thence S.24°51'00"W., 20.31 feet; thence S.14°15'29"W., 20.31 feet; thence S.03°39'57"W., 20.31 feet; thence S.06°55'34"E., 20.31 feet; thence S.17°31'05"E., 20.31 feet; thence S.28°06'36"E., 20.31 feet; thence S.33°24'22"E., 202.49 feet; thence N.33°27'52"W., 0.02 feet; thence S.33°31'23"E., 63.63 feet; thence S.56°06'11"E., 72.61 feet; thence S.31°22'51"E., 41.17 feet; thence S.61°07'23"W., 147.01 feet; thence S.41°16'46"W., 98.70 feet; thence S.48°43'14"E., 20.00 feet; thence N.41°16'46"E., 95.20 feet; thence N.61°07'23"E., 144.39 feet; thence S.31°22'51"E., 36.80 feet; thence S.39°29'21"E., 9.87 feet; thence S.55°42'20"E., 9.87 feet; thence S.71°55'19"E., 9.87 feet; thence S.88°08'19"E., 9.87 feet; thence N.75°38'42"E., 9.87 feet; thence N.68°56'52"E., 27.19 feet; thence S.16°31'28"E., 19.93 feet to a point on a non-tangent curve; thence easterly, 20.03 feet along the arc of said curve to the right having a radius of 660.00 feet and a central angle of 01°44'19" (chord bearing N.70°34'49"E., 20.03 feet) to the **POINT OF BEGINNING**.

Containing 2.124 acres, more or less.

STORMWATER EASEMENT NO. 8

DESCRIPTION: A parcel of land lying in Section 17, Township 33 South, Range 18 East, Manatee County, Florida, and being more particularly described as follows:

COMMENCE at the Southeast corner of said Section 17, run thence along the East boundary of said Section 17, N.00°54'42"E., 1088.81 feet; thence N.89°05'18"W., 155.71 feet to the **POINT OF BEGINNING**; thence S.34°41'30"W., 42.80 feet to a point on a non-tangent curve; thence southwesterly, 78.35 feet along the arc of said curve to the right having a radius of 540.00 feet

and a central angle of 08°18'46" (chord bearing S.49°29'42"W., 78.28 feet); thence N.34°41'30"E., 118.48 feet; thence S.55°18'30"E., 20.00 feet to the **POINT OF BEGINNING**.

Containing 0.039 acres, more or less.

STORMWATER EASEMENT NO. 9

DESCRIPTION: A parcel of land lying in Sections 16 and 17, Township 33 South, Range 18 East, Manatee County, Florida, and being more particularly described as follows:

COMMENCE at the Southeast corner of said Section 17, run thence along the East boundary of said Section 17, N.00°54'42"E., 1381.71 feet to the **POINT OF BEGINNING**; thence S.70°19'10"W., 36.54 feet; thence N.19°40'50"W., 20.00 feet; thence N.70°19'10"E., 56.72 feet; thence N.66°17'59"E., 189.64 feet to a point on a non-tangent curve; thence northwesterly, 37.03 feet along the arc of said curve to the left having a radius of 62.00 feet and a central angle of 34°13'10" (chord bearing N.22°37'42"W., 36.48 feet) to a point of reverse curvature; thence northeasterly, 152.26 feet along the arc of a curve to the right having a radius of 60.00 feet and a central angle of 145°23'47" (chord bearing N.32°57'37"E., 114.57 feet) to a point of reverse curvature; thence easterly, 38.35 feet along the arc of a curve to the left having a radius of 30.00 feet and a central angle of 73°14'25" (chord bearing N.69°02'18"E., 35.79 feet) to a point of reverse curvature; thence northeasterly, 14.78 feet along the arc of a curve to the right having a radius of 80.00 feet and a central angle of 10°35'15" (chord bearing N.37°42'43"E., 14.76 feet); thence continue northeasterly, 27.34 feet along the arc of said curve to the right having a radius of 80.00 feet and a central angle of 19°34'45" (chord bearing N.52°47'43"E., 27.20 feet); thence N.27°37'28"W., 202.37 feet; thence N.18°30'46"W., 30.73 feet; thence N.27°37'28"W., 175.69 feet; thence S.42°03'09"W., 67.47 feet; thence S.47°07'59"W., 6.20 feet; thence S.57°17'41"W., 6.20 feet; thence S.62°22'32"W., 69.77 feet; thence continue S.62°22'32"W., 43.80 feet; thence S.71°23'09"W., 10.96 feet; thence S.89°24'24"W., 10.96 feet; thence N.72°34'22"W., 10.96 feet; thence N.54°33'07"W., 10.84 feet; thence S.39°21'46"W., 31.91 feet; thence S.63°27'11"W., 42.39 feet; thence N.27°37'28"W., 20.00 feet; thence N.63°27'11"E., 38.50 feet; thence N.39°21'46"E., 34.57 feet; thence N.25°52'37"W., 21.66 feet; thence N.22°35'22"W., 31.84 feet; thence N.19°18'07"W., 31.84 feet; thence N.09°43'53"W., 9.65 feet; thence N.06°07'20"E., 9.65 feet; thence N.21°58'33"E., 9.65 feet; thence N.37°49'46"E., 9.65 feet; thence N.45°45'23"E., 163.71 feet; thence N.48°58'01"E., 3.92 feet; thence N.52°10'39"E., 22.32 feet; thence continue N.52°10'39"E., 35.56 feet; thence N.59°03'14"E., 8.38 feet; thence N.72°48'24"E., 8.38 feet; thence N.86°33'34"E., 8.38 feet; thence S.86°33'51"E., 76.93 feet; thence N.27°20'24"W., 193.10 feet; thence N.73°10'51"W., 35.06 feet; thence S.60°18'52"W., 142.28 feet; thence S.44°37'49"W., 183.49 feet; thence S.42°30'48"E., 31.25 feet; thence S.47°29'12"W., 20.00 feet; thence N.42°30'48"W., 24.00 feet; thence S.19°06'48"W., 54.60 feet; thence N.70°53'12"W., 20.00 feet; thence N.19°06'48"E., 88.14 feet; thence S.42°30'48"E., 6.25 feet; thence N.44°37'49"E., 185.25 feet; thence N.60°18'52"E., 153.63 feet; thence S.73°10'51"E., 52.11 feet; thence S.27°20'24"E., 207.44 feet; thence N.72°22'04"E., 37.87 feet; thence N.82°03'36"E., 11.78 feet; thence S.78°33'21"E., 11.78 feet; thence S.59°10'18"E., 11.78 feet; thence S.39°47'15"E., 11.78 feet; thence S.20°24'11"E., 11.78 feet; thence S.11°56'59"E., 33.29 feet; thence S.14°08'09"E., 25.46 feet; thence S.05°24'03"E., 11.77 feet; thence S.13°57'50"W., 11.77 feet; thence S.33°19'43"W., 11.77 feet; thence S.52°41'36"W., 11.77 feet; thence S.62°22'32"W., 132.21 feet; thence S.27°37'28"E., 181.67 feet; thence S.18°30'46"E., 30.73 feet; thence S.27°37'28"E., 202.79 feet to a point on a non-tangent curve; thence northeasterly, 15.88 feet along the arc of said curve to the left having a radius of 25.00 feet and a central angle of 36°24'09" (chord bearing N.44°38'37"E., 15.62 feet); thence S.65°52'54"E., 40.69 feet; thence N.24°07'06"E., 45.33 feet; thence S.65°52'54"E., 28.01 feet;

thence S.24°07'06"W., 4.65 feet; thence S.65°52'54"E., 3.32 feet; thence N.24°07'06"E., 1.33 feet; thence S.65°52'54"E., 4.00 feet; thence S.24°07'06"W., 0.33 feet; thence S.65°52'54"E., 48.68 feet; thence N.24°07'06"E., 0.33 feet; thence S.65°52'54"E., 4.00 feet; thence S.24°07'06"W., 1.33 feet; thence S.65°52'54"E., 3.32 feet; thence N.24°07'06"E., 4.65 feet; thence S.65°52'54"E., 27.34 feet; thence S.24°07'06"W., 19.95 feet to a point of curvature; thence southerly, 14.45 feet along the arc of a curve to the left having a radius of 60.00 feet and a central angle of 13°47'42" (chord bearing S.17°13'15"W., 14.41 feet); thence S.69°35'25"E., 49.06 feet; thence N.78°37'33"E., 59.16 feet; thence N.62°38'34"E., 60.81 feet to a point on a non-tangent curve; thence northerly, 37.74 feet along the arc of said curve to the right having a radius of 49.91 feet and a central angle of 43°19'36" (chord bearing N.00°27'22"E., 36.85 feet) to a point of reverse curvature; thence northerly, 37.12 feet along the arc of a curve to the left having a radius of 28.98 feet and a central angle of 73°23'53" (chord bearing N.14°34'47"W., 34.64 feet) to a point on a non-tangent curve; thence northerly, 15.51 feet along the arc of said curve to the left having a radius of 144.60 feet and a central angle of 06°08'50" (chord bearing N.21°16'55"E., 15.51 feet); thence S.72°27'33"E., 1.01 feet; thence N.17°32'27"E., 3.00 feet; thence N.72°27'33"W., 1.01 feet to a point on a non-tangent curve; thence northerly, 25.10 feet along the arc of said curve to the left having a radius of 139.00 feet and a central angle of 10°20'48" (chord bearing N.11°44'57"E., 25.07 feet); thence S.84°02'33"E., 1.01 feet; thence N.05°57'27"E., 3.00 feet; thence N.84°02'33"W., 1.01 feet to a point on a non-tangent curve; thence northerly, 25.10 feet along the arc of said curve to the left having a radius of 139.00 feet and a central angle of 10°20'48" (chord bearing N.00°09'57"E., 25.07 feet); thence N.84°22'27"E., 1.01 feet; thence N.05°37'33"W., 3.00 feet; thence S.84°22'27"W., 1.01 feet to a point on a non-tangent curve; thence northerly, 25.10 feet along the arc of said curve to the left having a radius of 139.00 feet and a central angle of 10°20'48" (chord bearing N.11°25'03"W., 25.07 feet); thence N.72°47'28"E., 1.01 feet; thence N.17°12'32"W., 3.00 feet; thence S.72°47'28"W., 1.01 feet to a point on a non-tangent curve; thence northerly, 17.77 feet along the arc of said curve to the left having a radius of 139.00 feet and a central angle of 07°19'36" (chord bearing N.21°29'26"W., 17.76 feet); thence N.41°28'22"E., 4.97 feet; thence N.32°40'18"E., 3.74 feet; thence N.27°25'01"E., 4.91 feet; thence N.15°41'09"E., 4.78 feet; thence N.01°03'42"W., 4.36 feet; thence N.05°56'57"W., 3.90 feet; thence N.13°44'30"W., 3.74 feet; thence N.26°34'27"W., 5.06 feet; thence N.32°40'18"W., 3.74 feet; thence N.33°42'02"W., 2.91 feet; thence N.45°00'42"W., 3.77 feet; thence N.50°36'33"W., 10.98 feet; thence N.43°18'37"W., 5.77 feet; thence N.35°08'42"W., 5.33 feet; thence N.23°04'43"W., 4.74 feet; thence N.12°24'44"W., 4.14 feet; thence N.05°51'06"W., 5.63 feet; thence North, 7.67 feet; thence N.02°51'23"E., 11.41 feet; thence S.88°54'24"E., 215.50 feet to a point on a non-tangent curve; thence easterly, 43.59 feet along the arc of said curve to the left having a radius of 21.54 feet and a central angle of 115°56'12" (chord bearing S.74°29'26"E., 36.52 feet) to a point of reverse curvature; thence easterly, 91.09 feet along the arc of a curve to the right having a radius of 70.00 feet and a central angle of 74°33'18" (chord bearing N.84°49'07"E., 84.79 feet) to a point on a non-tangent curve; thence southerly, 106.61 feet along the arc of said curve to the right having a radius of 47.49 feet and a central angle of 128°37'19" (chord bearing S.01°23'09"E., 85.59 feet) to a point on a non-tangent curve; thence southwesterly, 66.20 feet along the arc of said curve to the left having a radius of 95.00 feet and a central angle of 39°55'43" (chord bearing S.45°18'55"W., 64.87 feet) to a point of reverse curvature; thence southwesterly, 62.89 feet along the arc of a curve to the right having a radius of 66.34 feet and a central angle of 54°18'44" (chord bearing S.52°30'26"W., 60.56 feet) to a point of reverse curvature; thence southwesterly, 80.51 feet along the arc of a curve to the left having a radius of 80.00 feet and a central angle of 57°39'28" (chord bearing S.50°50'04"W., 77.15 feet) to a point of reverse curvature; thence southwesterly, 95.23 feet along the arc of a curve to the right having a radius of 102.00 feet and a central angle of 53°29'33" (chord bearing S.48°45'07"W., 91.81 feet) to a point of reverse curvature; thence westerly, 9.20 feet along the arc of a curve to

the left having a radius of 85.00 feet and a central angle of 06°12'01" (chord bearing S.72°23'53"W., 9.19 feet); thence S.22°04'12"E., 17.46 feet to a point on a non-tangent curve; thence southwesterly, 20.43 feet along the arc of said curve to the right having a radius of 1090.00 feet and a central angle of 01°04'27" (chord bearing S.56°05'39"W., 20.43 feet); thence N.22°04'12"W., 20.22 feet to a point on a non-tangent curve; thence westerly, 23.83 feet along the arc of said curve to the right having a radius of 58.48 feet and a central angle of 23°20'47" (chord bearing S.77°38'48"W., 23.66 feet) to a point on a non-tangent curve; thence westerly, 27.42 feet along the arc of said curve to the right having a radius of 63.37 feet and a central angle of 24°47'23" (chord bearing N.76°44'23"W., 27.20 feet); thence S.62°38'34"W., 63.85 feet; thence S.78°37'33"W., 67.66 feet; thence N.69°35'25"W., 47.34 feet to a point on a non-tangent curve; thence southerly, 21.12 feet along the arc of said curve to the left having a radius of 60.00 feet and a central angle of 20°10'06" (chord bearing S.20°14'10"E., 21.01 feet) to a point of reverse curvature; thence southwesterly, 118.51 feet along the arc of a curve to the right having a radius of 56.00 feet and a central angle of 121°15'16" (chord bearing S.30°18'25"W., 97.60 feet) to a point of reverse curvature; thence westerly, 56.46 feet along the arc of a curve to the left having a radius of 75.00 feet and a central angle of 43°08'05" (chord bearing S.69°22'00"W., 55.14 feet) to a point of reverse curvature; thence southwesterly, 26.15 feet along the arc of a curve to the right having a radius of 125.00 feet and a central angle of 11°59'09" (chord bearing S.53°47'32"W., 26.10 feet); thence continue westerly, 75.17 feet along the arc of said curve to the right having a radius of 125.00 feet and a central angle of 34°27'26" (chord bearing S.77°00'50"W., 74.05 feet) to a point of reverse curvature; thence westerly, 41.17 feet along the arc of a curve to the left having a radius of 50.00 feet and a central angle of 47°10'20" (chord bearing S.70°39'23"W., 40.01 feet) to a point of reverse curvature; thence northwesterly, 100.64 feet along the arc of a curve to the right having a radius of 42.00 feet and a central angle of 137°17'07" (chord bearing N.64°17'14"W., 78.23 feet); thence S.66°17'59"W., 179.95 feet; thence S.70°19'10"W., 20.88 feet to the **POINT OF BEGINNING**.

Containing 5.311 acres, more or less.

STORMWATER EASEMENT NO. 10

DESCRIPTION: A parcel of land lying in Sections 16 and 17, Township 33 South, Range 18 East, Manatee County, Florida, and being more particularly described as follows:

COMMENCE at the Southeast corner of said Section 17, run thence along the East boundary of said Section 17, N.00°54'42"E., 2665.51 feet to the Southwest corner of the Northwest 1/4 of aforesaid Section 16; thence along the South boundary of said Northwest 1/4 of Section 16, N.89°39'04"E., 194.13 feet to a point on a curve, said point also being the **POINT OF BEGINNING**; thence northwesterly, 40.87 feet along the arc of said curve to the left having a radius of 595.00 feet and a central angle of 03°56'08" (chord bearing N.45°42'06"W., 40.86 feet) to a point of reverse curvature; thence northerly, 35.52 feet along the arc of a curve to the right having a radius of 15.00 feet and a central angle of 135°40'25" (chord bearing N.20°10'03"E., 27.78 feet); thence N.88°00'16"E., 88.56 feet; thence N.81°34'57"E., 61.56 feet; thence S.33°44'37"E., 3.30 feet; thence S.24°29'18"E., 29.96 feet; thence continue S.24°29'18"E., 21.40 feet to a point on a non-tangent curve; thence southeasterly, 10.08 feet along the arc of said curve to the left having a radius of 15.21 feet and a central angle of 37°57'33" (chord bearing S.24°29'18"E., 9.89 feet); thence S.43°28'04"E., 36.86 feet to a point of curvature; thence southerly, 27.01 feet along the arc of a curve to the right having a radius of 15.00 feet and a central angle of 103°10'53" (chord bearing S.08°07'23"W., 23.51 feet); thence S.59°42'49"W., 102.77 feet to a point of curvature; thence westerly, 12.60 feet along the arc of a

curve to the right having a radius of 15.00 feet and a central angle of 48°08'46" (chord bearing S.83°47'12"W., 12.24 feet); thence S.34°42'01"W., 45.73 feet; thence S.58°08'33"W., 53.86 feet; thence S.22°22'44"E., 138.46 feet; thence N.76°44'29"E., 176.87 feet; thence S.13°15'31"E., 20.00 feet; thence S.76°44'29"W., 176.29 feet; thence S.07°55'42"E., 200.32 feet; thence S.20°07'47"E., 118.09 feet; thence N.65°32'05"E., 58.61 feet; thence S.24°27'55"E., 20.00 feet; thence S.65°32'05"W., 80.18 feet; thence N.20°07'47"W., 141.80 feet; thence N.07°55'42"W., 210.31 feet; thence N.22°22'44"W., 162.65 feet; thence N.58°08'33"E., 66.65 feet; thence N.34°42'01"E., 46.07 feet to a point on a non-tangent curve; thence northwesterly, 102.61 feet along the arc of said curve to the left having a radius of 595.00 feet and a central angle of 09°52'49" (chord bearing N.38°47'37"W., 102.48 feet) to the **POINT OF BEGINNING**.

Containing 0.867 acres, more or less.

STORMWATER EASEMENT NO. 11

DESCRIPTION: A parcel of land lying in Section 17, Township 33 South, Range 18 East, Manatee County, Florida, and being more particularly described as follows:

COMMENCE at the Southeast corner of said Section 17, run thence along the East boundary of said Section 17, N.00°54'42"E., 2665.51 feet to the Southeast corner of the Northeast 1/4 of said Section 17; thence along the East boundary of said Northeast 1/4 of Section 17, N.00°54'39"E., 168.54 feet; thence N.89°05'21"W., 338.19 feet to the **POINT OF BEGINNING**; thence S.55°33'37"W., 20.00 feet; thence N.34°26'23"W., 68.43 feet; thence N.33°03'40"W., 40.80 feet; thence S.56°10'38"W., 20.19 feet; thence S.65°10'38"W., 10.95 feet; thence S.83°10'38"W., 10.95 feet; thence N.78°49'22"W., 10.95 feet; thence N.60°49'22"W., 10.95 feet; thence N.42°49'22"W., 10.95 feet; thence N.33°49'22"W., 20.24 feet; thence N.37°38'30"W., 25.98 feet; thence N.45°16'47"W., 25.98 feet; thence N.52°55'03"W., 25.98 feet; thence N.60°33'19"W., 25.98 feet; thence N.68°11'35"W., 25.98 feet; thence N.75°49'51"W., 25.98 feet; thence N.83°28'07"W., 25.98 feet; thence S.88°53'37"W., 25.98 feet; thence S.81°15'20"W., 25.98 feet; thence S.73°37'04"W., 25.98 feet; thence S.69°47'56"W., 29.63 feet; thence continue S.69°47'56"W., 177.84 feet; thence S.79°20'28"W., 11.60 feet; thence N.81°34'30"W., 11.60 feet; thence N.62°29'27"W., 11.60 feet; thence N.43°24'24"W., 11.60 feet; thence N.24°19'21"W., 11.60 feet; thence N.05°14'18"W., 11.60 feet; thence N.13°50'45"E., 11.60 feet; thence N.23°23'16"E., 105.19 feet; thence N.03°31'14"E., 45.59 feet; thence N.00°25'05"W., 26.68 feet; thence N.08°17'42"W., 26.68 feet; thence N.16°10'18"W., 26.68 feet; thence N.24°02'55"W., 26.68 feet; thence N.31°55'32"W., 26.68 feet; thence N.39°48'09"W., 26.68 feet; thence N.47°40'46"W., 26.68 feet; thence N.55°33'23"W., 26.68 feet; thence N.63°25'59"W., 26.68 feet; thence N.71°18'36"W., 26.68 feet; thence N.79°11'13"W., 26.68 feet; thence N.87°03'50"W., 26.68 feet; thence S.85°03'33"W., 26.68 feet; thence S.77°10'56"W., 26.68 feet; thence S.69°18'19"W., 26.68 feet; thence S.61°25'43"W., 26.68 feet; thence S.66°16'45"W., 10.70 feet; thence S.83°51'27"W., 10.70 feet; thence N.78°33'50"W., 10.70 feet; thence N.60°59'08"W., 10.70 feet; thence N.43°24'26"W., 10.70 feet; thence N.25°49'44"W., 10.70 feet; thence N.08°15'02"W., 9.82 feet; thence N.88°28'50"W., 33.81 feet to the West boundary of the Southeast 1/4 of aforesaid Southeast 1/4 of Section 17; thence along said West boundary, N.00°04'18"W., 20.01 feet; thence S.88°28'50"E., 33.89 feet; thence N.00°32'19"E., 49.24 feet; thence N.09°32'19"E., 10.95 feet; thence N.27°32'19"E., 10.95 feet; thence N.45°32'19"E., 10.95 feet; thence N.63°32'19"E., 10.95 feet; thence N.81°32'19"E., 10.95 feet; thence S.89°27'41"E., 44.79 feet; thence N.72°55'44"E., 99.16 feet; thence S.89°27'41"E., 186.49 feet; thence S.49°44'27"E., 84.56 feet; thence S.39°17'46"E., 46.96 feet; thence S.43°18'47"E., 46.96 feet; thence S.47°19'48"E., 46.96 feet; thence S.51°20'48"E., 42.59 feet; thence S.55°01'19"E.,

51.32 feet; thence S.59°22'50"E., 46.96 feet; thence S.61°23'20"E., 75.75 feet; thence S.57°56'35"E., 27.65 feet; thence S.51°03'06"E., 27.65 feet; thence S.44°09'37"E., 27.65 feet; thence S.37°16'07"E., 27.65 feet; thence S.33°49'22"E., 163.97 feet; thence S.24°49'22"E., 10.95 feet; thence S.06°49'22"E., 10.95 feet; thence S.11°10'38"W., 10.95 feet; thence S.29°10'38"W., 10.95 feet; thence S.47°10'38"W., 9.68 feet; thence S.33°03'40"E., 41.02 feet; thence S.34°26'23"E., 68.19 feet to the **POINT OF BEGINNING**.

Containing 4.623 acres, more or less.

STORMWATER EASEMENT NO. 12

DESCRIPTION: A parcel of land lying in Sections 16 and 17, Township 33 South, Range 18 East, Manatee County, Florida, and being more particularly described as follows:

COMMENCE at the Southeast corner of said Section 17, run thence along the East boundary of said Section 17, N.00°54'42"E., 2665.51 feet to the Southeast corner of the Northeast 1/4 of said Section 17; thence along the East boundary of said Northeast 1/4 of Section 17, thence N.00°54'39"E., 506.38 feet to the **POINT OF BEGINNING**; thence S.54°31'04"W., 32.88 feet to a point of curvature; thence westerly, 55.43 feet along the arc of a curve to the right having a radius of 34.03 feet and a central angle of 93°19'08" (chord bearing N.78°49'22"W., 49.50 feet) to a point of reverse curvature; thence northwesterly, 131.52 feet along the arc of a curve to the left having a radius of 2270.56 feet and a central angle of 03°19'08" (chord bearing N.33°49'22"W., 131.50 feet) to a point of compound curvature; thence northwesterly, 241.33 feet along the arc of a curve to the left having a radius of 657.54 feet and a central angle of 21°01'45" (chord bearing N.45°59'48"W., 239.98 feet) to a point of reverse curvature; thence northerly, 79.99 feet along the arc of a curve to the right having a radius of 35.47 feet and a central angle of 129°12'26" (chord bearing N.08°05'33"E., 64.08 feet) to a point of compound curvature; thence easterly, 14.61 feet along the arc of a curve to the right having a radius of 252.23 feet and a central angle of 03°19'08" (chord bearing N.74°21'20"E., 14.61 feet); thence N.48°17'10"E., 63.48 feet; thence N.38°16'56"W., 20.04 feet; thence N.48°17'10"E., 20.04 feet; thence S.38°16'56"E., 20.04 feet; thence N.48°17'10"E., 39.57 feet to a point of curvature; thence northeasterly, 45.85 feet along the arc of a curve to the right having a radius of 146.90 feet and a central angle of 17°53'05" (chord bearing N.57°13'42"E., 45.67 feet) to a point of compound curvature; thence southeasterly, 67.66 feet along the arc of a curve to the right having a radius of 39.24 feet and a central angle of 98°47'55" (chord bearing S.64°25'48"E., 59.59 feet) to a point on a non-tangent curve; thence southerly, 286.84 feet along the arc of said curve to the left having a radius of 579.00 feet and a central angle of 28°23'04" (chord bearing S.20°16'50"E., 283.91 feet); thence N.55°01'53"E., 157.69 feet; thence N.14°27'18"E., 49.61 feet; thence N.58°54'29"E., 164.88 feet; thence N.30°11'22"W., 6.77 feet; thence N.22°38'15"W., 29.11 feet; thence N.14°46'24"W., 30.36 feet; thence N.07°31'59"W., 27.85 feet; thence N.04°11'17"E., 9.68 feet; thence N.20°04'41"E., 9.68 feet; thence N.35°58'06"E., 9.68 feet; thence N.51°51'30"E., 9.68 feet; thence N.67°44'55"E., 9.68 feet; thence N.73°49'37"E., 44.76 feet; thence N.70°05'37"E., 44.76 feet; thence N.66°21'36"E., 44.76 feet; thence N.62°37'36"E., 44.76 feet; thence N.58°53'36"E., 44.76 feet; thence N.69°27'04"E., 95.52 feet; thence N.54°28'37"E., 54.40 feet; thence N.50°33'51"E., 28.80 feet; thence N.42°44'17"E., 21.25 feet; thence continue N.42°44'17"E., 7.55 feet; thence N.34°54'43"E., 28.80 feet; thence N.27°05'09"E., 28.80 feet; thence N.19°15'35"E., 28.80 feet; thence N.11°26'01"E., 28.80 feet; thence N.03°36'27"E., 28.80 feet; thence N.04°13'07"W., 28.80 feet; thence N.12°02'41"W., 28.80 feet; thence N.19°52'15"W., 28.80 feet; thence N.27°41'49"W., 28.80 feet; thence N.35°31'23"W., 28.80 feet; thence N.43°20'56"W., 28.80 feet; thence N.51°10'30"W., 28.80 feet; thence N.59°00'04"W., 28.80 feet; thence N.66°49'38"W., 28.80 feet; thence N.74°39'12"W.,

28.80 feet; thence N.82°28'46"W., 28.80 feet; thence S.89°41'40"W., 28.80 feet; thence S.81°52'06"W., 28.80 feet; thence S.74°02'32"W., 28.80 feet; thence S.66°12'58"W., 28.80 feet; thence S.58°23'24"W., 28.80 feet; thence S.54°28'37"W., 157.01 feet; thence S.62°50'08"W., 10.18 feet; thence S.79°33'08"W., 10.18 feet; thence N.83°43'51"W., 10.18 feet; thence N.67°00'50"W., 10.18 feet; thence N.50°17'50"W., 10.18 feet; thence N.33°34'49"W., 10.18 feet; thence N.27°12'40"W., 50.61 feet; thence N.31°11'22"W., 50.61 feet; thence N.35°10'04"W., 50.61 feet; thence N.39°08'46"W., 17.80 feet; thence continue N.39°08'46"W., 32.81 feet; thence N.43°07'28"W., 50.61 feet; thence N.47°06'10"W., 50.61 feet; thence N.51°04'52"W., 50.61 feet; thence N.55°03'34"W., 50.61 feet; thence N.59°02'16"W., 50.61 feet; thence N.63°00'58"W., 50.61 feet; thence N.66°59'40"W., 50.61 feet; thence N.70°58'22"W., 50.61 feet; thence N.74°57'14"W., 50.68 feet; thence N.76°56'25"W., 83.94 feet; thence N.56°02'49"W., 59.67 feet; thence N.47°29'19"W., 10.42 feet; thence N.30°22'19"W., 10.42 feet; thence N.21°48'49"W., 40.75 feet; thence N.18°08'10"W., 12.86 feet; thence N.17°25'31"W., 3.82 feet; thence N.03°51'43"E., 9.49 feet; thence N.14°36'31"E., 180.04 feet; thence N.07°52'14"E., 107.71 feet; thence N.00°28'32"E., 23.28 feet; thence N.15°28'32"E., 15.50 feet; thence N.45°28'32"E., 18.52 feet; thence N.75°28'32"E., 15.50 feet; thence S.89°31'28"E., 37.37 feet; thence S.76°15'57"E., 13.68 feet; thence S.49°44'54"E., 16.33 feet; thence S.23°13'52"E., 16.33 feet; thence S.03°17'11"W., 13.68 feet; thence S.16°32'42"W., 31.65 feet; thence S.07°12'07"W., 89.29 feet; thence S.00°28'32"W., 23.55 feet; thence S.03°26'15"E., 28.80 feet; thence S.11°15'49"E., 28.80 feet; thence S.19°05'23"E., 28.80 feet; thence S.26°54'56"E., 28.80 feet; thence S.34°44'30"E., 28.80 feet; thence S.42°34'04"E., 28.80 feet; thence S.50°23'38"E., 28.80 feet; thence S.58°13'12"E., 28.80 feet; thence S.66°02'46"E., 28.80 feet; thence S.73°52'20"E., 28.80 feet; thence S.81°41'54"E., 28.80 feet; thence S.89°31'28"E., 28.80 feet; thence N.82°38'58"E., 28.80 feet; thence N.74°49'24"E., 28.80 feet; thence N.66°59'50"E., 28.80 feet; thence N.59°10'17"E., 28.80 feet; thence N.51°20'43"E., 28.80 feet; thence N.43°31'09"E., 28.80 feet; thence N.35°41'35"E., 28.80 feet; thence N.27°52'01"E., 28.80 feet; thence N.20°02'27"E., 28.80 feet; thence N.12°12'53"E., 28.80 feet; thence N.04°23'19"E., 28.80 feet; thence N.00°28'32"E., 81.26 feet; thence N.18°33'00"W., 92.03 feet; thence N.00°28'32"E., 37.03 feet; thence continue N.00°28'32"E., 106.56 feet; thence N.03°13'20"W., 29.80 feet; thence N.10°37'04"W., 29.80 feet; thence N.18°00'48"W., 29.80 feet; thence N.25°24'32"W., 29.80 feet; thence N.32°48'15"W., 29.80 feet; thence N.27°25'56"W., 11.03 feet; thence N.09°17'33"W., 11.03 feet; thence N.08°50'50"E., 11.03 feet; thence N.26°59'12"E., 11.03 feet; thence N.45°07'35"E., 2.09 feet; thence N.37°41'15"W., 73.43 feet; thence N.52°18'45"E., 17.00 feet to the North boundary of aforesaid Section 17; thence along said North boundary, S.89°31'32"E., 3.81 feet; thence S.37°41'15"E., 72.21 feet; thence N.81°24'21"E., 10.71 feet; thence S.89°31'28"E., 150.24 feet; thence S.80°47'41"E., 10.62 feet; thence S.63°20'09"E., 10.62 feet; thence S.45°52'36"E., 10.62 feet; thence S.28°25'03"E., 10.62 feet; thence S.10°57'31"E., 10.62 feet; thence S.06°30'02"W., 10.62 feet; thence S.23°57'35"W., 10.62 feet; thence S.32°41'21"W., 53.46 feet; thence S.00°00'36"E., 114.17 feet to a point on a non-tangent curve; thence southerly, 151.63 feet along the arc of said curve to the left having a radius of 380.00 feet and a central angle of 22°51'47" (chord bearing S.11°54'26"W., 150.63 feet); thence S.00°28'32"W., 47.11 feet to a point of curvature; thence southerly, 141.36 feet along the arc of a curve to the right having a radius of 300.00 feet and a central angle of 26°59'49" (chord bearing S.13°58'27"W., 140.05 feet) to a point of reverse curvature; thence southerly, 55.82 feet along the arc of a curve to the left having a radius of 75.00 feet and a central angle of 42°38'33" (chord bearing S.06°09'05"W., 54.54 feet); thence S.15°10'11"E., 40.54 feet; thence N.74°49'49"E., 77.89 feet; thence S.12°42'42"E., 11.77 feet; thence S.17°47'33"E., 43.26 feet; thence S.22°52'23"E., 43.26 feet; thence S.27°57'13"E., 43.26 feet; thence S.33°02'04"E., 43.26 feet; thence S.38°06'54"E., 43.26 feet; thence S.43°11'44"E., 43.26 feet; thence S.48°16'34"E., 43.26 feet; thence S.53°21'25"E., 43.26 feet; thence S.58°26'15"E., 21.07 feet; thence continue S.58°26'15"E., 22.19 feet; thence S.63°31'05"E., 43.26 feet; thence

S.68°35'56"E., 43.26 feet; thence S.73°40'46"E., 43.26 feet; thence S.78°45'36"E., 43.26 feet; thence S.83°50'27"E., 43.26 feet; thence S.88°55'17"E., 43.26 feet; thence N.85°59'53"E., 43.26 feet; thence N.86°02'52"E., 41.76 feet; thence S.88°46'20"E., 41.76 feet; thence S.83°35'32"E., 41.76 feet; thence S.78°24'43"E., 41.22 feet; thence S.75°50'46"E., 57.77 feet; thence S.77°19'40"E., 38.79 feet; thence S.80°20'21"E., 38.79 feet to a point on a non-tangent curve; thence southeasterly, 39.71 feet along the arc of said curve to the right having a radius of 30.81 feet and a central angle of 73°50'20" (chord bearing S.44°04'40"E., 37.01 feet); thence S.84°17'40"E., 34.52 feet to a point on a non-tangent curve; thence northeasterly, 37.73 feet along the arc of said curve to the right having a radius of 25.00 feet and a central angle of 86°28'03" (chord bearing N.48°14'40"E., 34.25 feet) to a point of reverse curvature; thence easterly, 123.82 feet along the arc of a curve to the left having a radius of 738.00 feet and a central angle of 09°36'46" (chord bearing N.86°40'19"E., 123.67 feet); thence N.86°57'46"E., 9.37 feet; thence continue N.86°57'46"E., 85.25 feet to a point of curvature; thence easterly, 13.97 feet along the arc of a curve to the right having a radius of 20.00 feet and a central angle of 40°01'50" (chord bearing S.73°01'19"E., 13.69 feet); thence S.53°00'24"E., 8.17 feet; thence N.52°02'55"E., 137.94 feet; thence N.28°32'34"W., 113.38 feet; thence S.61°44'41"W., 20.15 feet; thence S.73°15'25"W., 199.21 feet; thence N.86°25'32"W., 154.77 feet; thence N.41°38'47"W., 58.16 feet; thence N.48°21'13"E., 20.00 feet; thence S.41°38'47"E., 49.92 feet; thence S.86°25'32"E., 142.95 feet; thence N.73°15'25"E., 193.61 feet; thence N.61°44'41"E., 18.24 feet; thence N.27°23'19"W., 152.37 feet to a point on a non-tangent curve; thence westerly, 19.63 feet along the arc of said curve to the right having a radius of 25.00 feet and a central angle of 44°59'01" (chord bearing N.86°26'51"W., 19.13 feet); thence N.63°57'21"W., 19.15 feet; thence continue N.63°57'21"W., 0.96 feet to a point of curvature; thence northwesterly, 22.01 feet along the arc of a curve to the right having a radius of 20.00 feet and a central angle of 63°02'38" (chord bearing N.32°26'02"W., 20.91 feet); thence N.00°54'43"W., 26.48 feet; thence N.00°05'35"W., 72.77 feet to a point on a non-tangent curve; thence northeasterly, 32.91 feet along the arc of said curve to the right having a radius of 22.10 feet and a central angle of 85°18'41" (chord bearing N.42°29'12"E., 29.95 feet); thence N.85°08'32"E., 21.61 feet; thence S.82°50'00"E., 29.88 feet to a point of curvature; thence easterly, 5.54 feet along the arc of a curve to the left having a radius of 20.00 feet and a central angle of 15°52'52" (chord bearing N.89°13'34"E., 5.53 feet); thence N.81°17'08"E., 54.67 feet; thence S.89°36'29"E., 76.78 feet; thence N.85°32'15"E., 40.59 feet to a point of curvature; thence southerly, 41.63 feet along the arc of a curve to the right having a radius of 15.00 feet and a central angle of 158°59'56" (chord bearing S.14°57'47"E., 29.50 feet) to a point of reverse curvature; thence southwesterly, 19.95 feet along the arc of a curve to the left having a radius of 648.00 feet and a central angle of 01°45'50" (chord bearing S.63°39'16"W., 19.95 feet); thence continue southwesterly, 127.96 feet along the arc of said curve to the left having a radius of 648.00 feet and a central angle of 11°18'51" (chord bearing S.57°06'55"W., 127.75 feet) to a point of reverse curvature; thence southwesterly, 76.76 feet along the arc of a curve to the right having a radius of 442.00 feet and a central angle of 09°57'00" (chord bearing S.56°25'59"W., 76.66 feet); thence S.27°23'19"E., 151.83 feet; thence N.61°44'41"E., 40.63 feet; thence N.59°49'04"E., 232.78 feet; thence N.24°20'52"E., 46.34 feet; thence S.65°39'08"E., 20.00 feet; thence S.24°20'52"W., 52.73 feet; thence S.59°49'04"W., 239.51 feet; thence S.61°44'41"W., 41.07 feet; thence S.28°32'34"E., 130.23 feet; thence S.52°02'55"W., 158.95 feet; thence S.89°45'58"W., 7.47 feet; thence S.88°09'30"W., 41.78 feet; thence N.84°46'09"W., 72.85 feet to a point of curvature; thence westerly, 20.34 feet along the arc of a curve to the left having a radius of 30.00 feet and a central angle of 38°50'28" (chord bearing S.75°48'37"W., 19.95 feet); thence S.56°23'23"W., 40.35 feet; thence S.83°52'30"W., 62.74 feet; thence S.66°22'29"W., 36.31 feet to a point of curvature; thence northwesterly, 11.83 feet along the arc of a curve to the right having a radius of 5.00 feet and a central angle of 135°35'05" (chord bearing N.45°49'59"W., 9.26 feet) to a point of reverse curvature; thence northerly, 9.48 feet along the

arc of a curve to the left having a radius of 65.00 feet and a central angle of 08°21'15" (chord bearing N.17°46'57"E., 9.47 feet); thence N.84°17'40"W., 36.79 feet to a point on a non-tangent curve; thence southwesterly, 19.85 feet along the arc of said curve to the right having a radius of 30.81 feet and a central angle of 36°54'54" (chord bearing S.49°24'18"W., 19.51 feet); thence S.66°22'29"W., 34.08 feet; thence S.45°01'06"W., 109.97 feet; thence S.10°45'05"W., 155.63 feet; thence S.37°06'04"W., 46.89 feet; thence continue S.37°06'04"W., 37.98 feet; thence S.21°43'48"W., 101.02 feet; thence S.36°04'37"W., 78.31 feet; thence S.62°17'18"W., 76.75 feet; thence S.60°10'09"W., 42.82 feet; thence S.55°55'49"W., 42.82 feet; thence S.51°41'30"W., 42.82 feet; thence S.47°27'11"W., 12.84 feet; thence continue S.47°27'11"W., 29.98 feet; thence S.43°12'52"W., 42.82 feet; thence S.38°58'33"W., 42.82 feet; thence S.34°44'13"W., 42.82 feet; thence S.30°29'54"W., 42.82 feet; thence S.37°25'19"W., 11.00 feet; thence S.55°30'27"W., 11.00 feet; thence S.73°35'36"W., 11.00 feet; thence N.88°19'16"W., 11.00 feet; thence N.75°30'08"W., 5.10 feet; thence continue N.75°30'08"W., 24.01 feet; thence N.67°57'00"W., 29.11 feet; thence N.60°23'52"W., 29.11 feet; thence N.52°50'45"W., 29.11 feet; thence N.45°17'37"W., 29.11 feet; thence N.37°44'30"W., 29.11 feet; thence N.30°11'22"W., 2.33 feet; thence S.58°54'29"W., 156.39 feet; thence S.14°27'18"W., 48.83 feet; thence S.55°01'53"W., 164.91 feet to a point on a non-tangent curve; thence southeasterly, 70.43 feet along the arc of said curve to the left having a radius of 579.00 feet and a central angle of 06°58'11" (chord bearing S.39°56'14"E., 70.39 feet) to a point of reverse curvature; thence southerly, 26.74 feet along the arc of a curve to the right having a radius of 35.00 feet and a central angle of 43°46'51" (chord bearing S.21°31'54"E., 26.10 feet); thence S.41°59'31"E., 144.50 feet; thence S.50°43'58"W., 20.02 feet; thence N.41°59'31"W., 132.62 feet to a point on a non-tangent curve; thence southwesterly, 7.70 feet along the arc of said curve to the right having a radius of 35.00 feet and a central angle of 12°36'16" (chord bearing S.44°39'41"W., 7.68 feet); thence S.54°31'04"W., 46.41 feet to the **POINT OF BEGINNING**.

Containing 17.135 acres, more or less.

STORMWATER EASEMENT NO. 13

DESCRIPTION: A parcel of land lying in Section 17, Township 33 South, Range 18 East, Manatee County, Florida, and being more particularly described as follows:

COMMENCE at the Southeast corner of said Section 17, run thence along the East boundary of said Section 17, N.00°54'42"E., 2665.51 feet to the Southeast corner of the Northeast 1/4 of said Section 17; thence along the East boundary of said Northeast 1/4 of Section 17, N.00°54'39"E., 1449.86 feet; thence N.89°05'21"W., 570.49 feet to the **POINT OF BEGINNING**; thence S.43°56'41"W., 21.26 feet; thence N.65°51'51"W., 33.41 feet; thence N.24°08'09"E., 20.00 feet; thence S.65°51'51"E., 40.62 feet to the **POINT OF BEGINNING**.

Containing 0.017 acres, more or less.

STORMWATER EASEMENT NO. 14

DESCRIPTION: A parcel of land lying in Section 16, Township 33 South, Range 18 East, Manatee County, Florida, and being more particularly described as follows:

COMMENCE at the Southwest corner of said Section 16, run thence along the West boundary of said Section 16, N.00°54'42"E., 2665.51 feet to the Southwest corner of the Northwest 1/4 of said Section 16; thence along the West boundary of said Northwest 1/4 of Section 16, N.00°54'39"E., 1005.23 feet; thence S.89°05'21"E., 1801.83 feet to the **POINT OF BEGINNING**;

thence N.55°32'14"E., 98.16 feet; thence S.89°08'09"E., 180.72 feet; thence N.00°46'55"E., 121.61 feet; thence N.88°45'14"W., 17.02 feet; thence continue N.88°45'14"W., 86.31 feet; thence N.79°27'03"W., 11.32 feet; thence N.60°50'41"W., 11.32 feet; thence N.42°14'19"W., 11.32 feet; thence N.23°37'57"W., 11.32 feet; thence N.05°01'34"W., 11.32 feet; thence N.13°34'48"E., 11.32 feet; thence N.32°11'10"E., 11.32 feet; thence N.41°29'21"E., 56.12 feet; thence N.62°13'35"W., 136.11 feet; thence N.65°59'40"W., 37.63 feet; thence N.04°35'16"E., 129.50 feet; thence N.00°53'06"W., 155.53 feet; thence N.89°27'36"E., 55.37 feet; thence S.00°32'24"E., 20.00 feet; thence S.89°27'36"W., 35.25 feet; thence S.00°53'06"E., 136.37 feet; thence S.04°35'16"W., 116.30 feet; thence S.65°59'40"E., 24.13 feet; thence S.62°13'35"E., 134.38 feet; thence N.17°14'49"E., 73.82 feet; thence N.00°13'50"W., 154.58 feet; thence N.17°01'37"E., 68.25 feet; thence N.06°46'42"E., 70.31 feet; thence continue N.06°46'42"E., 27.45 feet; thence N.11°20'11"W., 20.68 feet; thence N.02°06'19"W., 11.23 feet; thence N.16°21'25"E., 11.23 feet; thence N.34°49'10"E., 11.23 feet; thence N.53°16'54"E., 11.23 feet; thence N.71°44'38"E., 11.23 feet; thence S.89°47'37"E., 9.25 feet; thence N.27°53'59"E., 131.70 feet; thence N.20°00'55"E., 35.00 feet; thence N.27°53'59"E., 131.36 feet; thence N.62°06'01"W., 103.29 feet; thence N.64°13'44"W., 19.04 feet; thence continue N.64°13'44"W., 29.10 feet; thence N.68°29'12"W., 48.14 feet; thence N.72°44'40"W., 48.14 feet; thence N.77°00'07"W., 48.14 feet; thence N.81°15'35"W., 48.14 feet; thence N.85°31'02"W., 48.14 feet; thence N.89°46'30"W., 48.14 feet; thence S.85°58'03"W., 48.14 feet; thence S.81°42'35"W., 48.14 feet; thence S.89°09'20"W., 11.64 feet; thence N.71°41'42"W., 11.64 feet; thence N.52°32'44"W., 11.64 feet; thence N.33°23'47"W., 11.64 feet; thence N.14°14'49"W., 11.64 feet; thence N.04°54'09"E., 11.64 feet; thence N.09°37'46"E., 0.87 feet; thence N.78°12'12"W., 10.09 feet; thence N.41°30'51"E., 27.04 feet to a point of curvature; thence northeasterly, 14.44 feet along the arc of a curve to the right having a radius of 25.00 feet and a central angle of 33°05'04" (chord bearing N.58°03'23"E., 14.24 feet) to a point of reverse curvature; thence easterly, 149.43 feet along the arc of a curve to the left having a radius of 760.00 feet and a central angle of 11°15'55" (chord bearing N.68°57'57"E., 149.19 feet) to a point of reverse curvature; thence easterly, 284.63 feet along the arc of a curve to the right having a radius of 340.00 feet and a central angle of 47°57'52" (chord bearing N.87°18'56"E., 276.39 feet); thence S.68°42'08"E., 335.06 feet; thence S.30°28'09"W., 2.73 feet; thence S.39°42'37"W., 82.15 feet; thence continue S.39°42'37"W., 88.96 feet; thence S.55°07'06"W., 21.12 feet; thence S.62°57'58"W., 9.56 feet; thence S.78°39'41"W., 9.56 feet; thence N.85°38'36"W., 9.56 feet; thence N.69°56'52"W., 9.56 feet; thence N.62°06'01"W., 15.58 feet; thence S.27°53'59"W., 129.98 feet; thence S.20°00'55"W., 35.00 feet; thence S.27°53'59"W., 130.36 feet; thence S.62°06'01"E., 11.27 feet; thence S.54°21'43"E., 9.43 feet; thence S.38°53'07"E., 9.43 feet; thence S.23°24'31"E., 9.43 feet; thence S.07°55'55"E., 9.43 feet; thence S.00°11'37"E., 35.06 feet; thence S.06°39'10"W., 17.10 feet; thence continue S.06°39'10"W., 29.90 feet; thence S.02°11'08"W., 47.00 feet; thence S.02°16'55"E., 47.00 feet; thence S.06°44'57"E., 47.00 feet; thence S.11°12'59"E., 47.00 feet; thence S.15°41'02"E., 47.00 feet; thence S.20°09'04"E., 47.00 feet; thence S.24°37'07"E., 47.00 feet; thence S.24°20'57"E., 30.75 feet; thence S.19°20'34"E., 30.75 feet; thence S.14°20'12"E., 30.75 feet; thence S.03°14'37"E., 10.46 feet; thence S.13°56'11"W., 10.46 feet; thence S.31°06'59"W., 10.46 feet; thence S.48°17'46"W., 10.46 feet; thence S.65°28'34"W., 10.46 feet; thence S.82°39'22"W., 10.46 feet; thence N.88°45'14"W., 83.34 feet; thence S.00°46'55"W., 127.44 feet; thence S.43°00'05"E., 48.52 feet; thence S.46°59'55"W., 20.00 feet; thence N.43°00'05"W., 48.28 feet; thence N.89°08'09"W., 180.11 feet; thence S.55°32'14"W., 91.79 feet; thence N.34°27'46"W., 20.00 feet to the **POINT OF BEGINNING**.

Containing 4.909 acres, more or less.

STORMWATER EASEMENT NO. 15

DESCRIPTION: A parcel of land lying in Section 16, Township 33 South, Range 18 East, Manatee County, Florida, and being more particularly described as follows:

COMMENCE at the Southwest corner of said Section 16, run thence along the West boundary of said Section 16, N.00°54'42"E., 2665.51 feet to the Southwest corner of the Northwest 1/4 of said Section 16; thence along the West boundary of said Northwest 1/4 of Section 16, N.00°54'39"E., 1064.06 feet; thence S.89°05'21"E., 2326.99 feet to the **POINT OF BEGINNING**; thence N.00°43'15"E., 156.98 feet; thence N.37°00'38"E., 39.09 feet; thence N.33°29'34"W., 133.13 feet; thence N.19°37'23"W., 128.17 feet; thence N.02°44'42"W., 132.38 feet; thence S.73°04'20"E., 56.34 feet; thence S.16°55'40"W., 20.00 feet; thence N.73°04'20"W., 27.95 feet; thence S.02°44'42"E., 101.02 feet; thence S.19°37'23"E., 122.77 feet; thence S.33°29'34"E., 131.14 feet; thence N.79°25'48"E., 125.65 feet to a point on a non-tangent curve; thence northerly, 61.95 feet along the arc of said curve to the left having a radius of 586.74 feet and a central angle of 06°02'56" (chord bearing N.14°24'35"W., 61.92 feet) to a point of compound curvature; thence northerly, 38.64 feet along the arc of a curve to the left having a radius of 688.20 feet and a central angle of 03°13'02" (chord bearing N.19°02'35"W., 38.64 feet) to a point on a non-tangent curve; thence northeasterly, 34.16 feet along the arc of said curve to the right having a radius of 15.60 feet and a central angle of 125°28'33" (chord bearing N.45°12'14"E., 27.73 feet); thence S.63°11'59"E., 19.67 feet; thence S.45°10'56"E., 48.69 feet to a point of curvature; thence southeasterly, 14.00 feet along the arc of a curve to the left having a radius of 30.00 feet and a central angle of 26°44'50" (chord bearing S.58°33'21"E., 13.88 feet); thence S.71°55'46"E., 90.34 feet to a point of curvature; thence southeasterly, 13.80 feet along the arc of a curve to the right having a radius of 25.00 feet and a central angle of 31°37'41" (chord bearing S.56°06'55"E., 13.63 feet); thence N.74°25'38"E., 128.98 feet to a point on a non-tangent curve; thence northeasterly, 3.20 feet along the arc of said curve to the right having a radius of 14.80 feet and a central angle of 12°22'58" (chord bearing N.25°03'01"E., 3.19 feet); thence N.31°14'30"E., 127.55 feet to a point of curvature; thence northerly, 16.67 feet along the arc of a curve to the left having a radius of 45.20 feet and a central angle of 21°08'14" (chord bearing N.20°40'23"E., 16.58 feet); thence N.10°06'15"E., 31.36 feet to a point on a non-tangent curve; thence easterly, 13.05 feet along the arc of said curve to the right having a radius of 4.66 feet and a central angle of 160°25'06" (chord bearing N.83°21'55"E., 9.18 feet) to a point of reverse curvature; thence southeasterly, 15.66 feet along the arc of a curve to the left having a radius of 35.84 feet and a central angle of 25°01'50" (chord bearing S.28°56'26"E., 15.53 feet); thence S.41°27'21"E., 30.15 feet; thence S.46°56'04"E., 30.15 feet to a point on a non-tangent curve; thence southeasterly, 17.35 feet along the arc of said curve to the left having a radius of 46.01 feet and a central angle of 21°36'21" (chord bearing S.60°26'28"E., 17.25 feet); thence S.71°14'39"E., 52.07 feet; thence S.65°02'56"E., 28.27 feet; thence S.69°59'36"E., 25.99 feet to a point on a non-tangent curve; thence easterly, 27.51 feet along the arc of said curve to the left having a radius of 356.39 feet and a central angle of 04°25'19" (chord bearing S.76°39'08"E., 27.50 feet); thence N.09°36'01"E., 84.44 feet; thence N.73°44'47"W., 23.22 feet; thence N.66°59'48"W., 23.71 feet; thence N.57°26'20"W., 5.39 feet; thence N.45°04'24"W., 5.39 feet; thence N.38°53'25"W., 39.90 feet; thence N.44°11'43"W., 47.42 feet; thence N.33°10'52"W., 9.55 feet; thence N.11°09'09"W., 9.55 feet; thence N.10°52'33"E., 9.55 feet; thence N.32°54'15"E., 9.55 feet; thence N.54°55'57"E., 9.55 feet; thence N.65°56'48"E., 51.03 feet; thence N.52°42'17"E., 6.87 feet; thence N.26°13'15"E., 6.87 feet; thence N.00°15'47"W., 6.87 feet; thence N.13°30'18"W., 81.40 feet; thence N.16°23'11"W., 37.50 feet; thence N.22°08'56"W., 37.50 feet; thence N.27°54'41"W., 37.50 feet; thence N.33°40'26"W., 37.50 feet; thence N.39°26'11"W., 37.50 feet; thence N.45°11'56"W., 37.50 feet; thence N.50°57'41"W., 37.50 feet; thence N.56°43'25"W., 37.50 feet; thence N.62°29'10"W., 37.50 feet; thence N.68°14'55"W., 37.50 feet; thence

N.74°00'40"W., 37.50 feet; thence N.66°01'32"W., 9.43 feet; thence N.44°17'31"W., 9.43 feet; thence N.22°33'30"W., 5.60 feet to a point on a non-tangent curve; thence easterly, 9.01 feet along the arc of said curve to the right having a radius of 200.00 feet and a central angle of 02°34'56" (chord bearing S.79°29'53"E., 9.01 feet); thence S.78°12'25"E., 56.64 feet to a point of curvature; thence southeasterly, 37.41 feet along the arc of a curve to the right having a radius of 100.00 feet and a central angle of 21°25'56" (chord bearing S.67°29'27"E., 37.19 feet); thence S.74°48'01"E., 164.87 feet to a point on a non-tangent curve; thence easterly, 127.31 feet along the arc of said curve to the left having a radius of 660.00 feet and a central angle of 11°03'08" (chord bearing S.85°23'16"E., 127.12 feet); thence N.89°05'10"E., 49.11 feet to a point of curvature; thence easterly, 41.63 feet along the arc of a curve to the right having a radius of 95.00 feet and a central angle of 25°06'24" (chord bearing S.78°21'38"E., 41.30 feet); thence S.65°48'26"E., 52.00 feet; thence S.64°50'08"E., 25.59 feet; thence S.25°42'13"W., 22.59 feet; thence S.22°12'38"W., 65.35 feet; thence S.18°43'02"W., 65.35 feet; thence S.15°13'27"W., 65.35 feet; thence S.11°43'52"W., 65.35 feet; thence S.08°14'17"W., 65.35 feet; thence S.04°44'42"W., 65.35 feet; thence S.13°51'21"W., 8.66 feet; thence S.35°34'14"W., 8.66 feet; thence S.57°17'07"W., 8.66 feet; thence S.79°00'00"W., 8.66 feet; thence S.89°51'27"W., 11.28 feet; thence N.87°14'46"W., 23.71 feet; thence N.80°29'47"W., 4.19 feet; thence S.09°36'01"W., 84.39 feet to a point on a non-tangent curve; thence easterly, 50.16 feet along the arc of said curve to the left having a radius of 356.39 feet and a central angle of 08°03'49" (chord bearing S.86°06'39"E., 50.12 feet) to a point of reverse curvature; thence southeasterly, 23.01 feet along the arc of a curve to the right having a radius of 14.80 feet and a central angle of 89°04'57" (chord bearing S.45°36'05"E., 20.76 feet); thence S.01°03'36"E., 102.14 feet to a point of curvature; thence southwesterly, 6.18 feet along the arc of a curve to the right having a radius of 5.00 feet and a central angle of 70°50'35" (chord bearing S.34°21'42"W., 5.80 feet); thence S.69°46'59"W., 39.49 feet to a point of curvature; thence southwesterly, 31.90 feet along the arc of a curve to the left having a radius of 25.80 feet and a central angle of 70°50'35" (chord bearing S.34°21'41"W., 29.91 feet); thence S.01°03'36"E., 41.29 feet to a point of curvature; thence southwesterly, 5.16 feet along the arc of a curve to the right having a radius of 4.20 feet and a central angle of 70°20'49" (chord bearing S.34°06'48"W., 4.84 feet); thence S.69°17'13"W., 18.49 feet to a point of curvature; thence westerly, 5.71 feet along the arc of a curve to the right having a radius of 4.80 feet and a central angle of 68°07'23" (chord bearing N.76°39'05"W., 5.38 feet); thence N.42°35'24"W., 72.91 feet; thence N.56°48'04"W., 68.60 feet; thence N.71°14'39"W., 176.78 feet to a point of curvature; thence westerly, 1.00 feet along the arc of a curve to the right having a radius of 14.80 feet and a central angle of 03°51'53" (chord bearing N.69°18'43"W., 1.00 feet); thence S.74°25'38"W., 131.64 feet to a point on a non-tangent curve; thence southerly, 13.17 feet along the arc of said curve to the right having a radius of 25.00 feet and a central angle of 30°11'11" (chord bearing S.21°57'29"W., 13.02 feet); thence S.37°03'04"W., 118.75 feet; thence S.52°21'11"W., 42.81 feet; thence S.73°56'00"W., 14.57 feet to a point of curvature; thence northwesterly, 27.73 feet along the arc of a curve to the right having a radius of 17.06 feet and a central angle of 93°07'52" (chord bearing N.59°30'04"W., 24.78 feet) to a point on a non-tangent curve; thence northerly, 59.53 feet along the arc of said curve to the left having a radius of 1059.82 feet and a central angle of 03°13'07" (chord bearing N.04°24'49"W., 59.53 feet) to a point of compound curvature; thence northerly, 34.92 feet along the arc of a curve to the left having a radius of 586.74 feet and a central angle of 03°24'34" (chord bearing N.07°43'39"W., 34.91 feet); thence S.79°25'48"W., 128.34 feet; thence S.37°00'38"W., 35.72 feet; thence S.00°43'15"W., 150.43 feet; thence N.89°16'45"W., 20.00 feet to the **POINT OF BEGINNING**.

Containing 4.646 acres, more or less.

STORMWATER EASEMENT NO. 16

DESCRIPTION: A parcel of land lying in Section 16, Township 33 South, Range 18 East, Manatee County, Florida, and being more particularly described as follows:

COMMENCE at the Southwest corner of said Section 16, run thence along the West boundary of said Section 16, N.00°54'42"E., 2665.51 feet to the Southwest corner of the Northwest 1/4 of said Section 16; thence along the West boundary of said Northwest 1/4 of Section 16, N.00°54'39"E., 1154.56 feet; thence S.89°05'21"E., 3102.72 feet to the **POINT OF BEGINNING**; thence N.64°53'43"E., 61.63 feet; thence S.01°03'36"E., 21.90 feet; thence S.64°53'43"W., 53.39 feet; thence N.23°08'40"W., 20.01 feet to the **POINT OF BEGINNING**.

Containing 0.026 acres, more or less.

STORMWATER EASEMENT NO. 17

DESCRIPTION: A parcel of land lying in Section 16, Township 33 South, Range 18 East, Manatee County, Florida, and being more particularly described as follows:

COMMENCE at the Southwest corner of said Section 16, run thence along the West boundary of said Section 16, N.00°54'42"E., 2665.51 feet to the Southwest corner of the Northwest 1/4 of said Section 16; thence along the West boundary of said Northwest 1/4 of Section 16, N.00°54'39"E., 1373.86 feet; thence S.89°05'21"E., 1513.11 feet to the **POINT OF BEGINNING**; thence N.72°09'07"E., 20.00 feet; thence S.17°50'53"E., 33.28 feet; thence N.14°57'55"E., 58.17 feet; thence S.75°02'05"E., 20.00 feet; thence S.14°57'55"W., 92.07 feet; thence S.14°15'02"W., 156.15 feet; thence S.21°37'32"E., 125.88 feet; thence S.57°32'25"W., 39.31 feet; thence S.57°48'59"W., 122.24 feet to a point on a non-tangent curve; thence southeasterly, 33.53 feet along the arc of said curve to the left having a radius of 316.06 feet and a central angle of 06°04'40" (chord bearing S.36°03'01"E., 33.51 feet) to a point of compound curvature; thence southeasterly, 39.40 feet along the arc of a curve to the left having a radius of 513.83 feet and a central angle of 04°23'35" (chord bearing S.41°17'09"E., 39.39 feet); thence S.36°25'09"E., 11.17 feet; thence S.21°00'03"E., 12.10 feet; thence S.05°34'57"E., 12.10 feet; thence S.09°50'08"W., 11.23 feet; thence S.15°20'52"W., 35.36 feet; thence S.10°57'15"W., 34.50 feet; thence S.06°33'37"W., 34.50 feet; thence S.02°10'00"W., 34.50 feet; thence S.02°13'37"E., 34.69 feet; thence S.04°25'26"E., 84.46 feet; thence S.08°07'01"W., 11.14 feet; thence S.33°11'55"W., 12.27 feet; thence S.58°16'50"W., 12.27 feet; thence S.83°21'44"W., 12.27 feet; thence N.71°33'22"W., 12.27 feet; thence N.46°28'28"W., 12.27 feet; thence N.21°23'33"W., 11.14 feet; thence N.08°51'06"W., 64.99 feet; thence N.16°06'55"W., 8.21 feet; thence N.30°38'31"W., 8.21 feet; thence N.37°54'20"W., 97.57 feet; thence N.45°00'45"W., 8.03 feet; thence N.59°13'34"W., 7.40 feet; thence N.73°26'24"W., 8.03 feet; thence N.80°32'49"W., 118.20 feet; thence N.89°22'03"W., 9.94 feet; thence S.72°59'29"W., 9.94 feet; thence S.64°10'15"W., 6.98 feet; thence S.83°07'39"W., 35.73 feet; thence N.77°54'57"W., 57.53 feet to a point of curvature; thence northerly, 138.10 feet along the arc of a curve to the right having a radius of 65.00 feet and a central angle of 121°43'38" (chord bearing N.17°03'08"W., 113.55 feet); thence N.43°48'41"E., 10.36 feet to a point of curvature; thence northeasterly, 5.55 feet along the arc of a curve to the right having a radius of 30.01 feet and a central angle of 10°35'16" (chord bearing N.49°06'19"E., 5.54 feet); thence N.54°23'57"E., 103.67 feet; thence N.53°12'05"E., 111.91 feet to a point of curvature; thence northeasterly, 3.15 feet along the arc of a curve to the left having a radius of 6.93 feet and a central angle of 26°02'43" (chord bearing N.40°10'43"E., 3.12 feet); thence N.27°09'30"E., 83.49 feet to a point of curvature; thence northerly, 4.30 feet along the arc of a curve to the left having a radius of 4.30 feet and a central angle of 57°14'01" (chord bearing N.01°27'31"W., 4.12 feet); thence N.30°04'31"W., 48.48 feet

to a point of curvature; thence northeasterly, 33.10 feet along the arc of a curve to the right having a radius of 15.00 feet and a central angle of 126°26'32" (chord bearing N.33°08'45"E., 26.78 feet); thence S.83°37'59"E., 84.41 feet to a point of curvature; thence southeasterly, 21.51 feet along the arc of a curve to the right having a radius of 15.00 feet and a central angle of 82°08'42" (chord bearing S.42°33'38"E., 19.71 feet) to a point on a non-tangent curve; thence southerly, 87.60 feet along the arc of said curve to the left having a radius of 426.68 feet and a central angle of 11°45'48" (chord bearing S.08°58'31"E., 87.45 feet) to a point on a non-tangent curve; thence southeasterly, 100.34 feet along the arc of said curve to the left having a radius of 419.38 feet and a central angle of 13°42'33" (chord bearing S.23°12'07"E., 100.10 feet); thence N.57°48'59"E., 121.94 feet; thence N.57°32'25"E., 22.73 feet; thence N.21°37'32"W., 115.82 feet; thence N.14°15'02"E., 159.81 feet; thence N.17°50'53"W., 64.37 feet to the **POINT OF BEGINNING**.

Containing 3.071 acres, more or less.

STORMWATER EASEMENT NO. 18

DESCRIPTION: A parcel of land lying in Section 16, Township 33 South, Range 18 East, Manatee County, Florida, and being more particularly described as follows:

COMMENCE at the Southwest corner of said Section 16, run thence along the West boundary of said Section 16, N.00°54'42"E., 2665.51 feet to the Southwest corner of the Northwest 1/4 of said Section 16; thence along the West boundary of said Northwest 1/4 of Section 16, N.00°54'39"E., 602.40 feet; thence S.89°05'21"E., 542.65 feet to the **POINT OF BEGINNING**; thence N.53°14'16"E., 20.00 feet; thence S.36°45'44"E., 112.69 feet; thence S.52°45'40"E., 121.06 feet; thence N.08°19'00"E., 35.46 feet; thence S.81°41'00"E., 20.00 feet; thence S.08°19'00"W., 48.83 feet; thence S.31°06'14"E., 117.52 feet; thence S.09°47'24"E., 132.03 feet; thence N.86°59'23"E., 27.47 feet; thence S.88°51'08"E., 164.40 feet; thence N.17°45'26"E., 124.95 feet; thence N.17°14'53"W., 36.06 feet; thence continue N.17°14'53"W., 78.07 feet; thence N.27°46'34"W., 114.17 feet; thence N.62°39'09"W., 130.85 feet; thence N.50°47'25"W., 41.69 feet; thence continue N.50°47'25"W., 1.95 feet; thence N.41°26'56"W., 11.36 feet; thence N.22°46'00"W., 11.36 feet; thence N.04°05'04"W., 11.36 feet; thence N.14°35'52"E., 11.36 feet; thence N.33°16'49"E., 11.36 feet; thence N.42°37'17"E., 30.18 feet; thence N.60°22'34"E., 37.59 feet; thence N.68°36'18"E., 10.02 feet; thence N.85°03'47"E., 10.02 feet; thence S.78°28'44"E., 10.02 feet; thence S.62°01'14"E., 10.02 feet; thence S.45°33'45"E., 10.02 feet; thence S.29°06'16"E., 10.02 feet; thence S.20°52'32"E., 51.24 feet; thence S.00°55'23"E., 15.61 feet; thence S.08°38'54"E., 13.44 feet; thence S.24°05'54"E., 13.44 feet; thence S.39°32'55"E., 13.44 feet; thence S.54°59'55"E., 13.44 feet; thence S.70°26'56"E., 13.44 feet; thence S.85°53'57"E., 13.44 feet; thence N.78°39'03"E., 13.44 feet; thence N.70°55'33"E., 21.88 feet; thence N.77°53'29"E., 15.23 feet; thence N.85°03'34"E., 8.73 feet; thence S.80°36'15"E., 8.73 feet; thence S.66°16'04"E., 8.73 feet; thence S.59°05'58"E., 83.56 feet; thence S.64°07'42"E., 97.18 feet; thence S.66°16'26"E., 74.80 feet; thence S.57°56'55"E., 10.14 feet; thence S.41°17'51"E., 10.14 feet; thence S.24°38'48"E., 10.14 feet; thence S.07°59'45"E., 10.14 feet; thence S.08°39'18"W., 10.14 feet; thence S.25°18'21"W., 10.14 feet; thence S.33°37'53"W., 17.66 feet; thence continue S.33°37'53"W., 53.41 feet; thence S.24°39'04"W., 78.06 feet; thence S.15°40'16"W., 82.79 feet; thence S.08°36'52"W., 156.20 feet; thence S.18°03'40"W., 11.49 feet; thence S.36°57'16"W., 11.49 feet; thence S.55°50'52"W., 11.49 feet; thence S.74°44'28"W., 11.49 feet; thence S.84°11'16"W., 29.87 feet; thence S.79°27'07"W., 30.56 feet; thence continue S.79°27'07"W., 64.21 feet; thence S.89°06'18"W., 8.83 feet; thence S.08°23'23"W., 38.59 feet; thence S.79°51'07"W., 33.82 feet to a point on a non-tangent curve; thence southerly, 9.83 feet along the arc of said curve to the

right having a radius of 15.00 feet and a central angle of 37°33'44" (chord bearing S.16°52'45"E., 9.66 feet); thence S.01°54'07"W., 36.45 feet to a point of curvature; thence southwesterly, 18.61 feet along the arc of a curve to the right having a radius of 10.00 feet and a central angle of 106°39'07" (chord bearing S.55°13'40"W., 16.04 feet) to a point of reverse curvature; thence westerly, 17.77 feet along the arc of a curve to the left having a radius of 15.00 feet and a central angle of 67°53'29" (chord bearing S.74°36'29"W., 16.75 feet); thence S.40°39'44"W., 11.46 feet to a point of curvature; thence southeasterly, 36.39 feet along the arc of a curve to the left having a radius of 15.00 feet and a central angle of 139°00'21" (chord bearing S.28°50'27"E., 28.10 feet) to a point of reverse curvature; thence southeasterly, 26.29 feet along the arc of a curve to the right having a radius of 15.00 feet and a central angle of 100°25'03" (chord bearing S.48°08'06"E., 23.05 feet); thence S.01°57'59"W., 19.12 feet to a point on a non-tangent curve; thence southerly, 88.78 feet along the arc of said curve to the left having a radius of 32.95 feet and a central angle of 154°22'06" (chord bearing S.01°52'00"W., 64.26 feet); thence S.01°57'20"W., 19.18 feet to a point on a non-tangent curve; thence southwesterly, 31.13 feet along the arc of said curve to the right having a radius of 20.00 feet and a central angle of 89°11'29" (chord bearing S.46°29'51"W., 28.08 feet); thence N.88°54'24"W., 159.77 feet to a point of curvature; thence northerly, 24.78 feet along the arc of a curve to the right having a radius of 10.00 feet and a central angle of 141°57'33" (chord bearing N.17°55'38"W., 18.91 feet) to a point of reverse curvature; thence northeasterly, 66.64 feet along the arc of a curve to the left having a radius of 554.00 feet and a central angle of 06°53'31" (chord bearing N.49°36'23"E., 66.60 feet); thence continue northeasterly, 72.62 feet along the arc of said curve to the left having a radius of 554.00 feet and a central angle of 07°30'39" (chord bearing N.42°24'18"E., 72.57 feet); thence continue northeasterly, 126.81 feet along the arc of said curve to the left having a radius of 554.00 feet and a central angle of 13°06'53" (chord bearing N.32°05'32"E., 126.53 feet); thence S.80°40'20"W., 11.01 feet; thence N.64°51'17"W., 150.90 feet; thence N.87°31'00"W., 38.78 feet; thence N.62°28'03"W., 156.80 feet; thence N.31°35'34"E., 20.05 feet; thence S.62°28'03"E., 150.93 feet; thence S.87°31'00"E., 38.35 feet; thence S.64°51'17"E., 148.82 feet; thence N.79°51'07"E., 51.22 feet; thence N.08°23'23"E., 28.90 feet; thence N.52°16'58"W., 5.35 feet; thence N.32°58'36"W., 11.74 feet; thence N.13°40'14"W., 11.74 feet; thence N.05°38'08"E., 11.74 feet; thence N.13°26'59"E., 35.55 feet; thence N.09°46'19"E., 35.55 feet; thence N.06°05'39"E., 35.55 feet; thence N.02°24'59"E., 25.95 feet; thence N.88°51'08"W., 160.36 feet; thence S.86°59'23"W., 44.50 feet; thence N.09°47'24"W., 146.03 feet; thence N.31°06'14"W., 115.43 feet; thence N.52°45'40"W., 138.91 feet; thence N.36°45'44"W., 115.50 feet to the **POINT OF BEGINNING**.

Containing 4.101 acres, more or less.

STORMWATER EASEMENT NO. 19

DESCRIPTION: A parcel of land lying in Section 16, Township 33 South, Range 18 East, Manatee County, Florida, and being more particularly described as follows:

COMMENCE at the Southwest corner of said Section 16, run thence along the West boundary of said Section 16, N.00°54'42"E., 2037.85 feet; thence S.89°05'18"E., 1003.87 feet to a point on a curve, said point also being the **POINT OF BEGINNING**; thence easterly, 34.84 feet along the arc of said curve to the right having a radius of 15.00 feet and a central angle of 133°04'44" (chord bearing N.67°37'58"E., 27.52 feet); thence S.45°49'40"E., 11.21 feet; thence continue S.45°49'40"E., 76.07 feet to a point of curvature; thence southerly, 25.17 feet along the arc of a curve to the right having a radius of 20.00 feet and a central angle of 72°07'00" (chord bearing S.09°46'10"E., 23.54 feet) to a point of reverse curvature; thence southerly, 8.94 feet along the arc of a curve to the left having a radius of 10.00 feet and a central angle of 51°13'33" (chord

bearing S.00°40'34"W., 8.65 feet) to a point of reverse curvature; thence southerly, 32.76 feet along the arc of a curve to the right having a radius of 20.00 feet and a central angle of 93°51'32" (chord bearing S.21°59'34"W., 29.22 feet) to a point of compound curvature; thence westerly, 29.10 feet along the arc of a curve to the right having a radius of 227.50 feet and a central angle of 07°19'46" (chord bearing S.72°35'13"W., 29.08 feet) to a point of reverse curvature; thence westerly, 32.67 feet along the arc of a curve to the left having a radius of 222.50 feet and a central angle of 08°24'50" (chord bearing S.72°02'41"W., 32.64 feet); thence continue southwesterly, 22.96 feet along the arc of said curve to the left having a radius of 222.50 feet and a central angle of 05°54'44" (chord bearing S.64°52'54"W., 22.95 feet) to a point of reverse curvature; thence westerly, 24.36 feet along the arc of a curve to the right having a radius of 15.00 feet and a central angle of 93°02'15" (chord bearing N.71°33'21"W., 21.77 feet) to a point of reverse curvature; thence northwesterly, 18.14 feet along the arc of a curve to the left having a radius of 62.03 feet and a central angle of 16°45'12" (chord bearing N.33°24'49"W., 18.07 feet) to a point of reverse curvature; thence northeasterly, 34.79 feet along the arc of a curve to the right having a radius of 15.00 feet and a central angle of 132°53'01" (chord bearing N.24°39'05"E., 27.50 feet); thence S.88°54'24"E., 5.97 feet to a point of curvature; thence northeasterly, 15.71 feet along the arc of a curve to the left having a radius of 10.00 feet and a central angle of 90°00'00" (chord bearing N.46°05'36"E., 14.14 feet); thence N.01°05'36"E., 45.44 feet; thence continue N.01°05'36"E., 35.72 feet to the **POINT OF BEGINNING**.

Containing 0.260 acres, more or less.

STORMWATER EASEMENT NO. 20

DESCRIPTION: A parcel of land lying in Section 17, Township 33 South, Range 18 East, Manatee County, Florida, and being more particularly described as follows:

COMMENCE at the Southeast corner of said Section 17, run thence along the East boundary of said Section 17, N.00°54'42"E., 560.77 feet; thence N.89°05'18"W., 1090.05 feet to a point on a curve, said point also being the **POINT OF BEGINNING**; thence southwesterly, 20.00 feet along the arc of said curve to the left having a radius of 660.00 feet and a central angle of 01°44'11" (chord bearing S.31°10'37"W., 20.00 feet); thence N.58°55'48"W., 12.43 feet; thence N.28°19'03"E., 20.02 feet; thence S.58°55'48"E., 13.43 feet to the **POINT OF BEGINNING**.

Containing 0.006 acres, more or less.

STORMWATER EASEMENT NO. 21

DESCRIPTION: A parcel of land lying in Section 16, Township 33 South, Range 18 East, Manatee County, Florida, and being more particularly described as follows:

COMMENCE at the Southwest corner of said Section 16, run thence along the West boundary of said Section 16, N.00°54'42"E., 2550.07 feet; thence S.89°05'18"E., 2148.34 feet to the **POINT OF BEGINNING**; thence N.80°38'30"E., 49.22 feet; thence S.29°26'25"W., 25.66 feet; thence S.80°38'30"W., 33.14 feet; thence N.09°21'30"W., 20.00 feet to the **POINT OF BEGINNING**.

Containing 0.019 acres, more or less.

STORMWATER EASEMENT NO. 22

DESCRIPTION: A parcel of land lying in Section 16, Township 33 South, Range 18 East, Manatee County, Florida, and being more particularly described as follows:

COMMENCE at the Southwest corner of said Section 16, run thence along the West boundary of said Section 16, N.00°54'42"E., 2120.70 feet; thence S.89°05'18"E., 1476.77 feet to the **POINT OF BEGINNING**; thence N.66°37'53"E., 71.24 feet to a point on a non-tangent curve; thence northerly, 19.75 feet along the arc of said curve to the right having a radius of 34.81 feet and a central angle of 32°30'44" (chord bearing N.10°25'24"E., 19.49 feet); thence N.23°54'55"E., 206.02 feet; thence N.17°22'06"E., 11.23 feet; thence N.08°56'01"E., 22.91 feet to a point of curvature; thence northeasterly, 37.78 feet along the arc of a curve to the right having a radius of 27.55 feet and a central angle of 78°34'31" (chord bearing N.48°13'17"E., 34.89 feet); thence N.87°30'31"E., 58.71 feet to a point of curvature; thence northeasterly, 32.62 feet along the arc of a curve to the left having a radius of 14.40 feet and a central angle of 129°48'17" (chord bearing N.22°36'22"E., 26.08 feet) to a point of reverse curvature; thence northerly, 27.85 feet along the arc of a curve to the right having a radius of 20.00 feet and a central angle of 79°47'07" (chord bearing N.02°24'13"W., 25.65 feet) to a point of reverse curvature; thence northwesterly, 30.89 feet along the arc of a curve to the left having a radius of 14.40 feet and a central angle of 122°55'29" (chord bearing N.23°58'23"W., 25.30 feet) to a point of reverse curvature; thence northwesterly, 52.76 feet along the arc of a curve to the right having a radius of 50.00 feet and a central angle of 60°27'45" (chord bearing N.55°12'15"W., 50.35 feet) to a point of reverse curvature; thence northwesterly, 15.66 feet along the arc of a curve to the left having a radius of 14.40 feet and a central angle of 62°18'29" (chord bearing N.56°07'38"W., 14.90 feet); thence N.87°16'52"W., 23.32 feet to a point of curvature; thence northwesterly, 18.47 feet along the arc of a curve to the right having a radius of 14.86 feet and a central angle of 71°12'02" (chord bearing N.51°40'51"W., 17.30 feet); thence N.16°04'49"W., 9.93 feet; thence N.22°59'24"W., 12.19 feet; thence N.36°59'49"W., 12.19 feet; thence N.39°38'56"W., 30.87 feet to a point of curvature; thence northwesterly, 6.74 feet along the arc of a curve to the left having a radius of 27.57 feet and a central angle of 14°00'56" (chord bearing N.46°39'24"W., 6.73 feet); thence N.53°39'52"W., 39.49 feet to a point of curvature; thence northwesterly, 5.55 feet along the arc of a curve to the right having a radius of 26.08 feet and a central angle of 12°11'23" (chord bearing N.47°34'11"W., 5.54 feet); thence continue northerly, 30.44 feet along the arc of said curve to the right having a radius of 26.08 feet and a central angle of 66°52'38" (chord bearing N.08°02'10"W., 28.74 feet); thence N.25°24'09"E., 26.74 feet; thence N.02°17'21"W., 97.16 feet; thence N.29°19'24"W., 61.89 feet; thence N.21°23'06"W., 9.67 feet; thence N.05°30'31"W., 9.67 feet; thence N.10°22'04"E., 9.67 feet; thence N.18°18'22"E., 36.94 feet; thence N.34°05'43"E., 55.93 feet; thence N.50°37'37"E., 57.59 feet; thence N.54°49'46"E., 36.27 feet; thence N.64°15'31"E., 11.47 feet; thence N.83°07'00"E., 11.47 feet; thence S.78°01'31"E., 11.47 feet; thence S.68°35'46"E., 56.68 feet; thence S.62°19'19"E., 61.36 feet; thence S.56°27'40"E., 55.02 feet; thence S.35°49'11"E., 94.54 feet; thence S.26°51'59"E., 10.89 feet; thence S.08°57'33"E., 10.89 feet; thence S.08°56'52"W., 10.89 feet; thence S.26°41'51"W., 9.29 feet; thence S.27°45'55"W., 15.60 feet; thence S.11°40'42"W., 13.99 feet; thence S.03°38'06"W., 78.57 feet; thence S.10°29'19"W., 1.58 feet to a point of curvature; thence southwesterly, 21.42 feet along the arc of a curve to the right having a radius of 25.00 feet and a central angle of 49°05'24" (chord bearing S.35°02'01"W., 20.77 feet); thence S.59°34'43"W., 16.77 feet to a point of curvature; thence southerly, 28.76 feet along the arc of a curve to the left having a radius of 15.77 feet and a central angle of 104°28'33" (chord bearing S.07°20'26"W., 24.93 feet); thence S.44°53'50"E., 5.94 feet to a point of curvature; thence southeasterly, 31.64 feet along the arc of a curve to the right having a radius of 50.00 feet and a central angle of 36°15'44" (chord bearing S.26°45'58"E., 31.12 feet); thence S.08°38'07"E., 3.27 feet; thence S.21°23'04"E., 11.10 feet; thence S.34°08'01"E., 11.10

feet; thence S.40°30'30"E., 84.24 feet; thence S.21°19'25"E., 57.37 feet; thence S.27°46'58"E., 11.25 feet; thence S.40°42'05"E., 11.25 feet; thence S.53°37'12"E., 11.25 feet; thence S.66°32'18"E., 11.25 feet; thence S.72°59'52"E., 19.05 feet; thence S.00°38'12"E., 21.06 feet; thence S.16°52'05"E., 23.03 feet to a point of curvature; thence southerly, 13.45 feet along the arc of a curve to the right having a radius of 12.00 feet and a central angle of 64°12'03" (chord bearing S.15°13'57"W., 12.75 feet); thence S.47°19'58"W., 38.54 feet; thence S.02°19'58"W., 16.97 feet; thence S.42°40'02"E., 13.18 feet to a point of curvature; thence southerly, 30.99 feet along the arc of a curve to the right having a radius of 40.00 feet and a central angle of 44°23'02" (chord bearing S.20°28'31"E., 30.22 feet); thence S.77°53'55"E., 22.66 feet to a point on a non-tangent curve; thence southwesterly, 25.58 feet along the arc of said curve to the right having a radius of 740.00 feet and a central angle of 01°58'51" (chord bearing S.50°40'24"W., 25.58 feet); thence N.77°53'55"W., 8.16 feet to a point on a non-tangent curve; thence southwesterly, 15.50 feet along the arc of said curve to the right having a radius of 40.00 feet and a central angle of 22°11'56" (chord bearing S.41°50'55"W., 15.40 feet) to a point of compound curvature; thence southwesterly, 38.26 feet along the arc of a curve to the right having a radius of 97.00 feet and a central angle of 22°36'08" (chord bearing S.64°14'57"W., 38.02 feet) to a point on a non-tangent curve; thence westerly, 51.62 feet along the arc of said curve to the left having a radius of 190.82 feet and a central angle of 15°30'01" (chord bearing S.71°45'16"W., 51.47 feet); thence continue southwesterly, 57.01 feet along the arc of said curve to the left having a radius of 190.82 feet and a central angle of 17°07'05" (chord bearing S.55°26'43"W., 56.80 feet); thence S.67°57'54"W., 85.33 feet to a point on a non-tangent curve; thence westerly, 129.58 feet along the arc of said curve to the left having a radius of 205.13 feet and a central angle of 36°11'35" (chord bearing S.70°12'56"W., 127.43 feet) to a point on a non-tangent curve; thence southwesterly, 9.35 feet along the arc of said curve to the right having a radius of 80.74 feet and a central angle of 06°38'12" (chord bearing S.57°03'33"W., 9.35 feet); thence S.43°47'06"W., 21.79 feet; thence S.71°20'41"W., 126.92 feet; thence N.23°04'03"W., 56.88 feet to the **POINT OF BEGINNING**.

Containing 5.831 acres, more or less.

STORMWATER EASEMENT NO. 23

DESCRIPTION: A parcel of land lying in Section 16, Township 33 South, Range 18 East, Manatee County, Florida, and being more particularly described as follows:

COMMENCE at the Southwest corner of said Section 16, run thence along the West boundary of said Section 16, N.00°54'42"E., 2665.51 feet to the Southwest corner of the Northwest 1/4 of said Section 16; thence along the South boundary of said Northwest 1/4 of Section 16, N.89°39'04"E., 1975.73 feet; thence N.00°20'56"W., 473.36 feet to the **POINT OF BEGINNING**; thence N.57°27'37"W., 37.76 feet to a point of curvature; thence northerly, 25.47 feet along the arc of a curve to the right having a radius of 10.00 feet and a central angle of 145°55'14" (chord bearing N.15°30'00"E., 19.12 feet); thence N.88°27'36"E., 14.95 feet; thence continue N.88°27'36"E., 24.67 feet; thence continue N.88°27'36"E., 19.00 feet; thence continue N.88°27'36"E., 8.41 feet to a point of curvature; thence easterly, 21.25 feet along the arc of a curve to the left having a radius of 35.00 feet and a central angle of 34°47'18" (chord bearing N.71°03'57"E., 20.93 feet); thence N.53°40'18"E., 30.87 feet; thence continue N.53°40'18"E., 40.58 feet to a point of curvature; thence southeasterly, 11.87 feet along the arc of a curve to the right having a radius of 5.00 feet and a central angle of 136°02'51" (chord bearing S.58°18'17"E., 9.27 feet) to a point of reverse curvature; thence southerly, 61.76 feet along the arc of a curve to the left having a radius of 250.99 feet and a central angle of 14°05'59" (chord bearing S.02°40'10"W., 61.61 feet); thence continue southerly, 71.48 feet along the arc of said

curve to the left having a radius of 250.99 feet and a central angle of 16°19'02" (chord bearing S.12°32'21"E., 71.24 feet) to a point of reverse curvature; thence southwesterly, 13.40 feet along the arc of a curve to the right having a radius of 5.00 feet and a central angle of 153°30'55" (chord bearing S.56°03'36"W., 9.73 feet); thence N.47°10'56"W., 52.46 feet to a point of curvature; thence northwesterly, 7.34 feet along the arc of a curve to the left having a radius of 12.00 feet and a central angle of 35°03'27" (chord bearing N.64°42'39"W., 7.23 feet); thence N.82°14'23"W., 44.72 feet; thence continue N.82°14'23"W., 35.01 feet to a point of curvature; thence westerly, 6.49 feet along the arc of a curve to the right having a radius of 15.00 feet and a central angle of 24°46'45" (chord bearing N.69°51'00"W., 6.44 feet) to the **POINT OF BEGINNING**.

Containing 0.229 acres, more or less.

STORMWATER EASEMENT NO. 24

DESCRIPTION: A parcel of land lying in Section 16, Township 33 South, Range 18 East, Manatee County, Florida, and being more particularly described as follows:

COMMENCE at the Southwest corner of said Section 16, run thence along the West boundary of said Section 16, N.00°54'42"E., 2665.51 feet to the Southwest corner of the Northwest 1/4 of said Section 16; thence along the South boundary of said Northwest 1/4 of Section 16, N.89°39'04"E., 2153.23 feet; thence N.00°20'56"W., 732.75 feet to the **POINT OF BEGINNING**; thence N.23°17'09"W., 16.02 feet to a point of curvature; thence northwesterly, 3.99 feet along the arc of a curve to the left having a radius of 30.00 feet and a central angle of 07°36'53" (chord bearing N.27°05'35"W., 3.98 feet); thence N.66°05'50"E., 231.18 feet; thence N.82°57'12"E., 47.48 feet; thence N.09°18'48"E., 54.02 feet to a point on a non-tangent curve; thence northerly, 30.28 feet along the arc of said curve to the right having a radius of 107.50 feet and a central angle of 16°08'22" (chord bearing N.02°59'15"E., 30.18 feet) to a point of reverse curvature; thence northerly, 101.92 feet along the arc of a curve to the left having a radius of 252.50 feet and a central angle of 23°07'39" (chord bearing N.00°30'24"W., 101.23 feet) to a point of reverse curvature; thence northerly, 16.30 feet along the arc of a curve to the right having a radius of 112.50 feet and a central angle of 08°18'00" (chord bearing N.07°55'13"W., 16.28 feet) to a point of compound curvature; thence northeasterly, 25.27 feet along the arc of a curve to the right having a radius of 15.00 feet and a central angle of 96°30'48" (chord bearing N.44°29'11"E., 22.38 feet); thence S.87°15'25"E., 38.85 feet to a point of curvature; thence southeasterly, 30.62 feet along the arc of a curve to the right having a radius of 15.00 feet and a central angle of 116°57'51" (chord bearing S.28°46'30"E., 25.57 feet); thence S.29°42'25"W., 54.32 feet; thence S.08°01'32"W., 91.75 feet; thence S.04°32'58"E., 37.06 feet; thence N.85°27'02"E., 5.00 feet; thence S.04°32'58"E., 22.59 feet to a point of curvature; thence southwesterly, 12.49 feet along the arc of a curve to the right having a radius of 5.00 feet and a central angle of 143°06'32" (chord bearing S.67°00'18"W., 9.49 feet) to a point of compound curvature; thence northwesterly, 22.98 feet along the arc of a curve to the right having a radius of 107.50 feet and a central angle of 12°14'56" (chord bearing N.35°18'57"W., 22.94 feet); thence S.09°18'48"W., 28.80 feet; thence S.82°57'12"W., 59.49 feet; thence S.66°05'50"W., 228.17 feet to the **POINT OF BEGINNING**.

Containing 0.324 acres, more or less.

STORMWATER EASEMENT NO. 25

DESCRIPTION: A parcel of land lying in Section 16, Township 33 South, Range 18 East, Manatee County, Florida, and being more particularly described as follows:

COMMENCE at the Southwest corner of said Section 16, run thence along the West boundary of said Section 16, N.00°54'42"E., 2665.51 feet to the Southwest corner of the Northwest 1/4 of said Section 16; thence along the South boundary of said Northwest 1/4 of Section 16, N.89°39'04"E., 2174.69 feet to the **POINT OF BEGINNING**; thence N.05°05'01"W., 13.39 feet; thence N.16°50'02"E., 28.27 feet; thence continue N.16°50'02"E., 66.90 feet to a point of curvature; thence easterly, 21.96 feet along the arc of a curve to the right having a radius of 10.00 feet and a central angle of 125°49'20" (chord bearing N.79°44'42"E., 17.81 feet); thence S.37°20'38"E., 49.23 feet; thence continue S.37°20'38"E., 39.51 feet to a point of curvature; thence southerly, 14.78 feet along the arc of a curve to the right having a radius of 10.00 feet and a central angle of 84°39'45" (chord bearing S.04°59'14"W., 13.47 feet) to a point of reverse curvature; thence southwesterly, 67.08 feet along the arc of a curve to the left having a radius of 97.50 feet and a central angle of 39°25'04" (chord bearing S.27°36'35"W., 65.76 feet); thence continue southerly, 6.23 feet along the arc of said curve to the left having a radius of 97.50 feet and a central angle of 03°39'36" (chord bearing S.06°04'15"W., 6.23 feet) to a point of reverse curvature; thence southerly, 61.57 feet along the arc of a curve to the right having a radius of 102.50 feet and a central angle of 34°25'05" (chord bearing S.21°27'00"W., 60.65 feet) to a point of compound curvature; thence westerly, 47.56 feet along the arc of a curve to the right having a radius of 20.00 feet and a central angle of 136°15'26" (chord bearing N.73°12'44"W., 37.12 feet); thence N.05°05'01"W., 86.90 feet to the **POINT OF BEGINNING**.

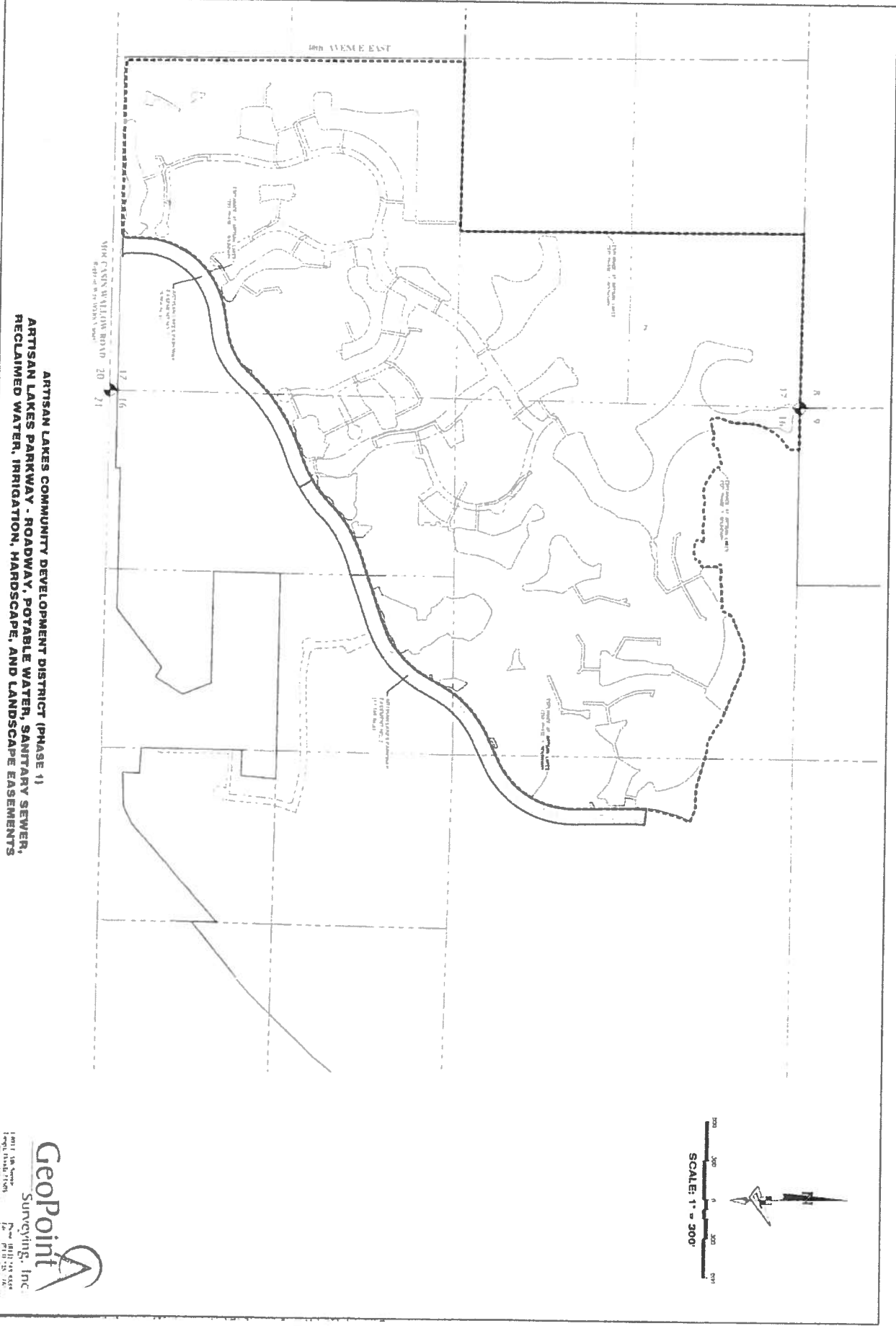
Containing 0.299 acres, more or less.

STORMWATER EASEMENT NO. 26

DESCRIPTION: A parcel of land lying in Section 16, Township 33 South, Range 18 East, Manatee County, Florida, and being more particularly described as follows:

COMMENCE at the Southwest corner of said Section 16, run thence along the West boundary of said Section 16, N.00°54'42"E., 2665.51 feet to the Southwest corner of the Northwest 1/4 of said Section 16; thence along the South boundary of said Northwest 1/4 of Section 16, N.89°39'04"E., 2595.61 feet; thence N.00°20'56"W., 257.30 feet to the **POINT OF BEGINNING**; thence N.54°23'21"E., 51.38 feet; thence N.01°41'10"E., 35.12 feet; thence N.65°19'20"E., 73.28 feet; thence S.24°40'40"E., 20.00 feet; thence S.65°19'20"W., 60.87 feet; thence S.01°41'10"W., 23.00 feet; thence S.65°26'25"W., 32.46 feet to a point of curvature; thence southwesterly, 35.79 feet along the arc of a curve to the left having a radius of 860.00 feet and a central angle of 02°23'04" (chord bearing S.64°14'53"W., 35.79 feet) to the **POINT OF BEGINNING**.

Containing 0.051 acres, more or less.



**ARTISAN LAKES COMMUNITY DEVELOPMENT DISTRICT (PHASE 1)
 ARTISAN LAKES PARKWAY - ROADWAY, POTABLE WATER, SANITARY SEWER,
 RECLAIMED WATER, IRRIGATION, HARDWAY, HARDSCAPE, AND LANDSCAPE EASEMENTS**

GeoPoint
 Surveying, Inc.

1011 1st Avenue
 Suite 100
 Fort Lauderdale, FL 33304
 Phone: (954) 344-9444
 Fax: (954) 344-9445
 Email: info@geopoint.com

ESPLANADE AT ARTISAN LAKES COMMUNITY DEVELOPEMONT DISTRICT - PHASE 1

ARTISAN LAKES PARKWAY

ROADWAY, POTABLE WATER, SANITARY SEWER, RECLAIMED WATER, IRRIGATION, HARDSCAPE, AND LANDSCAPE - EASEMENT NO. 1

DESCRIPTION: A parcel of land lying in Sections 16 and 17, Township 33 South, Range 18 East, Manatee County, Florida, and being more particularly described as follows:

COMMENCE at the Southeast corner of said Section 17, run thence along the East boundary of said Section 17, N.00°54'42"E., 60.00 feet to a point on the North right of way line of Moccasin Wallow Road, per Official Records Book 1598, Page 1537, of the Public Records of Manatee County, Florida; thence along said North right of way line, said line lying 60.00 feet North of and parallel with the South boundary of said Section 17, N.89°33'35"W., 1028.83 feet; thence N.00°26'25"E., 15.00 feet to the **POINT OF BEGINNING**; thence N.89°33'35"W., 190.00 feet to a point on a non-tangent curve; thence northeasterly, 54.96 feet along the arc of said curve to the left having a radius of 35.00 feet and a central angle of 89°58'42" (chord bearing N.45°27'04"E., 49.49 feet); thence N.00°27'44"E., 114.10 feet to a point of curvature; thence northeasterly, 925.74 feet along the arc of a curve to the right having a radius of 660.00 feet and a central angle of 80°21'53" (chord bearing N.40°38'41"E., 851.69 feet); thence N.80°49'37"E., 172.77 feet to a point of curvature; thence northeasterly, 366.94 feet along the arc of a curve to the left having a radius of 540.00 feet and a central angle of 38°56'00" (chord bearing N.61°21'37"E., 359.92 feet) to a point of reverse curvature; thence northeasterly, 734.86 feet along the arc of a curve to the right having a radius of 1410.00 feet and a central angle of 29°51'40" (chord bearing N.56°49'27"E., 726.57 feet) to a point of reverse curvature; thence northeasterly, 235.87 feet along the arc of a curve to the left having a radius of 1090.00 feet and a central angle of 12°23'54" (chord bearing N.65°33'20"E., 235.41 feet); thence S.30°38'38"E., 120.00 feet to a point on a non-tangent curve; thence southwesterly, 261.84 feet along the arc of said curve to the right having a radius of 1210.00 feet and a central angle of 12°23'54" (chord bearing S.65°33'19"W., 261.33 feet) to a point of reverse curvature; thence southwesterly, 672.32 feet along the arc of a curve to the left having a radius of 1290.00 feet and a central angle of 29°51'40" (chord bearing S.56°49'26"W., 664.73 feet) to a point of reverse curvature; thence southwesterly, 448.48 feet along the arc of a curve to the right having a radius of 660.00 feet and a central angle of 38°56'00" (chord bearing S.61°21'36"W., 439.90 feet); thence S.80°49'37"W., 172.77 feet to a point of curvature; thence southwesterly, 757.42 feet along the arc of a curve to the left having a radius of 540.00 feet and a central angle of 80°21'53" (chord bearing S.40°38'41"W., 696.84 feet); thence S.00°27'44"W., 114.03 feet to a point of curvature; thence southeasterly, 54.99 feet along the arc of a curve to the left having a radius of 35.00 feet and a central angle of 90°01'18" (chord bearing S.44°32'55"E., 49.51 feet) to the **POINT OF BEGINNING**.

Containing 6.964 acres, more or less.

ROADWAY, POTABLE WATER, SANITARY SEWER, RECLAIMED WATER, IRRIGATION, HARDSCAPE, AND LANDSCAPE - EASEMENT NO. 2

DESCRIPTION: A parcel of land lying in Sections 16 and 17, Township 33 South, Range 18 East, Manatee County, Florida, and being more particularly described as follows:

COMMENCE at the Southeast corner of said Section 17, run thence along the East boundary of said Section 17, N.00°54'42"E., 60.00 feet to a point on the North right of way line of Moccasin Wallow Road, per Official Records Book 1598, Page 1537, of the Public Records of Manatee County, Florida; thence along said North right of way line, said line lying 60.00 feet North of and parallel with the South boundary of said Section 17, N.89°33'35"W., 1028.83 feet; thence N.00°26'25"E., 15.00 feet to a point on a non-tangent curve; thence northwesterly, 54.99 feet along the arc of said curve to the right having a radius of 35.00 feet and a central angle of 90°01'18" (chord bearing N.44°32'56"W., 49.51 feet); thence N.00°27'44"E., 114.03 feet to a point of curvature; thence northeasterly, 757.42 feet along the arc of a curve to the right having a radius of 540.00 feet and a central angle of 80°21'53" (chord bearing N.40°38'41"E., 696.84 feet); thence N.80°49'37"E., 172.77 feet to a point of curvature; thence northeasterly, 448.48 feet along the arc of a curve to the left having a radius of 660.00 feet and a central angle of 38°56'00" (chord bearing N.61°21'37"E., 439.90 feet) to a point of reverse curvature; thence northeasterly, 672.32 feet along the arc of a curve to the right having a radius of 1290.00 feet and a central angle of 29°51'40" (chord bearing N.56°49'27"E., 664.73 feet) to a point of reverse curvature; thence northeasterly, 261.84 feet along the arc of a curve to the left having a radius of 1210.00 feet and a central angle of 12°23'54" (chord bearing N.65°33'20"E., 261.33 feet) to a point on a curve, said point also being the **POINT OF BEGINNING**; thence northeasterly, 261.84 feet along the arc of said curve to the left having a radius of 1210.00 feet and a central angle of 12°23'54" (chord bearing N.65°33'20"E., 261.33 feet); thence N.30°38'38"W., 120.00 feet to a point on a non-tangent curve; thence northeasterly, 250.94 feet along the arc of said curve to the left having a radius of 1090.00 feet and a central angle of 13°11'27" (chord bearing N.52°45'39"E., 250.39 feet) to a point of reverse curvature; thence northeasterly, 432.87 feet along the arc of a curve to the right having a radius of 985.00 feet and a central angle of 25°10'46" (chord bearing N.58°45'18"E., 429.40 feet); thence N.71°20'41"E., 582.70 feet to a point of curvature; thence northeasterly, 541.21 feet along the arc of a curve to the left having a radius of 740.00 feet and a central angle of 41°54'16" (chord bearing N.50°23'33"E., 529.23 feet); thence N.29°26'25"E., 139.89 feet to a point of curvature; thence northeasterly, 540.35 feet along the arc of a curve to the right having a radius of 860.00 feet and a central angle of 36°00'00" (chord bearing N.47°26'25"E., 531.51 feet); thence N.65°26'25"E., 197.31 feet to a point of curvature; thence northeasterly, 742.82 feet along the arc of a curve to the left having a radius of 640.00 feet and a central angle of 66°30'01" (chord bearing N.32°11'24"E., 701.82 feet); thence N.01°03'36"W., 423.34 feet to a point of curvature; thence northerly, 139.00 feet along the arc of a curve to the right having a radius of 1060.00 feet and a central angle of 07°30'48" (chord bearing N.02°41'48"E., 138.90 feet); thence S.83°32'48"E., 120.00 feet to a point on a non-tangent curve; thence southerly, 123.26 feet along the arc of said curve to the left having a radius of 940.00 feet and a central angle of 07°30'48" (chord bearing S.02°41'48"W., 123.18 feet); thence S.01°03'36"E., 423.34 feet to a point of curvature; thence southwesterly, 882.09 feet along the arc of a curve to the right having a radius of 760.00 feet and a central angle of 66°30'01" (chord bearing S.32°11'25"W., 833.41 feet); thence S.65°26'25"W., 197.31 feet to a point of curvature; thence southwesterly, 464.96 feet along the arc of a curve to the left having a radius of 740.00 feet and a central angle of 36°00'00" (chord bearing S.47°26'25"W., 457.35 feet); thence S.29°26'25"W., 139.89 feet to a point of curvature; thence southwesterly, 628.98 feet along the arc of a curve to the right having a radius of 860.00 feet and a central angle of 41°54'16" (chord bearing S.50°23'33"W., 615.05 feet); thence S.71°20'41"W., 582.70 feet to a point of curvature; thence southwesterly, 380.13 feet along the arc of a curve to the left having a radius of 865.00 feet and a central angle of 25°10'46" (chord bearing S.58°45'18"W., 377.08 feet) to a point of reverse curvature; thence southwesterly, 278.57 feet along the arc of a curve to the right having a radius of 1210.00 feet and a central angle of 13°11'27" (chord bearing S.52°45'39"W., 277.96 feet) to the **POINT OF BEGINNING**.

Containing 11.146 acres, more or less.

**“EXHIBIT B”
IDENTIFIED PUNCH LIST ITEMS**

The SELLER is in the process of addressing the following identified punch list items:

Pump Station #2:

- The pumps are in-hand but waiting to be installed when the power is at the site and the station is ready for start-up.

Pump Station #3:

- The valve vault and wet well slabs need to be completed and brought up to new grade;
- The internal piping systems for the valve vault and wet well need to be completed;
- The electrical panel needs to be re-installed; and
- The pumps are in-hand but waiting to be installed when the power is at the site and the station is ready for start-up.

**BILL OF SALE AND LIMITED ASSIGNMENT
ACQUISITION OF UTILITIES IMPROVEMENTS
ARTISAN LAKES EAVES BEND, PHASE 1, SUBPHASES E & H
AND ARTISAN LAKES PARKWAY 2**

THIS BILL OF SALE AND LIMITED ASSIGNMENT is made as of this 6 day of September, 2018, by and between Taylor Woodrow Communities at Artisan Lakes, L.L.C., a Florida limited liability company, whose address for purposes hereof is 3922 Coconut Palm Drive, Suite 108, Tampa, Florida 33619 (“Grantor”), and the Artisan Lakes East Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes* (“Grantee”) whose address is c/o James P. Ward, District Manager, JP Ward & Associates, LLC, 2900 Northeast 12th Terrace, Suite 1, Oakland Park, Florida 33334.

(Wherever used herein the terms “Grantor” and “Grantee” include all of the parties to this instrument and their respective successors and assigns.)

BACKGROUND STATEMENT

This instrument is intended to convey certain improvements described below and located within those portions of Tracts A-10 and A-11 located within Subphases E & H of the plat known as Artisan Lakes Eaves Bend, Phase 1, Subphases A-K, as recorded at Instrument #201741106172, Plat Book 62, Page 56, of the Public Records of Manatee County, Florida¹.

NOW THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor and Grantee, intending to be legally bound, do hereby agree as follows:

1. Grantor hereby transfers, grants, conveys, and assigns to Grantee all right, title and interest of Grantor, if any, in and to the following improvements and other property interests as described below to have and to hold for Grantee’s own use and benefit forever:
 - a. *Utilities Improvements* – All wastewater lines, including but not limited to all pipes, structures, fittings, valves, pumps, laterals, force mains, lift stations, equipment and appurtenances hereto and all potable water lines, including but not limited to all pipes, fittings, valves, services, tees, equipment and appurtenances thereto, all as further identified in **Exhibit A** (together, “**Improvements**”); and
 - b. All of the right, title, interest, and benefit of Grantor, if any, in, to and under any and all contracts, guaranties, affidavits, warranties, bonds, claims, lien waivers, and other forms of indemnification, given heretofore and with respect to the construction, installation, or composition of the Improvements; and

¹ The Artisan Lakes Parkway Phase 2 Sanitary Sewer and Potable Water Improvements were previously conveyed by that certain *Bill of Sale* dated December 30, 2013.

c. All goodwill associated with the foregoing.

2. Grantor hereby covenants that: (i) Grantor is the lawful owner of the Improvements; (ii) the Improvements are free from any liens or encumbrances and the Grantor covenants to timely address any such liens or encumbrances if and when filed; (iii) Grantor has good right to sell the Improvements; and (iv) the Grantor will warrant and defend the sale of the Improvements hereby made unto the Grantee against the lawful claims and demands of all persons whosoever.

3. Except as otherwise separately agreed to in writing by Grantor, this conveyance is made on an "as is" basis. The Grantor represents that it has no knowledge of any latent or patent defects in the Improvements, and hereby assigns, transfers and conveys to the Grantee any and all rights against any and all firms or entities which may have caused any latent or patent defects, including, but not limited to, any and all warranties and other forms of indemnification.

4. By execution of this document, the Grantor affirmatively represents that it has the contractual right, consent and lawful authority of any and all forms to take this action in this document and in this form. Nothing herein shall be construed as a waiver of Grantee's limitations on liability as provided in Section 768.28, *Florida Statutes*, and other statutes and law.

[CONTINUED ON NEXT PAGE]

WHEREFORE, the foregoing Bill of Sale and Limited Assignment is hereby executed and delivered on the date first set forth above.

Signed, sealed and delivered by:

WITNESSES

TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES, L.L.C., a Florida limited liability company

By: [Signature]
Name: JERE EARLYWINE
Title: _____

BY: TAYLOR MORRISON OF FLORIDA, INC., a Florida corporation

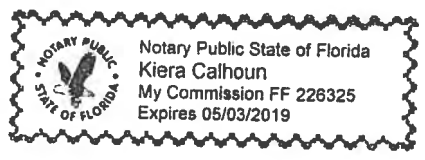
[Signature]
Name: Jeff Deason
Title: Vice President

By: [Signature]
Name: JAMES WARD
Title: SECRETARY

STATE OF Florida
COUNTY OF Norfolk

The foregoing instrument was acknowledged before me this 6 day of September, 2018, by Jeff Deason, who is personally known to me or [] produced _____ as identification.

(NOTARY SEAL)



[Signature]
Notary Public Signature
Kiera Calhoun

(Name typed, printed or stamped)
Notary Public, State of Florida
Commission No. FF 226325
My Commission Expires: 5/3/2019

Exhibit A
Description of Improvements

All wastewater lines, including but not limited to all pipes, structures, fittings, valves, pumps, laterals, force mains, lift stations, equipment and appurtenances hereto and all potable water lines, including but not limited to all pipes, fittings, valves, services, tees, equipment and appurtenances thereto, in each case located within or upon those portions of Tracts A-10 and A-11 located within Subphases E & H, as identified in Artisan Lakes Eaves Bend, Phase 1, Subphases A-K, as recorded at Instrument #201741106172, Plat Book 62, Page 56 et seq., of the Public Records of Manatee County, Florida, and Artisan Lakes Parkway Phase 2, as further described in **Exhibit B** attached hereto.

Contractor:
Ripa & Associates, LLC

Invoice:
Eaves Bend Pay App #4

Subphase / Section	Sanitary Sewer	Water Distribution
E		
Contract	\$139,160.00	\$156,381.60
Change Order #2	\$11,648.91	
Change Order #8		\$5,500.00
H		
Contract	\$14,549.50	\$15,455.20
Change Order #3	\$8,621.55	
Change Order #14	\$35,049.00	
TOTAL:	\$209,028.96	\$177,336.80
RETAINAGE (10%):	\$20,902.90	\$17,733.68

Contractor:
Ripa & Associates, LLC

Invoice:
Artisan Lakes-3 (Artisan Lakes Pkwy 2)

Subphase / Section	Sanitary Sewer	Water Distribution
Artisan Lakes Parkway 2		
Contract	\$18,653.00	\$10,157.00
Change Order #9	\$8,297.00	\$20,000.00
Change Order #11	\$29,468.00	\$30,000.00
Artisan Lakes Parkway 2 (Lift Station #4)		
Contract	\$190,000.00	
Change Order #16	\$8,190.00	
TOTALS:	\$254,608.00	\$60,157.00
RETAINAGE (10%):	\$25,460.80	\$6,015.70

GRAND TOTAL OF IMPROVEMENTS AND/OR WORK PRODUCT: \$701,130.76

ARTISAN LAKES EAVES BEND, PHASE I, SUBPHASES A-K

A SUBMISSION BEING A PARTIAL REPLAT OF ARTISAN LAKES ESPLANADE, PHASE I, SUBPHASES A, B, C, & D, RECORDED IN PLAT BOOK 57, PAGE 65, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, AND LANDS LYING IN SECTION 16 & 17, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA

PLAT BOOK 62 PAGE 11
SHEET 34 OF 94 SHEETS

FILED AND RECORDED
11/20/2017 @ 8:11 AM
ANGELINA COLONNARO
CLERK OF CIRCUIT COURT
MANATEE COUNTY, FLA

SUBPHASE DETAIL

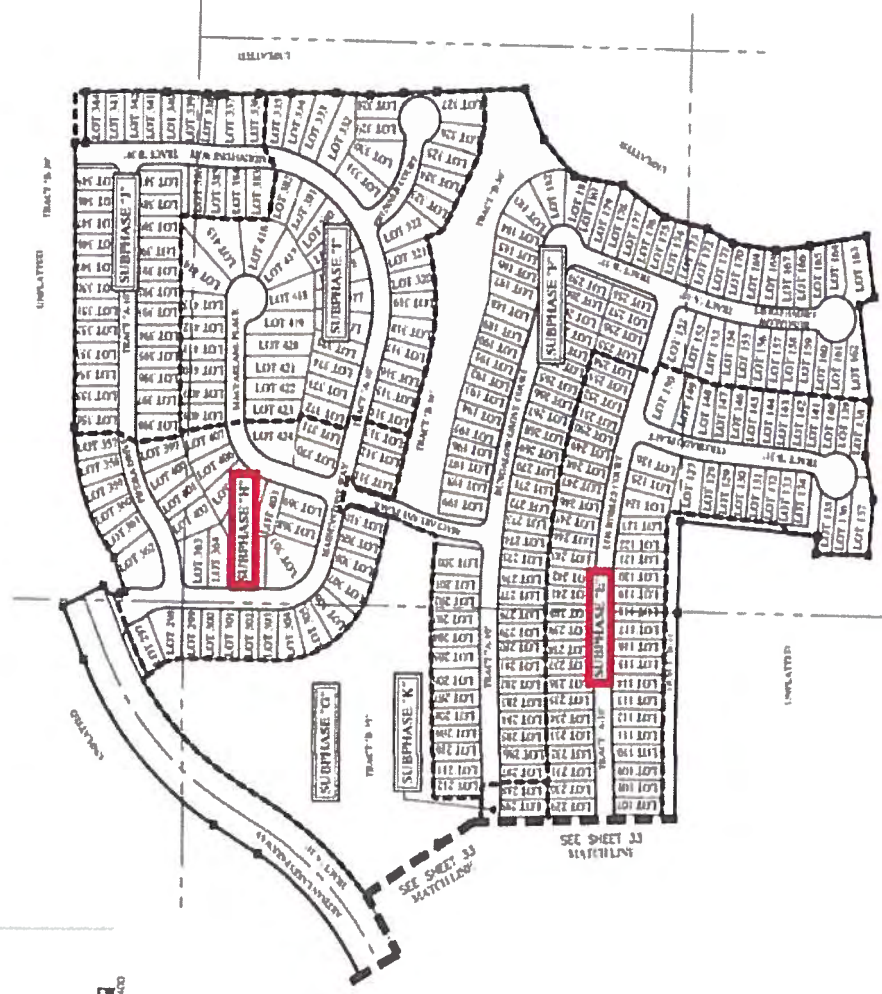


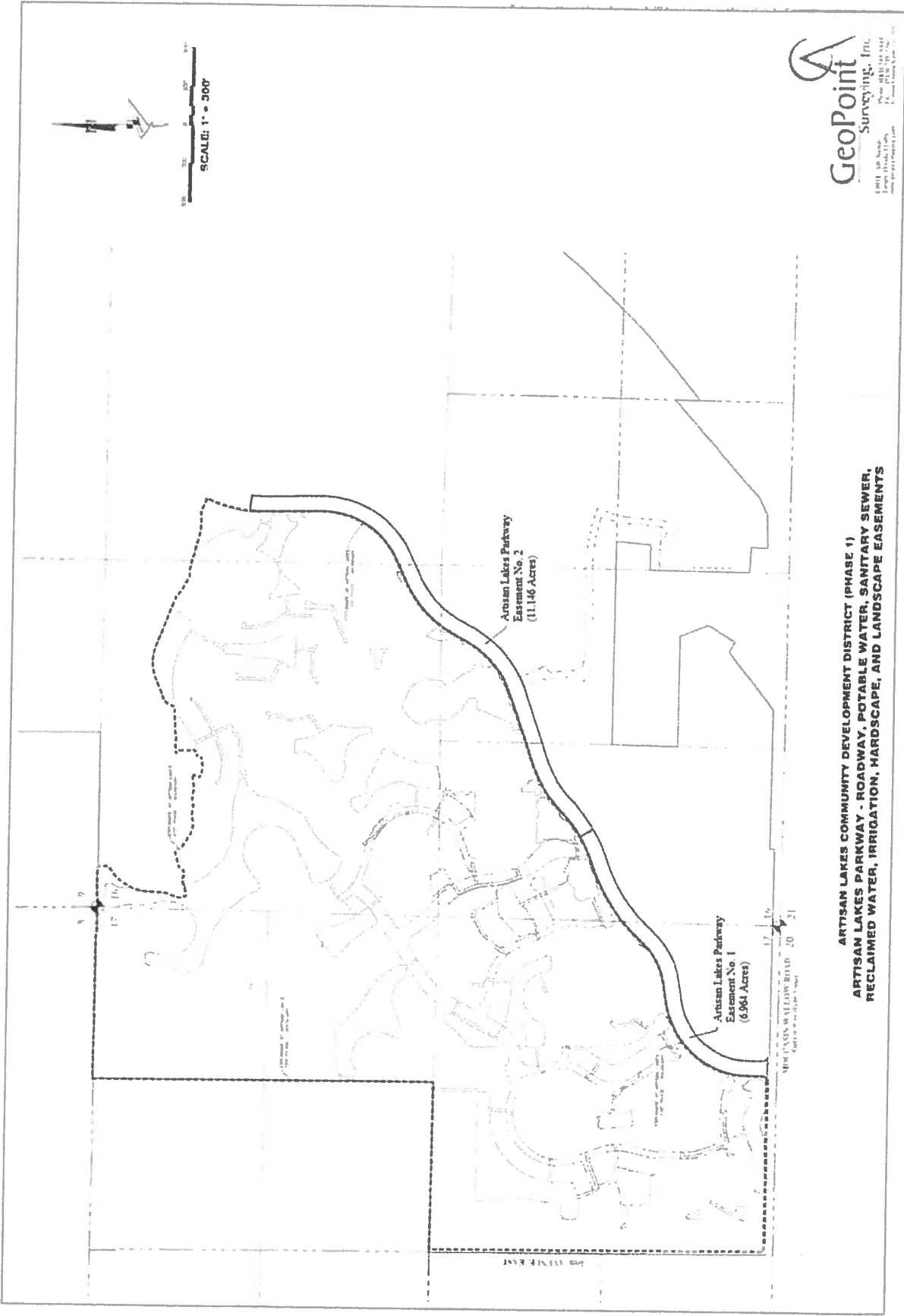
EXHIBIT B

ROADWAY, POTABLE WATER, SANITARY SEWER, RECLAIMED WATER, IRRIGATION, HARDSCAPE, AND LANDSCAPE - EASEMENT NO. 2

DESCRIPTION: A parcel of land lying in Sections 16 and 17, Township 33 South, Range 18 East, Manatee County, Florida, and being more particularly described as follows:

COMMENCE at the Southeast corner of said Section 17, run thence along the East boundary of said Section 17, N.00°54'42"E., 60.00 feet to a point on the North right of way line of Moccasin Wallow Road, per Official Records Book 1598, Page 1537, of the Public Records of Manatee County, Florida; thence along said North right of way line, said line lying 60.00 feet North of and parallel with the South boundary of said Section 17, N.89°33'35"W., 1028.83 feet; thence N.00°26'25"E., 15.00 feet to a point on a non-tangent curve; thence northwesterly, 54.99 feet along the arc of said curve to the right having a radius of 35.00 feet and a central angle of 90°01'18" (chord bearing N.44°32'56"W., 49.51 feet); thence N.00°27'44"E., 114.03 feet to a point of curvature; thence northeasterly, 757.42 feet along the arc of a curve to the right having a radius of 540.00 feet and a central angle of 80°21'53" (chord bearing N.40°38'41"E., 696.84 feet); thence N.80°49'37"E., 172.77 feet to a point of curvature; thence northeasterly, 448.48 feet along the arc of a curve to the left having a radius of 660.00 feet and a central angle of 38°56'00" (chord bearing N.61°21'37"E., 439.90 feet) to a point of reverse curvature; thence northeasterly, 672.32 feet along the arc of a curve to the right having a radius of 1290.00 feet and a central angle of 29°51'40" (chord bearing N.56°49'27"E., 664.73 feet) to a point of reverse curvature; thence northeasterly, 261.84 feet along the arc of a curve to the left having a radius of 1210.00 feet and a central angle of 12°23'54" (chord bearing N.65°33'20"E., 261.33 feet) to a point on a curve, said point also being the **POINT OF BEGINNING**; thence northeasterly, 261.84 feet along the arc of said curve to the left having a radius of 1210.00 feet and a central angle of 12°23'54" (chord bearing N.65°33'20"E., 261.33 feet); thence N.30°38'38"W., 120.00 feet to a point on a non-tangent curve; thence northeasterly, 250.94 feet along the arc of said curve to the left having a radius of 1090.00 feet and a central angle of 13°11'27" (chord bearing N.52°45'39"E., 250.39 feet) to a point of reverse curvature; thence northeasterly, 432.87 feet along the arc of a curve to the right having a radius of 985.00 feet and a central angle of 25°10'46" (chord bearing N.58°45'18"E., 429.40 feet); thence N.71°20'41"E., 582.70 feet to a point of curvature; thence northeasterly, 541.21 feet along the arc of a curve to the left having a radius of 740.00 feet and a central angle of 41°54'16" (chord bearing N.50°23'33"E., 529.23 feet); thence N.29°26'25"E., 139.89 feet to a point of curvature; thence northeasterly, 540.35 feet along the arc of a curve to the right having a radius of 860.00 feet and a central angle of 36°00'00" (chord bearing N.47°26'25"E., 531.51 feet); thence N.65°26'25"E., 197.31 feet to a point of curvature; thence northeasterly, 742.82 feet along the arc of a curve to the left having a radius of 640.00 feet and a central angle of 66°30'01" (chord bearing N.32°11'24"E., 701.82 feet); thence N.01°03'36"W., 423.34 feet to a point of curvature; thence northerly, 139.00 feet along the arc of a curve to the right having a radius of 1060.00 feet and a central angle of 07°30'48" (chord bearing N.02°41'48"E., 138.90 feet); thence S.83°32'48"E., 120.00 feet to a point on a non-tangent curve; thence southerly, 123.26 feet along the arc of said curve to the left having a radius of 940.00 feet and a central angle of 07°30'48" (chord bearing S.02°41'48"W., 123.18 feet); thence S.01°03'36"E., 423.34 feet to a point of curvature; thence southwesterly, 882.09 feet along the arc of a curve to the right having a radius of 760.00 feet and a central angle of 66°30'01" (chord bearing S.32°11'25"W., 833.41 feet); thence S.65°26'25"W., 197.31 feet to a point of curvature; thence southwesterly, 464.96 feet along the arc of a curve to the left having a radius of 740.00 feet and a central angle of 36°00'00" (chord bearing S.47°26'25"W., 457.35 feet); thence S.29°26'25"W., 139.89 feet to a point of curvature; thence southwesterly, 628.98 feet along the arc of a curve to the right having a radius of 860.00 feet and a central angle of 41°54'16" (chord bearing S.50°23'33"W., 615.05 feet); thence S.71°20'41"W., 582.70 feet to a point of curvature; thence southwesterly, 380.13 feet along the arc of a curve to the left having a radius of 865.00 feet and a central angle of 25°10'46" (chord bearing S.58°45'18"W., 377.08 feet) to a point of reverse curvature; thence southwesterly, 278.57 feet along the arc of a curve to the right having a radius of 1210.00 feet and a central angle of 13°11'27" (chord bearing S.52°45'39"W., 277.96 feet) to the **POINT OF BEGINNING**.

Containing 11.146 acres, more or less.



**ARTISAN LAKES COMMUNITY DEVELOPMENT DISTRICT (PHASE 1)
 ARTISAN LAKES PARKWAY - ROADWAY, POTABLE WATER, SANITARY SEWER,
 RECLAIMED WATER, IRRIGATION, HARDSCAPE, AND LANDSCAPE EASEMENTS**

GeoPoint
 Surveying, Inc.
 14111 145th Avenue
 Lewisville, North Carolina 27040
 Phone: 703.399.3444
 Fax: 703.399.3444
 www.GeoPointSurvey.com

BILL OF SALE
ARTISAN LAKES EAVES BEND, PHASE 1, SUBPHASES E & H
AND ARTISAN LAKES PARKWAY 2

KNOW ALL MEN BY THESE PRESENTS, that ARTISAN LAKES EAST COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, whose address is c/o James P. Ward, District Manager, JPWard & Associates, LLC, 2900 Northeast 12th Terrace, Suite 1, Oakland Park, Florida 33334 (hereinafter referred to as "SELLER"), for and in consideration of the sum of Ten and No Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, from MANATEE COUNTY, FLORIDA, a political subdivision of the State of Florida, whose address is Post Office Box 1000, Bradenton, Florida 34206 (hereinafter referred to as "COUNTY") has granted, bargained, sold, transferred, conveyed and delivered to the COUNTY, its executors, administrators, successors and assigns forever, the following property within those portions of Tracts A-10 and A-11 located in Subphases E & H of the plat known as Artisan Lakes Eaves Bend, Phase 1, Subphases A-K, as recorded at Instrument #201741106172, Plat Book 62, Page 56, of the Public Records of Manatee County, Florida, and Artisan Lakes Parkway Phase 2, as further described in **Exhibit A** attached hereto.:

1. All wastewater lines, including but not limited to all pipes, structures, fittings, valves, pumps, laterals, force mains, lift stations, equipment and appurtenances thereto located on or within the property described in **Exhibit A** and **Exhibit B** attached hereto;

2. All potable water lines, including but not limited to all pipes, fittings, valves, pumps, services, tees, equipment and appurtenances thereto located on or within the property described in **Exhibit A** and **Exhibit B** attached hereto; and

TO HAVE AND TO HOLD the same unto the COUNTY, its executors, administrators, successors and assigns forever. The COUNTY shall have all rights and title to the above described personal property;

AND the SELLER hereby covenants to and with the COUNTY and assigns that SELLER is the lawful owner of the said personal property; that said personal property is free from all liens and encumbrances; that SELLER has good right and lawful authority to sell said personal property; and that SELLER fully warrants title to said personal property and shall defend the same against the lawful claims and demands of all persons whomever.

IN WITNESS WHEREOF, the SELLER has hereunto set its hand and seal, by and through its duly authorized representatives, this 6 day of September, 2018.

WITNESSES:

ARTISAN LAKES EAST COMMUNITY DEVELOPMENT DISTRICT

Signature: [Signature]
Print Name: TRAVIS STANWORTH

BY: [Signature]
MIKE BACHMAN
Its: Chairman

Signature: [Signature]
Print Name: JERO EARLY WINE

Signature: [Signature]
Print Name: JEREMY L. FIDELING

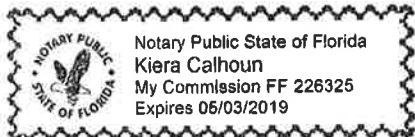
Attest: [Signature]
JAMES P. WARD.
Its: Secretary

Signature: [Signature]
Print Name: Robert Cox

STATE OF FLORIDA
COUNTY OF Manatee

The foregoing instrument was acknowledged before me this 6 day of September 2018, by Mike Bachman, as Chairman, of ARTISAN LAKES EAST COMMUNITY DEVELOPMENT DISTRICT. He is personally known to me or has produced as identification.

[Signature]
Signature of Notary Public
Kiera Calhoun



Name Typed, Printed or Stamped
Commission No.: FF226325
My Commission Expires: 5/3/2019

IN WITNESS WHEREOF, the BUYER has hereunto set its hand and seal, by and through its duly authorized representatives, this ____ day of _____, 2018.

**MANATEE COUNTY, a
political subdivision of the
State of Florida**

By: Board of County Commissioners

By: _____
County Administrator

STATE OF: Florida

COUNTY OF: Manatee

The foregoing instrument was acknowledged before me this _____ day of
____, 20____, by _____ (County Administrator) for and on behalf of the Manatee
County Board of County Commissioners **who is personally known to me** or has produced
N/A as identification

NOTARY PUBLIC Signature

Printed Name

EXHIBIT A: Legal Description of Artisan Lakes Parkway, Phase 2

EXHIBIT B: Legal Description of Artisan Lakes Eaves Bend, Phase 1, Subphases A-K

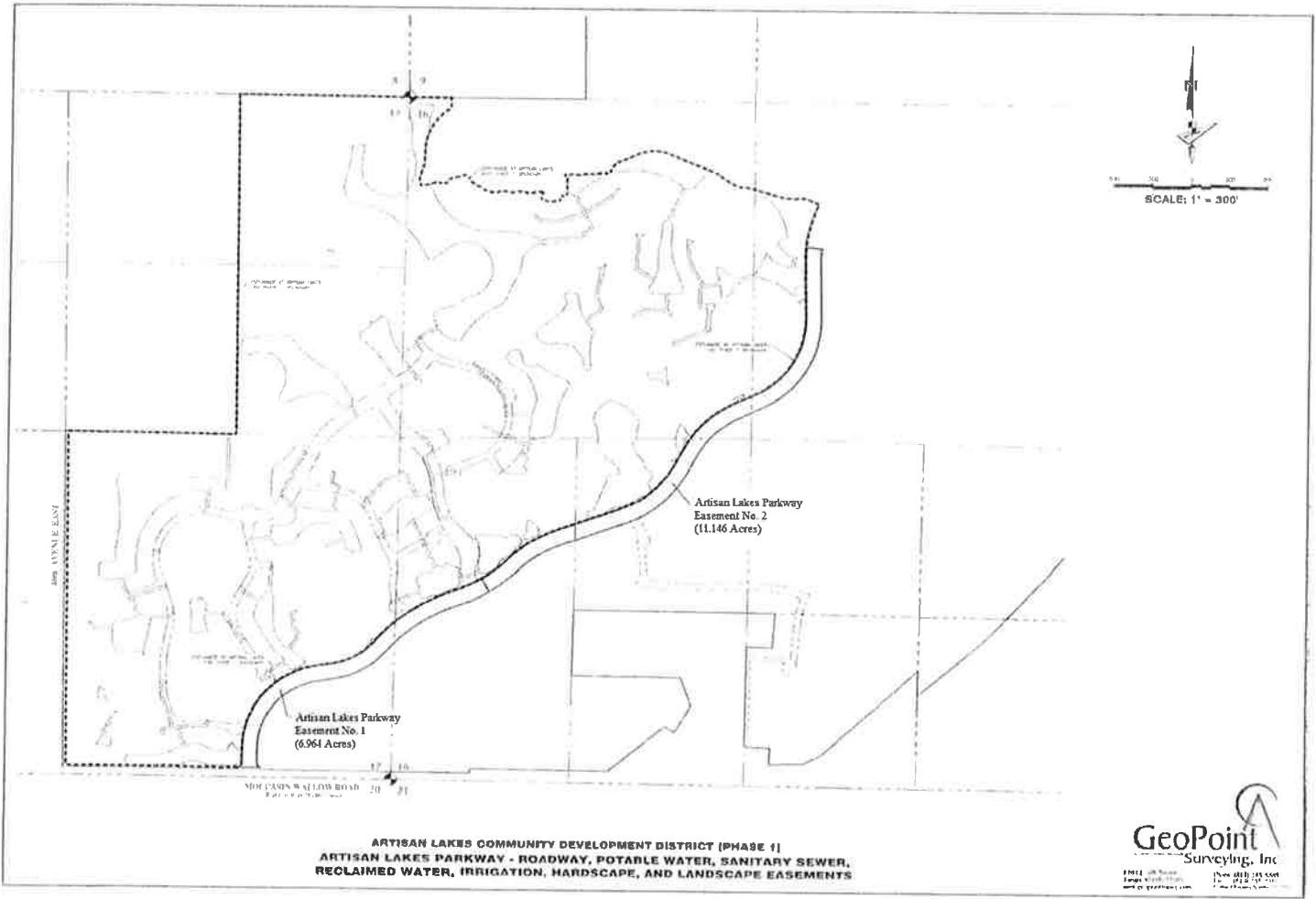
EXHIBIT A

ROADWAY, POTABLE WATER, SANITARY SEWER, RECLAIMED WATER, IRRIGATION, HARDSCAPE, AND LANDSCAPE - EASEMENT NO. 2

DESCRIPTION: A parcel of land lying in Sections 16 and 17, Township 33 South, Range 18 East, Manatee County, Florida, and being more particularly described as follows:

COMMENCE at the Southeast corner of said Section 17, run thence along the East boundary of said Section 17, N.00°54'42"E., 60.00 feet to a point on the North right of way line of Moccasin Wallow Road, per Official Records Book 1598, Page 1537, of the Public Records of Manatee County, Florida; thence along said North right of way line, said line lying 60.00 feet North of and parallel with the South boundary of said Section 17, N.89°33'35"W., 1028.83 feet; thence N.00°26'25"E., 15.00 feet to a point on a non-tangent curve; thence northwesterly, 54.99 feet along the arc of said curve to the right having a radius of 35.00 feet and a central angle of 90°01'18" (chord bearing N.44°32'56"W., 49.51 feet); thence N.00°27'44"E., 114.03 feet to a point of curvature; thence northeasterly, 757.42 feet along the arc of a curve to the right having a radius of 540.00 feet and a central angle of 80°21'53" (chord bearing N.40°38'41"E., 696.84 feet); thence N.80°49'37"E., 172.77 feet to a point of curvature; thence northeasterly, 448.48 feet along the arc of a curve to the left having a radius of 660.00 feet and a central angle of 38°56'00" (chord bearing N.61°21'37"E., 439.90 feet) to a point of reverse curvature; thence northeasterly, 672.32 feet along the arc of a curve to the right having a radius of 1290.00 feet and a central angle of 29°51'40" (chord bearing N.56°49'27"E., 664.73 feet) to a point of reverse curvature; thence northeasterly, 261.84 feet along the arc of a curve to the left having a radius of 1210.00 feet and a central angle of 12°23'54" (chord bearing N.65°33'20"E., 261.33 feet) to a point on a curve, said point also being the **POINT OF BEGINNING**; thence northeasterly, 261.84 feet along the arc of said curve to the left having a radius of 1210.00 feet and a central angle of 12°23'54" (chord bearing N.65°33'20"E., 261.33 feet); thence N.30°38'38"W., 120.00 feet to a point on a non-tangent curve; thence northeasterly, 250.94 feet along the arc of said curve to the left having a radius of 1090.00 feet and a central angle of 13°11'27" (chord bearing N.52°45'39"E., 250.39 feet) to a point of reverse curvature; thence northeasterly, 432.87 feet along the arc of a curve to the right having a radius of 985.00 feet and a central angle of 25°10'46" (chord bearing N.58°45'18"E., 429.40 feet); thence N.71°20'41"E., 582.70 feet to a point of curvature; thence northeasterly, 541.21 feet along the arc of a curve to the left having a radius of 740.00 feet and a central angle of 41°54'16" (chord bearing N.50°23'33"E., 529.23 feet); thence N.29°26'25"E., 139.89 feet to a point of curvature; thence northeasterly, 540.35 feet along the arc of a curve to the right having a radius of 860.00 feet and a central angle of 36°00'00" (chord bearing N.47°26'25"E., 531.51 feet); thence N.65°26'25"E., 197.31 feet to a point of curvature; thence northeasterly, 742.82 feet along the arc of a curve to the left having a radius of 640.00 feet and a central angle of 66°30'01" (chord bearing N.32°11'24"E., 701.82 feet); thence N.01°03'36"W., 423.34 feet to a point of curvature; thence northerly, 139.00 feet along the arc of a curve to the right having a radius of 1060.00 feet and a central angle of 07°30'48" (chord bearing N.02°41'48"E., 138.90 feet); thence S.83°32'48"E., 120.00 feet to a point on a non-tangent curve; thence southerly, 123.26 feet along the arc of said curve to the left having a radius of 940.00 feet and a central angle of 07°30'48" (chord bearing S.02°41'48"W., 123.18 feet); thence S.01°03'36"E., 423.34 feet to a point of curvature; thence southwesterly, 882.09 feet along the arc of a curve to the right having a radius of 760.00 feet and a central angle of 66°30'01" (chord bearing S.32°11'25"W., 833.41 feet); thence S.65°26'25"W., 197.31 feet to a point of curvature; thence southwesterly, 464.96 feet along the arc of a curve to the left having a radius of 740.00 feet and a central angle of 36°00'00" (chord bearing S.47°26'25"W., 457.35 feet); thence S.29°26'25"W., 139.89 feet to a point of curvature; thence southwesterly, 628.98 feet along the arc of a curve to the right having a radius of 860.00 feet and a central angle of 41°54'16" (chord bearing S.50°23'33"W., 615.05 feet); thence S.71°20'41"W., 582.70 feet to a point of curvature; thence southwesterly, 380.13 feet along the arc of a curve to the left having a radius of 865.00 feet and a central angle of 25°10'46" (chord bearing S.58°45'18"W., 377.08 feet) to a point of reverse curvature; thence southwesterly, 278.57 feet along the arc of a curve to the right having a radius of 1210.00 feet and a central angle of 13°11'27" (chord bearing S.52°45'39"W., 277.96 feet) to the **POINT OF BEGINNING**.

Containing 11.146 acres, more or less.



**ARTISAN LAKES COMMUNITY DEVELOPMENT DISTRICT (PHASE I)
 ARTISAN LAKES PARKWAY - ROADWAY, POTABLE WATER, SANITARY SEWER,
 RECLAIMED WATER, IRRIGATION, HARDSCAPE, AND LANDSCAPE EASEMENTS**

GeoPoint
 Surveying, Inc.

10111 10th Street
 Denver, Colorado 80231
 Phone: 303.755.5555
 Fax: 303.755.5555
 Email: info@geopoint.com

EXHIBIT B

Those portions of Tracts A-10 and A-11 located within Subphases E & H of the plat known as Artisan Lakes Eaves Bend, Phase 1, Subphases A-K, as recorded at Instrument #201741106172, Plat Book 62, Page 56, of the Public Records of Manatee County, Florida

ARTISAN LAKES EAVES BEND, PHASE I, SUBPHASES A-K

A SUBMISSION BEING A PARTIAL REPEAT OF ARTISAN LAKES ESPLANADE, PHASE I, SUBPHASES A, B, C, & D, RECORDED IN PLAT BOOK 57, PAGE 65, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, AND LANDS LYING IN SECTION 16 & 17, TOWNSHIP 31 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA

FILED AND RECORDED
11/29/2017 @ 8:43 AM
ANGELINA COLONNARO
CLERK OF CIRCUIT COURT
MANATEE COUNTY, FLA

SUBPHASE DETAIL



BILL OF SALE
ARTISAN LAKES EAVES BEND, PHASE 1, SUBPHASE E

KNOW ALL MEN BY THESE PRESENTS, that ARTISAN LAKES EAST COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, whose address is c/o James P. Ward, District Manager, JPWard & Associates, LLC, 2900 Northeast 12th Terrace, Suite 1, Oakland Park, Florida 33334 (hereinafter referred to as "SELLER"), for and in consideration of the sum of Ten and No Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, from MANATEE COUNTY, FLORIDA, a political subdivision of the State of Florida, whose address is Post Office Box 1000, Bradenton, Florida 34206 (hereinafter referred to as "COUNTY") has granted, bargained, sold, transferred, conveyed and delivered to the COUNTY, its executors, administrators, successors and assigns forever, the following property within those portions of Tract A-10 located in Subphase E of the plat known as Artisan Lakes Eaves Bend, Phase 1, Subphases A-K, as recorded at Instrument #201741106172, Plat Book 62, Page 56, of the Public Records of Manatee County, Florida, as further described in **Exhibit A** attached hereto.:

1. All wastewater lines, including but not limited to all pipes, structures, fittings, valves, pumps, laterals, force mains, lift stations, equipment and appurtenances thereto located on or within the property described in **Exhibit A** attached hereto;

2. All potable water lines, including but not limited to all pipes, fittings, valves, pumps, services, tees, equipment and appurtenances thereto located on or within the property described in **Exhibit A** attached hereto; and

TO HAVE AND TO HOLD the same unto the COUNTY, its executors, administrators, successors and assigns forever. The COUNTY shall have all rights and title to the above described personal property;

AND the SELLER hereby covenants to and with the COUNTY and assigns that SELLER is the lawful owner of the said personal property; that said personal property is free from all liens and encumbrances; that SELLER has good right and lawful authority to sell said personal property; and that SELLER fully warrants title to said personal property and shall defend the same against the lawful claims and demands of all persons whomever.

IN WITNESS WHEREOF, the SELLER has hereunto set its hand and seal, by and through its duly authorized representatives, this 18 day of September, 2018.

WITNESSES:

ARTISAN LAKES EAST COMMUNITY
DEVELOPMENT DISTRICT

Signature: [Signature]
Print Name: Carlos de la Ossa

BY: [Signature]
Mike Bachman
Its: Chairman

Signature: [Signature]
Print Name: MAYA PITAM

STATE OF FLORIDA
COUNTY OF Monroe

The foregoing instrument was acknowledged before me this 18 day of September 2018, by Mike Bachman, as Chairman, of ARTISAN LAKES EAST COMMUNITY DEVELOPMENT DISTRICT. He is personally known to me or has produced as identification.

[Signature]
Signature of Notary Public

Kiera Calhoun

Name Typed, Printed or Stamped

Commission No.: FF 226325

My Commission Expires: 5/31/2019



IN WITNESS WHEREOF, the BUYER has hereunto set its hand and seal, by and through its duly authorized representatives, this ____ day of _____, 2018.

**MANATEE COUNTY, a
political subdivision of the
State of Florida**

By: Board of County Commissioners

By: _____
County Administrator

STATE OF: Florida

COUNTY OF: Manatee

The foregoing instrument was acknowledged before me this _____ day of
_, 20__, by _____(County Administrator) for and on behalf of the Manatee
County Board of County Commissioners **who is personally known to me** or has produced
N/A as identification

NOTARY PUBLIC Signature

Printed Name

EXHIBIT B: Legal Description of Artisan Lakes Eaves Bend, Phase 1, Subphase E

EXHIBIT A

Those portions of Tracts A-10 located within Subphase E of the plat known as Artisan Lakes Eaves Bend, Phase 1, Subphases A-K, as recorded at Instrument #201741106172, Plat Book 62, Page 56, of the Public Records of Manatee County, Florida.

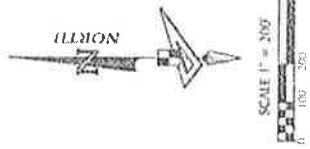
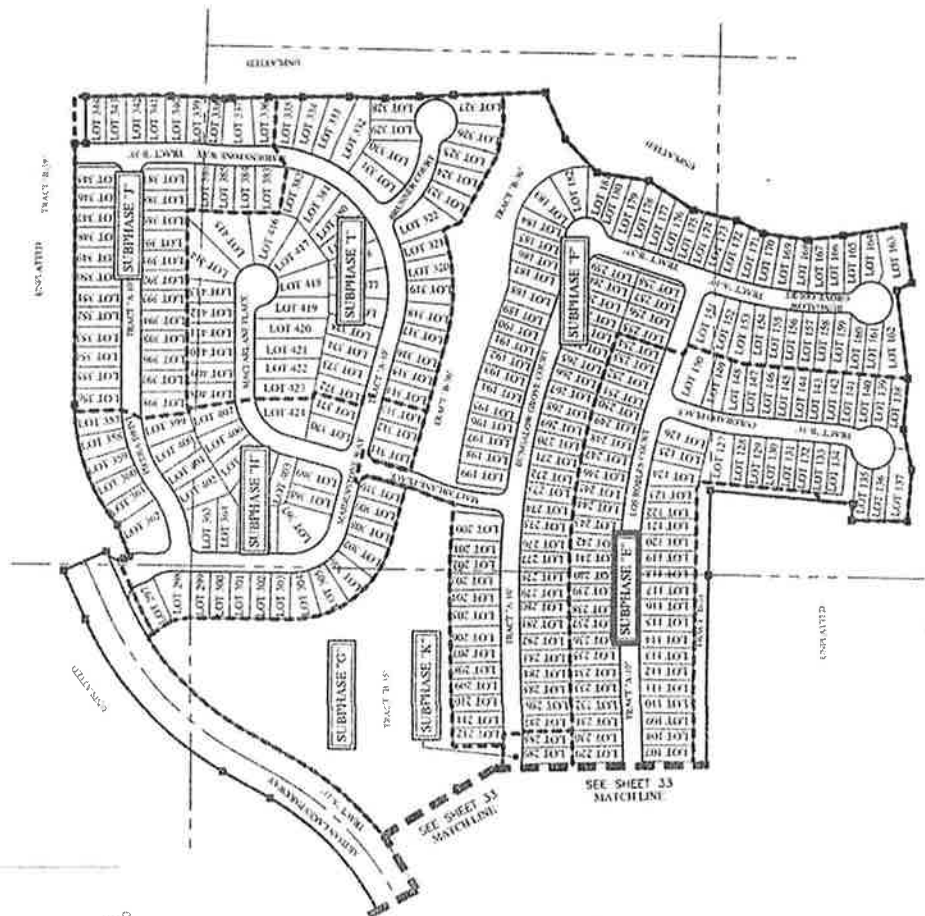
ARTISAN LAKES EAVES BEND, PHASE 1, SUBPHASES A-K

A SUBDIVISION BEING A PARTIAL REPLAT OF ARTISAN LAKES ESPLANADE, PHASE I, SUBPHASES A, B, C, & D, RECORDED IN PLAT BOOK 57, PAGE 65, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, AND LANDS LYING IN SECTION 16 & 17, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA

PLAT BOOK 62 PAGE 91
SHEET 34 OF 34 SHEETS

FILED AND RECORDED
11/5/2017 @ 8:58 AM
ANGELINA COLONNESO
CLERK OF CIRCUIT COURT
MANATEE COUNTY, FLA

SUBPHASE DETAIL



GeoPoint
Surveying, Inc.
14011 Peachtree
Rd., Suite 100
Atlanta, GA 30340
www.geopointinc.com
Licensed Surveyor Number 115-17645

BILL OF SALE
ARTISAN LAKES EAVES BEND, PHASE 1, SUBPHASE H

KNOW ALL MEN BY THESE PRESENTS, that ARTISAN LAKES EAST COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, whose address is c/o James P. Ward, District Manager, JPWard & Associates, LLC, 2900 Northeast 12th Terrace, Suite 1, Oakland Park, Florida 33334 (hereinafter referred to as "SELLER"), for and in consideration of the sum of Ten and No Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, from MANATEE COUNTY, FLORIDA, a political subdivision of the State of Florida, whose address is Post Office Box 1000, Bradenton, Florida 34206 (hereinafter referred to as "COUNTY") has granted, bargained, sold, transferred, conveyed and delivered to the COUNTY, its executors, administrators, successors and assigns forever, the following property within that portion of Tract A-10 located in Subphase H of the plat known as Artisan Lakes Eaves Bend, Phase 1, Subphases A-K, as recorded at Instrument #201741106172, Plat Book 62, Page 56, of the Public Records of Manatee County, Florida, and further described in **Exhibit A** attached hereto:

1. All wastewater lines, including but not limited to all pipes, structures, fittings, valves, pumps, laterals, force mains, lift stations, equipment and appurtenances thereto located on or within the property described in **Exhibit A** attached hereto;

2. All potable water lines, including but not limited to all pipes, fittings, valves, pumps, services, tees, equipment and appurtenances thereto located on or within the property described in **Exhibit A** attached hereto; and

TO HAVE AND TO HOLD the same unto the COUNTY, its executors, administrators, successors and assigns forever. The COUNTY shall have all rights and title to the above described personal property;

AND the SELLER hereby covenants to and with the COUNTY and assigns that SELLER is the lawful owner of the said personal property; that said personal property is free from all liens and encumbrances; that SELLER has good right and lawful authority to sell said personal property; and that SELLER fully warrants title to said personal property and shall defend the same against the lawful claims and demands of all persons whomever.

IN WITNESS WHEREOF, the SELLER has hereunto set its hand and seal, by and through its duly authorized representatives, this 18 day of September, 2018.

WITNESSES:

ARTISAN LAKES EAST COMMUNITY DEVELOPMENT DISTRICT

Signature: [Signature]
Print Name: MAYA PHAM

BY: [Signature]
Its: Chairman

Signature: [Signature]
Print Name: Delix E. Martinez-Bruce

STATE OF FLORIDA
COUNTY OF Manatee

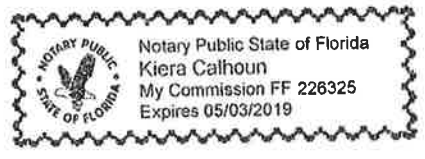
The foregoing instrument was acknowledged before me this 18 day of September 2018, by Mike Bachman, as Chairman, of ARTISAN LAKES EAST COMMUNITY DEVELOPMENT DISTRICT. He is personally known to me or has produced as identification.

[Signature]
Signature of Notary Public

Kiera Calhoun
Name Typed, Printed or Stamped

Commission No.: FF 226325

My Commission Expires: 5/3/2019



IN WITNESS WHEREOF, the BUYER has hereunto set its hand and seal, by and through its duly authorized representatives, this ____day of _____, 2018.

**MANATEE COUNTY, a
political subdivision of the
State of Florida**

By: Board of County Commissioners

By: _____
County Administrator

STATE OF: Florida

COUNTY OF: Manatee

The foregoing instrument was acknowledged before me this _____ day of
____, 20____, by _____(County Administrator) for and on behalf of the Manatee
County Board of County Commissioners **who is personally known to me** or has produced
N/A as identification

NOTARY PUBLIC Signature

Printed Name

EXHIBIT A: Legal Description of Artisan Lakes Eaves Bend, Phase 1, Subphase H

EXHIBIT A

That portion of Tract A-10 located in Subphase H of the plat known as Artisan Lakes Eaves Bend, Phase 1, Subphases A-K, as recorded at Instrument #201741106172, Plat Book 62, Page 56, of the Public Records of Manatee County, Florida.

ARTISAN LAKES EAVES BEND, PHASE 1, SUBPHASES A-K

A SUBDIVISION BEING A PARTIAL REPLAT OF ARTISAN LAKES ESPLANADE, PHASE 1, SUBPHASES A, B, C, & D, RECORDED IN PLAT BOOK 57, PAGE 65, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, AND LANDS LYING IN SECTION 16 & 17, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA

PLAT BOOK 62, PAGE 91
SHEET 84 OF 84 SHEETS

FILED AND RECORDED
11/29/2017 @ 8:58 AM
ANGELINA COLONNESO
CLERK OF CIRCUIT COURT
MANATEE COUNTY, FLA

SUBPHASE DETAIL



14031 5th Avenue
Tampa, Florida 33605
www.geopointsurvey.com
Phone: (813) 248-2685
Fax: (813) 248-2344
Deeded Survey Number 18-7761

BILL OF SALE
ARTISAN LAKES PARKWAY 2

KNOW ALL MEN BY THESE PRESENTS, that ARTISAN LAKES EAST COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, whose address is c/o James P. Ward, District Manager, JPWard & Associates, LLC, 2900 Northeast 12th Terrace, Suite 1, Oakland Park, Florida 33334 (hereinafter referred to as "SELLER"), for and in consideration of the sum of Ten and No Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, from MANATEE COUNTY, FLORIDA, a political subdivision of the State of Florida, whose address is Post Office Box 1000, Bradenton, Florida 34206 (hereinafter referred to as "COUNTY") has granted, bargained, sold, transferred, conveyed and delivered to the COUNTY, its executors, administrators, successors and assigns forever, the following property within Tract A-11 of the plat known as Artisan Lakes Eaves Bend, Phase 1, Subphases A-K, as recorded at Instrument #201741106172, Plat Book 62, Page 56, of the Public Records of Manatee County, Florida, as further described in **Exhibit A** attached hereto, and Artisan Lakes Parkway Phase 2, as further described in **Exhibit B** attached hereto:

1. All wastewater lines, including but not limited to all pipes, structures, fittings, valves, pumps, laterals, force mains, lift stations, equipment and appurtenances thereto located on or within the property described in **Exhibit A** and **Exhibit B** attached hereto;

2. All potable water lines, including but not limited to all pipes, fittings, valves, pumps, services, tees, equipment and appurtenances thereto located on or within the property described in **Exhibit A** and **Exhibit B** attached hereto; and

TO HAVE AND TO HOLD the same unto the COUNTY, its executors, administrators, successors and assigns forever. The COUNTY shall have all rights and title to the above described personal property;

AND the SELLER hereby covenants to and with the COUNTY and assigns that SELLER is the lawful owner of the said personal property; that said personal property is free from all liens and encumbrances; that SELLER has good right and lawful authority to sell said personal property; and that SELLER fully warrants title to said personal property and shall defend the same against the lawful claims and demands of all persons whomever.

IN WITNESS WHEREOF, the SELLER has hereunto set its hand and seal, by and through its duly authorized representatives, this 18 day of September, 2018.

WITNESSES:

ARTISAN LAKES EAST COMMUNITY
DEVELOPMENT DISTRICT

Signature: [Signature]
Print Name: MAYA PITAM

BY: [Signature]
Mike Bachman
Its: Chairman

Signature: [Signature]
Print Name: DELOREAN MARTINEZ BRUCE

STATE OF FLORIDA
COUNTY OF Manatee

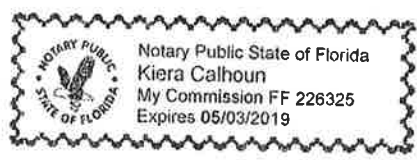
The foregoing instrument was acknowledged before me this 18 day of September 2018, by Mike Bachman, as Chairman, of ARTISAN LAKES EAST COMMUNITY DEVELOPMENT DISTRICT. He is personally known to me or has produced as identification.

[Signature]
Signature of Notary Public

Kiera Calhoun
Name Typed, Printed or Stamped

Commission No.: FF 226325

My Commission Expires: 5/31/2019



IN WITNESS WHEREOF, the BUYER has hereunto set its hand and seal, by and through its duly authorized representatives, this ____ day of _____, 2018.

**MANATEE COUNTY, a
political subdivision of the
State of Florida**

By: Board of County Commissioners

By: _____
County Administrator

STATE OF: Florida

COUNTY OF: Manatee

The foregoing instrument was acknowledged before me this _____ day of
_, 20____, by _____(County Administrator) for and on behalf of the Manatee
County Board of County Commissioners **who is personally known to me** or has produced
N/A as identification

NOTARY PUBLIC Signature

Printed Name

EXHIBIT A: Legal Description of Artisan Lakes Eaves Bend, Phase 1, Tract A-11
EXHIBIT B: Legal Description of Artisan Lakes Parkway, Phase 2

EXHIBIT A

Tract A-11 of the plat known as Artisan Lakes Eaves Bend, Phase 1, Subphases A-K, as recorded at Instrument #201741106172, Plat Book 62, Page 56, of the Public Records of Manatee County, Florida.

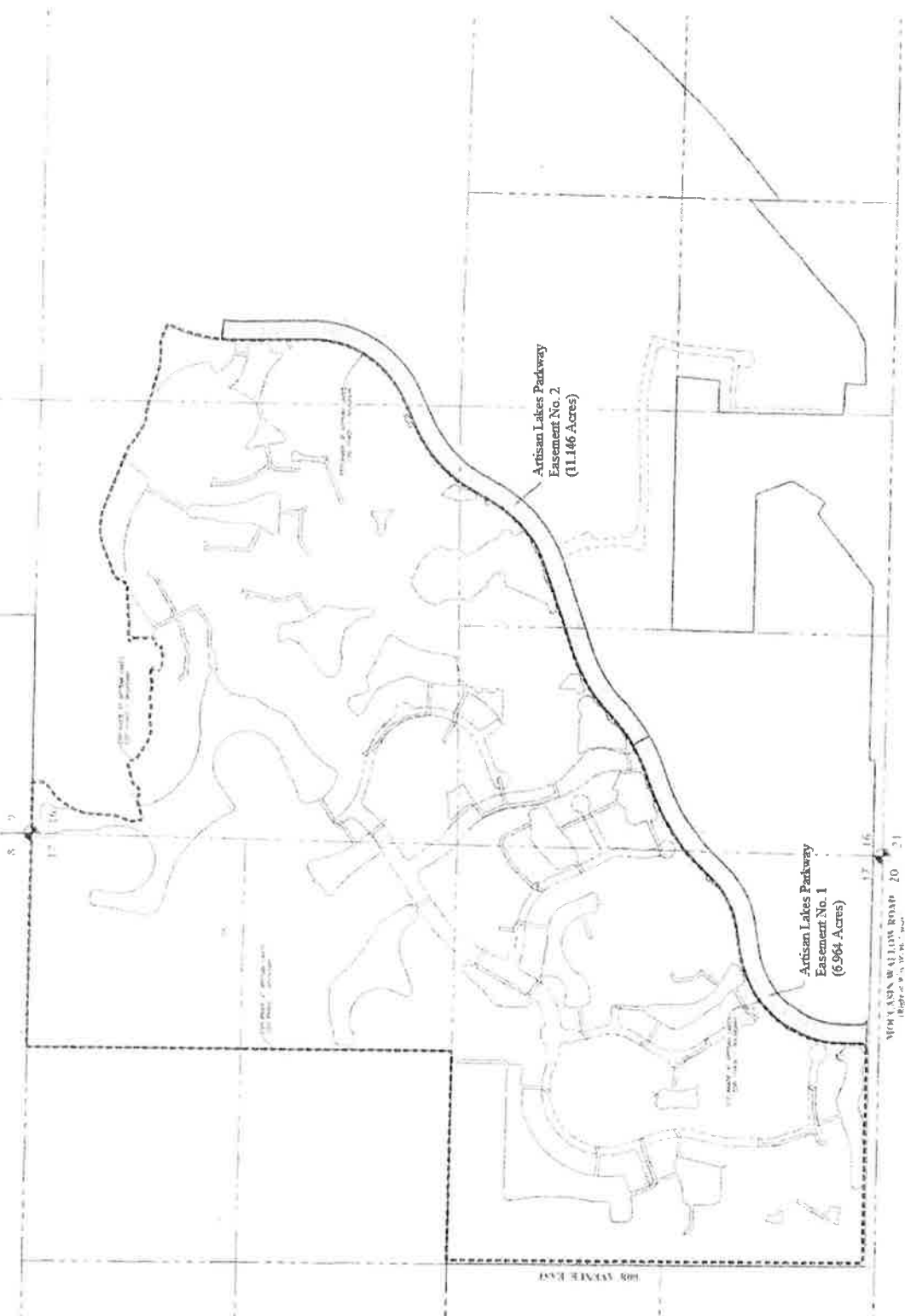
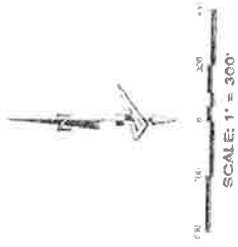
EXHIBIT B

ROADWAY, POTABLE WATER, SANITARY SEWER, RECLAIMED WATER, IRRIGATION, HARDSCAPE, AND LANDSCAPE - EASEMENT NO. 2

DESCRIPTION: A parcel of land lying in Sections 16 and 17, Township 33 South, Range 18 East, Manatee County, Florida, and being more particularly described as follows:

COMMENCE at the Southeast corner of said Section 17, run thence along the East boundary of said Section 17, N.00°54'42"E., 60.00 feet to a point on the North right of way line of Moccasin Wallow Road, per Official Records Book 1598, Page 1537, of the Public Records of Manatee County, Florida; thence along said North right of way line, said line lying 60.00 feet North of and parallel with the South boundary of said Section 17, N.89°33'35"W., 1028.83 feet; thence N.00°26'25"E., 15.00 feet to a point on a non-tangent curve; thence northwesterly, 54.99 feet along the arc of said curve to the right having a radius of 35.00 feet and a central angle of 90°01'18" (chord bearing N.44°32'56"W., 49.51 feet); thence N.00°27'44"E., 114.03 feet to a point of curvature; thence northeasterly, 757.42 feet along the arc of a curve to the right having a radius of 540.00 feet and a central angle of 80°21'53" (chord bearing N.40°38'41"E., 696.84 feet); thence N.80°49'37"E., 172.77 feet to a point of curvature; thence northeasterly, 448.48 feet along the arc of a curve to the left having a radius of 660.00 feet and a central angle of 38°56'00" (chord bearing N.61°21'37"E., 439.90 feet) to a point of reverse curvature; thence northeasterly, 672.32 feet along the arc of a curve to the right having a radius of 1290.00 feet and a central angle of 29°51'40" (chord bearing N.56°49'27"E., 664.73 feet) to a point of reverse curvature; thence northeasterly, 261.84 feet along the arc of a curve to the left having a radius of 1210.00 feet and a central angle of 12°23'54" (chord bearing N.65°33'20"E., 261.33 feet) to a point on a curve, said point also being the **POINT OF BEGINNING**; thence northeasterly, 261.84 feet along the arc of said curve to the left having a radius of 1210.00 feet and a central angle of 12°23'54" (chord bearing N.65°33'20"E., 261.33 feet); thence N.30°38'38"W., 120.00 feet to a point on a non-tangent curve; thence northeasterly, 250.94 feet along the arc of said curve to the left having a radius of 1090.00 feet and a central angle of 13°11'27" (chord bearing N.52°45'39"E., 250.39 feet) to a point of reverse curvature; thence northeasterly, 432.87 feet along the arc of a curve to the right having a radius of 985.00 feet and a central angle of 25°10'46" (chord bearing N.58°45'18"E., 429.40 feet); thence N.71°20'41"E., 582.70 feet to a point of curvature; thence northeasterly, 541.21 feet along the arc of a curve to the left having a radius of 740.00 feet and a central angle of 41°54'16" (chord bearing N.50°23'33"E., 529.23 feet); thence N.29°26'25"E., 139.89 feet to a point of curvature; thence northeasterly, 540.35 feet along the arc of a curve to the right having a radius of 860.00 feet and a central angle of 36°00'00" (chord bearing N.47°26'25"E., 531.51 feet); thence N.65°26'25"E., 197.31 feet to a point of curvature; thence northeasterly, 742.82 feet along the arc of a curve to the left having a radius of 640.00 feet and a central angle of 66°30'01" (chord bearing N.32°11'24"E., 701.82 feet); thence N.01°03'36"W., 423.34 feet to a point of curvature; thence northerly, 139.00 feet along the arc of a curve to the right having a radius of 1060.00 feet and a central angle of 07°30'48" (chord bearing N.02°41'48"E., 138.90 feet); thence S.83°32'48"E., 120.00 feet to a point on a non-tangent curve; thence southerly, 123.26 feet along the arc of said curve to the left having a radius of 940.00 feet and a central angle of 07°30'48" (chord bearing S.02°41'48"W., 123.18 feet); thence S.01°03'36"E., 423.34 feet to a point of curvature; thence southwesterly, 882.09 feet along the arc of a curve to the right having a radius of 760.00 feet and a central angle of 66°30'01" (chord bearing S.32°11'25"W., 833.41 feet); thence S.65°26'25"W., 197.31 feet to a point of curvature; thence southwesterly, 464.96 feet along the arc of a curve to the left having a radius of 740.00 feet and a central angle of 36°00'00" (chord bearing S.47°26'25"W., 457.35 feet); thence S.29°26'25"W., 139.89 feet to a point of curvature; thence southwesterly, 628.98 feet along the arc of a curve to the right having a radius of 860.00 feet and a central angle of 41°54'16" (chord bearing S.50°23'33"W., 615.05 feet); thence S.71°20'41"W., 582.70 feet to a point of curvature; thence southwesterly, 380.13 feet along the arc of a curve to the left having a radius of 865.00 feet and a central angle of 25°10'46" (chord bearing S.58°45'18"W., 377.08 feet) to a point of reverse curvature; thence southwesterly, 278.57 feet along the arc of a curve to the right having a radius of 1210.00 feet and a central angle of 13°11'27" (chord bearing S.52°45'39"W., 277.96 feet) to the **POINT OF BEGINNING**.

Containing 11.146 acres, more or less.



ARTISAN LAKES COMMUNITY DEVELOPMENT DISTRICT (PHASE 1)
ARTISAN LAKES PARKWAY - ROADWAY, POTABLE WATER, SANITARY SEWER,
RECLAIMED WATER, IRRIGATION, HARDSCAPE, AND LANDSCAPE EASEMENTS

Artisan Lakes Parkway
 Easement No. 1
 (6.964 Acres)

Artisan Lakes Parkway
 Easement No. 2
 (11.146 Acres)

100' ASH WILLOW ROAD 20 21
Right of Way, W. 10th Ave.

100' ASPEN BLVD

Upon recording, this instrument should be returned to:

(This space reserved for Clerk)

Hopping Green, & Sams, P.A.
119 South Monroe Street, Suite 300 (32301)
Post Office Box 6526
Tallahassee, FL 32314

TEMPORARY CONSTRUCTION EASEMENT

THIS TEMPORARY CONSTRUCTION EASEMENT (“Agreement”) is made and entered into to be effective the 10th day of October, 2018, and by and between:

Taylor Woodrow Communities at Artisan Lakes, L.L.C., a Florida limited liability company, the owner and primary developer of lands within the boundary of the District, and whose address is 3922 Coconut Palm Drive, Suite 108, Tampa, Florida 33619 (“**Developer**” or “**Grantor**”); and

Artisan Lakes East Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, being situated in Manatee County, Florida, and whose mailing address is c/o JPWard & Associates LLC, 2900 NE 12th Terrace, Suite 1, Oakland Park, Florida 33334 (“**District**”, or “**Grantee**,” and together with the Grantor, the “**Parties**”); and

RECITALS

WHEREAS, the District was established pursuant to Chapter 190, *Florida Statutes*, as amended (“**Act**”), and is validly existing under the Constitution and laws of the State of Florida; and

WHEREAS, the Act authorizes the District to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain certain systems, facilities, and basic infrastructure and other infrastructure improvements within or without the boundaries of the District; and

WHEREAS, the Grantor is the owner in fee simple of certain real property located in Manatee County, Florida, lying within the boundaries of the District including those certain parcels of land lying more particularly described in **Exhibit “A”** attached hereto and incorporated herein by this reference (“**Easement Area**”); and

WHEREAS, Grantee has requested that the Grantor grant to Grantee a construction and maintenance easement over the Easement Area for the construction and installation of certain infrastructure improvements (“**Improvements**”) set forth in the Grantee’s improvement plan, and the Grantor is agreeable to granting such an easement on the terms and conditions set forth herein.

NOW, THEREFORE, in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration and the mutual covenants of the Parties, the receipt and sufficiency of which are hereby acknowledged, the Parties hereby agree as follows:

1. RECITALS. The foregoing recitals are true and correct and by this reference are incorporated as a material part of this Easement Agreement.

2. EASEMENT; AUTOMATIC TERMINATION. The Grantor hereby grants to Grantee an easement over, upon, under, through, and across the Easement Area for ingress and egress for the construction, installation, maintenance, repair and replacement of the Improvements (“**Easement**”). Grantee shall use all due care to protect the Easement Area and adjoining property from damage resulting from Grantee’s use of the Easement Area. The Easement shall terminate automatically with respect to any lands comprising a portion of the Easement Area: (1) which are platted as residential lots, or (2) conveyed to the District.

3. DAMAGE. In the event that Grantee, its respective employees, agents, assignees, contractors (or their subcontractors, employees or materialmen), or representatives cause damage to the Easement Area or to adjacent property or improvements in the exercise of the easement rights granted herein, Grantee, at Grantee’s sole cost and expense, agrees to promptly commence and diligently pursue the restoration of the same and the improvements so damaged to, as nearly as practical, the original condition and grade, including, without limitation, repair and replacement of any landscaping, hardscaping, plantings, ground cover, roadways, driveways, sidewalks, parking areas, fences, walks, utility lines, stormwater facilities, pumping facilities, pumps and other structures or improvements of any kind.

4. INSURANCE. Grantee and/or any contractors performing work for Grantee on the Easement Area shall at all times maintain general public liability insurance to afford protection against any and all claims for personal injury, death or property damage arising directly or indirectly out of the exercise of the rights and privileges granted.

5. INDEMNITY. To the extent permitted by law, but without waiving any sovereign immunity protection or other limits on liability afforded by law, Grantee shall indemnify and hold harmless Grantor, and its successors, assigns, agents, employees, staff, contractors, officers, supervisors, and representatives (together, “**Indemnitees**”), from any and all liability, loss or damage, whether monetary or otherwise, including reasonable attorneys’ fees and costs and all fees and costs of mediation or alternative dispute resolution, as a result of any claims, liabilities, suits, liens, demands, costs, interest, expenses, damages, penalties, fines, or judgments, against Indemnitees which arise out of any of the activities referred to under the terms of this Easement Agreement or use of the Easement Area by Grantee, its successors, assigns, agents, employees, contractors (including but not limited to subcontractors, materialmen, etc.), officers, invitees, or representatives, including but not limited to loss of life, injury to persons or damage to, or destruction or theft of property.

6. SOVEREIGN IMMUNITY. Grantee agrees that nothing contained in this Easement Agreement shall constitute or be construed as a waiver of Grantor’s limitations on liability set forth in Section 768.28, *Florida Statutes*, and other applicable law.

7. LIENS. Grantee shall not permit (and shall promptly satisfy) any construction, mechanic's lien or encumbrance against the Easement Area or other Grantor property in connection with the exercise of its rights hereunder.

8. EXERCISE OF RIGHTS. The rights and Easement created by this Easement Agreement are subject to the following provisions:

(a) Grantee shall install the Improvements in a sound, professional manner and shall have sole responsibility for obtaining any necessary permits or regulatory approvals for the Improvements installation. Any rights granted hereunder shall be exercised by Grantee only in accordance and compliance with any and all applicable laws, ordinances, rules, regulations, permits and approvals, and any future modifications or amendments thereto. Grantee shall not discharge into or within the Easement Area any hazardous or toxic materials or substances, any pollutants, or any other substances or materials prohibited or regulated under any federal, state or local law, ordinance, rule, regulation or permit, except in accordance with such laws, ordinances, rules, regulations and permits.

(b) Grantor makes no representation that the Easement Area is suitable for installation of the Improvements. Grantee acknowledges that there are or may be existing facilities located within the Easement Area. Grantee shall not interfere with or cause interruption in the day to day operation of all existing facilities in the Easement Area.

(c) Nothing herein shall be construed to limit in any way Grantor's rights to (i) construct and maintain in the Easement Area any structures or other improvements that do not materially interfere with the use or enjoyment of the Easement granted herein for the purposes for which they are created as contemplated herein, or (ii) to use the Easement Area, or allow the use of the Easement Area by others, in common with Grantee, its successors and assigns.

9. DEFAULT. A default by the Grantor or Grantee under this Easement Agreement shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of actual damages, injunctive relief, and specific performance.

10. ENFORCEMENT. In the event that the Grantor or Grantee seeks to enforce this Easement Agreement by court proceedings or otherwise, then the prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

11. NOTICES. Any notice, demand, consent, authorization, request, approval, or other communication that any party is required, or may desire, to give to or make upon the other party pursuant to this Easement Agreement shall be effective and valid only if in writing and delivered personally to the other Parties or sent by express 24-hour guaranteed courier or delivery service or by certified mail of the United States Postal Service, postage prepaid and return receipt requested, addressed to the other party at the addresses first listed above (or to such other place as any party may by notice to the others specify). Notice shall be deemed given when received, except that if delivery is not accepted, notice shall be deemed given on the date of such non-acceptance. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving notice

would otherwise expire on a non-business day, the notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the Grantor and counsel(s) for Grantee may deliver Notice on behalf of the Grantor and Grantee, respectively.

12. THIRD PARTIES. This Easement Agreement is solely for the benefit of the Grantor and Grantee, and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this Easement Agreement. Nothing in this Easement Agreement expressed or implied is intended or shall be construed to confer upon any person, corporation, or entity other than the Grantor and Grantee any right, remedy, or claim under or by reason of this Easement Agreement or any of the provisions or conditions of this Easement Agreement. The Grantor shall be solely responsible for enforcing its rights under this Easement Agreement against any interfering third party. Nothing contained in this Easement Agreement shall limit or impair the Grantor's right to protect its rights from interference by a third party.

13. ASSIGNMENT. Neither of the Parties hereto may assign, transfer, or license all or any portion of its rights under this Easement Agreement without the prior written consent of the other party. Any purported assignment, transfer, or license by one of the Parties absent the written consent of the other party shall be void and unenforceable.

14. CONTROLLING LAW; VENUE. This Easement Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida. The Parties agree and consent to venue in Manatee County, Florida, for the resolution of any dispute, whether brought in or out of court, arising out of this Easement Agreement.

15. PUBLIC RECORDS. All documents of any kind provided in connection with this Easement Agreement are public records and are treated as such in accordance with Florida law.

16. SEVERABILITY. The invalidity or unenforceability of any one or more provisions or part of a provision of this Easement Agreement shall not affect the validity or enforceability of the remaining provisions of this Easement Agreement or any part of this Easement Agreement not held to be invalid or unenforceable.

17. BINDING EFFECT. This Easement Agreement and all of the provisions, representations, covenants, and conditions contained herein shall be binding upon and inure to the benefit of the Parties hereto and their respective successors and permitted assigns, transferees, and/or licensees.

18. AUTHORIZATION. By execution below, the undersigned represent that they have been duly authorized by the appropriate body or official of their respective entity to execute this Easement Agreement, that the respective Parties have complied with all the requirements of law, and they have full power and authority to comply with the terms and provisions of this instrument.

19. AMENDMENTS. Amendments to and waivers of the provisions contained in this Easement Agreement may be made only by an instrument in writing which is executed by both the Grantor and Grantee.

20. ENTIRE AGREEMENT. This instrument shall constitute the final and complete expression of the agreement between the Parties relating to the subject matter of this Easement Agreement.

21. EFFECTIVE DATE. The Effective Date of this Easement Agreement shall be the date first written above.

22. COUNTERPARTS. This Easement Agreement may be executed in counterparts, each of which shall constitute an original, but all taken together shall constitute one and the same agreement.

[REMAINDER OF PAGE LEFT INTENTIONALLY BLANK]

IN WITNESS WHEREOF, Grantor and Grantee caused this Easement Agreement to be executed, to be effective as of the day and year first written above.

WITNESSES:

Signed, sealed and delivered
in the presence of:

**ARTISAN LAKES EAST COMMUNITY
DEVELOPMENT DISTRICT**

Print Name: _____

By: _____
Michael Bachman, Chairperson

Print Name: _____

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me this ____ day of _____, 2018, by the Chairperson/Vice Chairperson of the Artisan Lakes East Community Development District, on behalf of District. He/She is personally known to me or has produced _____ as identification.

Print Name: _____
Notary Public, State of Florida
Commission No.: _____
My Commission Expires: _____

{Notary Seal}

Signed, sealed and delivered
in the presence of:

**TAYLOR WOODROW COMMUNITIES
AT ARTISAN LAKES, L.L.C.**

Print Name: _____

By: _____
Name: _____
Title: _____

Print Name: _____

STATE OF FLORIDA
COUNTY OF _____

The foregoing was sworn to and subscribed before me this _____ day of _____,
2018, by _____, as _____ of Taylor Woodrow
Communities at Artisan Lakes, L.L.C. He/She is personally known to me or has produced
_____ as identification.

(Signature of Notary Public)

(Typed name of Notary Public)
Notary Public, State of Florida
Commission No.: _____
My Commission Expires: _____

Exhibit A – Legal Description

SECOND AMENDED AND RESTATED MAINTENANCE AGREEMENT

THIS AGREEMENT is made and entered into this 10th day of October, 2018, by and between:

Artisan Lakes Community Development District, a local unit of special purpose government established pursuant to Chapter 190, *Florida Statutes*, located in Manatee County, Florida, and with offices at c/o JPWard & Associates LLC, 2900 NE 12th Terrace, Suite 1, Oakland Park, Florida 33334 ("**ALCDD**"),

Artisan Lakes East Community Development District, a local unit of special purpose government established pursuant to Chapter 190, *Florida Statutes*, located in Manatee County, Florida, and with offices at c/o JPWard & Associates LLC, 2900 NE 12th Terrace, Suite 1, Oakland Park, Florida 33334 ("**ALECDD**", and together with ALCDD, "**Districts**"), and

Artisan Lakes Master Association, Inc., a Florida not-for-profit corporation, whose address is 3922 Coconut Palm Drive, Suite 108, Tampa, Florida 33619 ("**Association**");

And is acknowledged by:

Esplanade at Artisan Lakes Community Association, Inc., a Florida not-for-profit corporation, whose address is 3922 Coconut Palm Drive, Suite 108, Tampa, Florida 33619 ("**Prior Association**").

RECITALS

WHEREAS, the ALCDD was originally established pursuant to Chapter 190, *Florida Statutes* ("**Act**") and by Ordinance No. 07-64, adopted by the Board of County Commissioners for Manatee County, Florida, for the purposes of planning, financing, constructing, operating and/or maintaining certain infrastructure; and

WHEREAS, the ALCDD originally consisted of approximately 854 acres of land; and

WHEREAS, the ALCDD and the Prior Association previously entered into that *Agreement Between the Artisan Lakes Community Development District and Esplanade at Artisan Lakes Community Association, Inc., for Certain Maintenance Work*, dated April 23, 2014 and that prior *Amended and Restated Agreement Between the Artisan Lakes Community Development District and Esplanade at Artisan Lakes Community Association, Inc., for Certain Maintenance Work*, dated April 12, 2016 (together, "**Prior Maintenance Agreement**"), whereby the Prior Association agreed to operate and maintain ALCDD's infrastructure improvements; and

WHEREAS, on August 21, 2018, the Board of County Commissioners for Manatee County, Florida, adopted Ordinances 18-30 and 18-31, which became effective on August 28, 2018, and which simultaneously removed approximately 439 acres of land from ALCDD's boundaries ("**Boundary Amendment**"), and established ALECDD on those same removed lands; and

WHEREAS, the Districts presently own various systems, facilities and infrastructure including, but not limited to, stormwater ponds, roadway improvements, and other improvements; and

WHEREAS, the Districts desire to provide for the operation, maintenance and repair of the improvements described in **Exhibit A** attached hereto ("**Work**"), across the lands owned by the Districts from time to time ("**Property**"); and

WHEREAS, the Association is a Florida not-for-profit corporation owning, operating and maintaining various improvements and facilities for the community that the Districts serve; and

WHEREAS, the residents within the community that are served by both the Association and the Districts benefit from the improvements and may be required to pay for the cost of the Work, regardless whether such Work is conducted by the Association or the Districts; and

WHEREAS, for ease of administration, potential cost savings to property owners and residents and the benefits of full time on-site operation and maintenance personnel, the Districts desire to contract with the Association to provide the Work, and to release the Prior Association from any further obligation to provide any Work; and

WHEREAS, the Association represents that it is qualified, either in its own right or through its officers, employees, contractors and/or affiliates, to provide the Work and desires to contract with the Districts to do so in accordance with the terms of this Agreement.

NOW, THEREFORE, in consideration of the recitals, agreements, and mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the parties, the parties agree as follows:

SECTION 1. RECITALS. The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Agreement.

SECTION 2. SCOPE OF WORK.

- A. **Work.** Association shall be responsible for providing, or causing to be provided, the Work in an efficient, lawful and satisfactory manner. All Work shall be performed in a neat and professional manner reasonably acceptable to the Districts and shall be in accordance with industry standards.
- B. **Inspection.** Association shall conduct regular inspections of all Property and report any irregularities to the District Manager, or his designated representative, and shall correct any irregularities in accordance with the terms of this Agreement.
- C. **Repair and Maintenance.** Association shall make, or cause to be made, such routine repair work or normal maintenance to the Property as may be required for the operation or physical protection of the Property. Association shall promptly cause emergency repairs to be made when such repairs are necessary for the preservation and safety of persons and/or property, or when the repairs are required to be made to avoid the suspension of any Work. Association shall immediately notify the District Manager, or a designated representative, concerning the need for emergency repairs.
- D. **Investigation and Report of Accidents/Claims.** Association shall promptly investigate and provide a full written report to the District Manager as to all accidents or claims for damage relating to the improvements or the Work. Such report shall at a minimum include a description of any damage or destruction of property and the estimated cost

of repair. Association shall cooperate and make any and all reports required by any insurance company or the Districts in connection with any accident or claim. Association shall not file any claims with the Districts' insurance company without the prior consent of the Districts' Board of Supervisors.

- E. **Adherence to Districts' Rules, Regulations and Policies.** Association shall ensure that Association's officers, employees, contractors and affiliates are familiar with all Districts' policies and procedures and are informed with respect to the rules, regulations and notices as may be promulgated by the Districts from time to time and Association shall ensure that said persons conform therewith. Association assures the Districts that all third parties will be dealt with at arm's length, and that the Districts' interest will be best served at all times.
- F. **Care of the Districts' Improvements.** Association shall use all due care to protect the property of the Districts, its residents and landowners from damage by Association or its officers, employees, contractors and affiliates. Association agrees to repair any damage resulting from the activities and work of the Association or its officers, employees, contractors and affiliates. The Districts are not responsible for the cost of repairs from damage resulting from the acts or omissions of the Association or its officers, employees, contractors and affiliates.
- G. **Staffing and Billing.** Association shall be solely responsible for the staffing, budgeting, financing, billing and collection of fees, assessments, service charges, etc., necessary to perform the Work.
- H. **Designation of Districts' Representative.** The Districts shall designate in writing a person to act as the Districts' representative with respect to the Work. The Districts' representative shall have complete authority to transmit instructions, receive information, interpret and define the Districts' policies and decisions with respect to materials, equipment, elements and systems pertinent to the Work. The Districts hereby designate the Districts' Manager to act as its representative.
- I. **Weekly Reports.** The Association agrees to meet with the Districts' representative no less than one time per month to walk the property to discuss conditions, schedules, and items of concern regarding this Agreement.

SECTION 3. COMPENSATION. The Association shall provide the Work at no cost to the Districts. The Association shall not be entitled, for any reason, to reimbursement or refund of any funds expended in the performance of its obligations under this Agreement. The Association agrees that there is sufficient consideration for this Agreement because, among other reasons, the Association benefits from the contracting efficiencies in having all of the public and community infrastructure maintained by a single entity.

SECTION 4. TERM. This Agreement commences on the date first written above and continues through September 30, 2050 ("**Initial Term**"). This Agreement shall automatically renew for additional one (1) year periods thereafter unless and until terminated pursuant to its terms.

SECTION 5. INSURANCE. The Association shall maintain or cause to be maintained, at its own expense throughout the term of this Agreement, the following insurance:

- A. Worker's Compensation Insurance in accordance with the laws of the State of Florida.

- B. Commercial General Liability Insurance covering the Association's legal liability for bodily injuries, with limits of not less than \$1,000,000 combined single limit bodily injury and property damage liability.
- C. Employer's Liability Coverage with limits of at least \$1,000,000 (one million dollars) per accident or disease.
- D. Automobile Liability Insurance for bodily injuries in limits of not less than \$1,000,000 combined single limit bodily injury and for property damage, providing coverage for any accident arising out of or resulting from the operation, maintenance, or use by the Association of any owned, non-owned, or hired automobiles, trailers, or other equipment required to be licensed.

The Association and the Districts, and their respective staff, consultants, agents and supervisors, shall be named as additional insureds on each of the above policies (except with respect to the Worker's Compensation Insurance policy). No certificate shall be acceptable to the Districts unless it provides that any change or termination within the policy periods of the insurance coverage, as certified, shall not be effective within thirty (30) days of prior written notice to the Districts. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida, and such carrier shall have a Best's Insurance Reports rating of at least A-VII. If the Association fails to have secured and maintained the required insurance, the Districts have the right (without any obligation to do so, however) to secure such required insurance in which event, the Association shall pay the cost for that required insurance and shall furnish, upon demand, all information that may be required in connection with the Districts' obtaining the required insurance.

In the event that the Association does not directly provide the insurance required by this section by obtaining a policy in the Association's name but instead causes another entity ("**Third Party Insurer**") to provide such insurance through a policy issued to the Third Party Insurer that additionally affords the coverage required herein, the Association shall require by written agreement with the Third Party Insurer that the Third Party Insurer shall comply with the terms of this section; that the Districts shall have third party rights to pursue all available legal remedies against the Third Party Insurer in the event the Third Party Insurer fails to provide such insurance without first complying with the notice provisions stated in this Agreement; and that the Third Party Insurer, as a contractor, shall indemnify the Districts pursuant to Section 6. The Association shall provide proof of insurance upon request by the Districts.

SECTION 6. INDEMNIFICATION. Association agrees to indemnify, defend and hold harmless the Districts and their officers, agents and employees from any and all liability, claims, actions, suits or demands by any person, corporation or other entity for injuries, death, property damage or harm of any nature, arising out of, or in connection with, the acts or omissions of the Association, or its officers, employees, and representatives, including litigation or any appellate proceedings with respect thereto. Association agrees to require by written contract any contractor and subcontractors hired in connection with this Agreement to indemnify, defend and hold harmless the Districts and their officers, agents and employees from any and all liability, claims, actions, suits or demands by any person, corporation or other entity for injuries, death, property damage or harm of any nature, arising out of, or in connection with, the acts or omissions of such contractors and subcontractors, including litigation or any appellate proceedings with respect thereto. Obligations under this section shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorney fees, and paralegal fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings) as ordered.

SECTION 7. LIMITATIONS ON GOVERNMENTAL LIABILITY. Nothing in this Agreement shall be deemed as a waiver of immunity or limits of liability of the Districts beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in Section 768.28, Florida Statutes or other statute, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

SECTION 8. COMPLIANCE WITH GOVERNMENTAL REGULATION. The Association shall keep, observe, and perform all requirements of applicable local, State, and Federal laws, rules, regulations, or ordinances relating to the Property, including but not limited to any applicable permits or other regulatory approvals. Among other things, the Association shall ensure that all work within the Artisan Lakes Parkway is conducted in a manner consistent with that Maintenance Agreement for Right-of-Way Island, as recorded at Book 2535, Page 5405 in the Official Records of Manatee County, Florida, and/or any amendments thereto.

SECTION 9. LIENS AND CLAIMS. The Association shall promptly and properly pay for all labor employed, materials purchased, and equipment hired by it to perform under this Agreement. The Association shall keep the Districts' property free from any materialmen's or mechanic's liens and claims or notices in respect to such liens and claims, which arise by reason of the Association's performance under this Agreement, and the Association shall immediately discharge any such claim or lien.

SECTION 10. DEFAULT AND PROTECTION AGAINST THIRD PARTY INTERFERENCE. A default by either Party under this Agreement shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of damages, injunctive relief, and/or specific performance. Without intending to limit the foregoing, the Districts shall have a "self-help" remedy whereby, in the event of a default by the Association, the Districts may singly or jointly provide the Work and charge the cost of the Work to the Association, provided that the District(s) conducting such Work first provide the Association with a reasonable opportunity to cure any default. Nothing contained in this Agreement shall limit or impair the Districts' right to protect its rights from interference by a third party to this Agreement.

SECTION 11. CUSTOM AND USAGE. It is hereby agreed, any law, custom, or usage to the contrary notwithstanding, that each party shall have the right at all times to enforce the conditions and agreements contained in this Agreement in strict accordance with the terms of this Agreement, notwithstanding any conduct or custom on the part of the party seeking to enforce the conditions and agreements in refraining from so doing; and further, that the failure of a party at any time or times to strictly enforce its rights under this Agreement shall not be construed as having created a custom in any way or manner contrary to the specific conditions and agreements of this Agreement, or as having in any way modified or waived the same.

SECTION 12. SUCCESSORS. This Agreement shall inure to the benefit of and be binding upon the heirs, executors, administrators, successors, and assigns of the parties to this Agreement, except as expressly limited in this Agreement.

SECTION 13. TERMINATION. The parties shall have no right to terminate the Agreement during the Initial Term. The following rights of termination shall apply only after the Initial Term:

- A. The Districts shall have the right to terminate this Agreement effective immediately at any time due to Association's failure to perform in accordance with the terms of this Agreement. In the event of termination by the Districts for cause, the Association shall be required to provide the Districts with sufficient funds to provide for the Work contemplated by this Agreement through the end of the Districts' fiscal year which ends on September 30.
- B. The Districts shall have the right to terminate this Agreement upon thirty (30) days written notice without a showing of cause. In the event of termination without cause, the Association shall have no further financial obligation to the Districts.
- C. The Association shall have the right to terminate this Agreement upon sixty (60) days written notice without a showing of cause. In the event of termination by the Association, the Association shall be required to provide the Districts with sufficient funds to provide for the Work contemplated by this Agreement through the end of the Districts' fiscal year which ends on September 30.
- D. Regardless of which party terminates this Agreement and for what purpose, the Association and the Districts shall cooperate in effectuating a transfer of the obligations under this Agreement including the assignment of maintenance contracts and the transfer of all documentation associated with the provision of Work hereunder including warranty documentation.

SECTION 14. PERMITS AND LICENSES. All permits and licenses required by any governmental agency directly for the Districts shall be obtained and paid for by the Districts. All other permits or licenses necessary for the Association to perform under this Agreement shall be obtained and paid for by the Association.

SECTION 15. ASSIGNMENT. No party may assign this Agreement without the prior written approval of the other. Any purported assignment without such written consent shall be void.

SECTION 16. INDEPENDENT CONTRACTOR STATUS. In all matters relating to this Agreement, the Association shall be acting as an independent contractor. Neither the Association nor employees of the Association, if there are any, are employees of the Districts under the meaning or application of any Federal or State Unemployment or Insurance Laws or Old Age Laws or otherwise. The Association agrees to assume all liabilities or obligations imposed by any one or more of such laws with respect to employees of the Association, if there are any, in the performance of this Agreement. The Association shall not have any authority to assume or create any obligation, express or implied, on behalf of the Districts and the Association shall have no authority to represent the Districts as an agent, employee, or in any other capacity.

SECTION 17. HEADINGS FOR CONVENIENCE ONLY. The descriptive headings in this Agreement are for convenience only and shall neither control nor affect the meaning or construction of any of the provisions of this Agreement.

SECTION 18. ENFORCEMENT OF AGREEMENT. In the event that either the Districts or the Association is required to enforce this Agreement by court proceedings or otherwise, then the prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

SECTION 19. AGREEMENT. This instrument shall constitute the final and complete expression of this Agreement between the Districts and Association relating to the subject matter of this Agreement.

SECTION 20. AMENDMENTS. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both the Districts and the Association.

SECTION 21. AUTHORIZATION. The execution of this Agreement has been duly authorized by the appropriate body or official of the Districts and the Association, both the Districts and the Association have complied with all the requirements of law, and both the Districts and the Association have full power and authority to comply with the terms and provisions of this instrument.

SECTION 22. NOTICES. All notices, requests, consents and other communications under this Agreement (“**Notices**”) shall be in writing and shall be delivered, mailed by First Class Mail, postage prepaid, certified/registered mail, or overnight delivery service, to the parties, at the addresses first set forth above. Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the Districts and counsel for the Association may deliver Notice on behalf of the Districts and the Association, respectively. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the parties and addressees set forth herein.

SECTION 23. THIRD PARTY BENEFICIARIES. This Agreement is solely for the benefit of the Districts and the Association and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this Agreement. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the Districts and the Association any right, remedy, or claim under or by reason of this Agreement or any of the provisions or conditions of this Agreement; and all of the provisions, representations, covenants, and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the Districts and the Association and their respective representatives, successors and assigns.

SECTION 24. APPLICABLE LAW AND VENUE. This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida. Venue for any dispute shall be in a court of appropriate jurisdiction in Manatee County, Florida.

SECTION 25. PUBLIC RECORDS. The Association understands and agrees that all documents of any kind provided to the Districts in connection with this Agreement may be public records and shall be treated as such in accordance with Florida law. As such, the parties shall comply with any applicable laws regarding public records, including but not limited to the provisions of Section 119.0701, Florida Statutes, the terms of which are incorporated herein.

SECTION 26. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.

SECTION 27. ARM'S LENGTH TRANSACTION. This Agreement has been negotiated fully between the Districts and the Association as an arm's length transaction. The Districts and the Association participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen, and selected the language, and any doubtful language will not be interpreted or construed against any party.

SECTION 28. COUNTERPARTS. This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument.

[SIGNATURES ON FOLLOWING PAGE]

IN WITNESS WHEREOF, the parties execute this Agreement to be effective the day and year first written above.

ARTISAN LAKES COMMUNITY DEVELOPMENT DISTRICT

By: _____

Its: _____

ARTISAN LAKES EAST COMMUNITY DEVELOPMENT DISTRICT

By: _____

Its: _____

ARTISAN LAKES MASTER ASSOCIATION, INC.

By: _____

Its: _____

And is acknowledged by:

ESPLANADE AT ARTISAN LAKES COMMUNITY ASSOCIATION, INC.

By: _____

Its: _____

EXHIBIT A: Scope of Work

EXHIBIT A SCOPE OF WORK

DISTRICT IMPROVEMENTS

The Association shall operate, maintain and repair the following improvements, to the extent owned by the Districts from time to time:

- **Artisan Lakes Parkway** – Landscaping, hardscaping (including the decorative wall), irrigation, and street light improvements within Artisan Lakes Parkway.
- **Subdivision Improvements** – Stormwater and drainage facilities, wetlands, hardscaping, landscaping, irrigation and decorative walls.

MAINTENANCE PROGRAM

Weekly:

- Common lawn mowing of the District properties (every other week from March 1 through November 1), weeding, edging and tree trimming will be done on an as needed basis.
- Inspect and maintain irrigation system as needed.

Monthly:

- Common lawn mowing of the District properties (once per month from November 1 through March 1) weeding, edging and tree trimming will be done on an as needed basis.
- Inspection and maintenance of street lights (e.g., replacement of bulbs, etc.).
- Conduct any monitoring and maintenance of any conservation / mitigation areas to ensure that the District is in compliance with applicable laws, permits, easements, and other requirements.

Yearly:

- Mulch application to all common area flower/tree beds.
- Power washing of entry monuments and decorative walls.
- Annual removal of nuisance and exotic plant species that become reestablished for the life of the project.
- Visual inspection of stormwater facilities and walls and repair as needed.
- Visual inspection of landscaping and other improvements to ensure that no dangerous conditions exist.