

LT RANCH COMMUNITY DEVELOPMENT DISTRICT



MEETING AGENDA

AUGUST 31, 2022

PREPARED BY:

JPWARD & ASSOCIATES, LLC, 2301 NORTHEAST 37th STREET, FORT LAUDERDALE, FL 33308

T: 954-658-4900 E: JimWard@JPWardAssociates.com

LT RANCH COMMUNITY DEVELOPMENT DISTRICT

August 24, 2022

Board of Supervisors

LT Ranch Community Development District

Dear Board Members:

The regular meeting of the Board of Supervisors of the LT Ranch Community Development District will be held on **Wednesday, August 31, 2022, at 11:00 A.M.** at the offices of Taylor Morrison, 551 Cattlemen Road, Suite 200, Sarasota Florida 34232.

WebEx link and telephone number to join/watch the meeting:

<https://districts.webex.com/districts/onstage/g.php?MTID=ea218757eaaad1940c7c136516567b7eb9>

Access Code: **2359 472 6785**, Event password: **Jpward**

Phone: **408-418-9388** and enter the access code **2359 472 6785** to join the meeting.

Agenda Item

1. Call to Order & Roll Call.
2. Notice of Advertisement of Public Hearing.
3. Consideration of Minutes:
 - I. July 27, 2022 – Regular Meeting.
 - II. August 10, 2022 – Regular Meeting.
4. **PUBLIC HEARING.**
 - I. **CONSIDERATION OF IMPOSITION OF DEBT ASSESSMENTS - AREA II.**
 - a) Public Comment and Testimony.
 - i. Correspondence from Homeowners.
 - b) Board Comment.
 - c) Consideration of **Resolution 2022-17**, a resolution of the Board of Supervisors, making certain findings; authorizing a Phase 2 project for assessment area two; adopting an engineer's report; providing an estimated cost of improvements; adopting an assessment report; equalizing, approving, confirming and levying debt assessments on assessment area two; 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; confirming the maximum assessment lien for the 2022 assessments securing the 2022 bonds; 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.

5. Consideration and approval of the form of Master Engineering Services Agreement dated August 31, 2022, between the District and Stantec Consulting Services, Inc.
6. Consideration of **Resolution 2022-18**, a resolution of the Board of Supervisors of the LT Ranch Community Development District, confirming and approving the actions of the Chairman and District Staff regarding the acquisition of certain Skye Ranch Neighborhood Four North (phases 3 & 4) Utilities and conveyance of Skye Ranch Neighborhood Four North (Phases 3 & 4) Utilities to Sarasota County, Florida; and addressing severability and an effective date.
7. Consideration of **Resolution 2022-19**, a resolution of the Board of Supervisors of the LT Ranch Community Development District, confirming and approving the actions of the Chairman and District Staff regarding the acquisition of certain Skye Ranch Neighborhood Two Townhomes & access road Phase 1 and conveyance of Skye Ranch Neighborhood Two Townhomes & access road phase 1 to Sarasota County, Florida; and addressing severability and an effective date.
8. Consideration of **Resolution 2022-20**, a resolution of the Board of Supervisors of the LT Ranch Community Development District, confirming and approving the actions of the Chairman and District Staff regarding the acquisition of certain Neighborhood two townhomes and access road stormwater improvements; and addressing severability and an effective date.
9. Consideration of **Resolution 2022-21**, a resolution of the Board of Supervisors of the LT Ranch Community Development District, designating the Registered Agent; designating the Registered Office; providing for conflicts and invalid provisions.
10. Staff Reports.
 - I. District Attorney.
 - II. District Engineer.
 - III. District Asset Manager.
 - IV. District Manager.
 - I. Landowner’s Election Reminder – November 8, 2022, at 11:00 am.

11. Supervisor’s Requests and Audience Comments.

12. Adjournment.

The first order of business is to call to order the meeting and conduct the roll call.

The second order of business is Notice of Advertisement of the Public Hearing.

The third order of business is review and acceptance of the Minutes from the July 27, 2022, Regular Meeting and August 10, 2022, Regular Meeting.

The fourth order of business is consideration of **Resolution 2022-17**, a resolution the Board of Supervisors of the LT Ranch Community Development District authorizing the issuance of not exceeding **\$31,910,000.00** in aggregate principal amount of its capital improvement revenue bonds, Series 2022 to finance all or a portion of the cost of a series project consisting of certain infrastructure and facilities benefiting certain district lands, funding necessary reserves for the Series 2022 bonds and paying costs of issuance of the Series 2022 bonds; approving a second supplemental indenture in connection with the Series 2022 bonds and authorizing the execution thereof; ratifying the appointment of a trustee, paying agent and bond registrar for the Series 2022 bonds; providing for redemption of the Series 2022 bonds; authorizing the application of the proceeds of the Series 2022 bonds; approving the form, and authorizing execution, of a bond purchase contract providing for the negotiated sale of the Series 2022 bonds; delegating to the chairperson or vice-chairperson, or in their absence any member of the board of supervisors, the authority to award the Series 2022 bonds within the parameters specified herein; approving the form, and authorizing the use, of a preliminary limited offering memorandum for the Series 2022 bonds; approving the distribution of a final limited offering memorandum for the Series 2022 bonds and the execution thereof; approving the form, and authorizing execution, of a continuing disclosure agreement; authorizing preparation of preliminary and final supplemental assessment methodology reports and the use of such reports and the supplemental engineer's report described herein in the preliminary limited offering memorandum and final limited offering memorandum, as applicable; providing for miscellaneous matters and authority; providing for severability; and providing an effective date.

The fifth order of business is the consideration and approval of a Master Engineering Services Agreement between the District and Stantec, Inc. for engineering services related to the Lorraine Road extension project. The Board of Supervisors at the August 10, 2022, Regular meeting, ranked Stantec's proposal for the Lorraine Road extension project number one and approved the District Staff to negotiate the Master Engineering Services Agreement with Stantec.

The sixth, seventh, and eighth order of business are consideration of **Resolutions 2022-18, 2022-19, and 2022-20**, each of which are resolutions of the Board of Supervisors of the LT Ranch Community Development District, confirming and approving the actions of the Chairman and District Staff regarding: (i) the acquisition of certain Skye Ranch Neighborhood Four North (phases 3 & 4) Utilities and conveyance of the same to Sarasota County, Florida; (ii) the acquisition of certain Skye Ranch Neighborhood Two Townhomes & access road Phase 1 and conveyance of the same to Sarasota County, Florida; and (iii) the acquisition of certain Neighborhood Two Townhomes and Access Road Stormwater improvements, respectively.

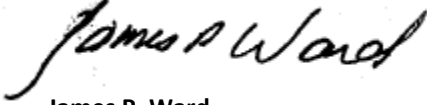
The ninth order of business is consideration of **Resolution 2022-21**, a resolution of the Board of Supervisors of the LT Ranch Community Development District, designating the Registered Agent; designating the Registered Office; providing for conflicts and invalid provisions.

The tenth order of business are staff reports by the District Attorney, District Engineer, and the District Manager, including a Landowners Election reminder – November 8, 2022, at 11:00 a.m.

The remainder of the agenda is standard in nature, and I look forward to seeing you at the meeting. If you have any questions and/or comments before the meeting, please do not hesitate to contact me directly at (954) 658-4900.

Sincerely,

LT Ranch Community Development District



James P. Ward
District Manager

LOCALiQ

The Gainesville Sun | The Ledger
Daily Commercial | Ocala StarBanner
News Chief | Herald-Tribune

PO Box 631244 Cincinnati, OH 45263-1244

PROOF OF PUBLICATION

Lt Ranches Cdd/Jp Ward &
2301 NE 37Th ST
Fort Lauderdale FL 33308-6242

STATE OF FLORIDA, COUNTY OF Sarasota

The Herald-Tribune, a newspaper printed and published in the city of Sarasota, and of general circulation in the Counties of Sarasota, Manatee, and Charlotte, State of Florida and personal knowledge of the facts herein state and that the notice hereto annexed was Published in said newspapers in the issues dated or by publication on the newspaper's website, if authorized, on:

07/31/2022

and that the fees charged are legal.
Sworn to and subscribed before on 07/31/2022

Michele Jacobs

Legal Clerk

Sarah Bertelsen

Notary, State of WI, County of Brown

7/27/25

My commission expires

Publication Cost: \$2420.00

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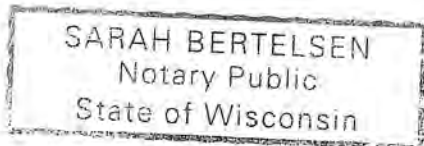
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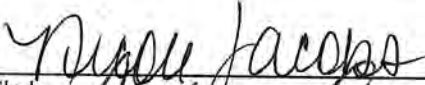
STATE OF FLORIDA, COUNTY OF Sarasota

The Herald-Tribune, a newspaper printed and published in the city of Sarasota, and of general circulation in the Counties of Sarasota, Manatee, and Charlotte, State of Florida and personal knowledge of the facts herein state and that the notice hereto annexed was Published in said newspapers in the issues dated or by publication on the newspaper's website, if authorized, on:

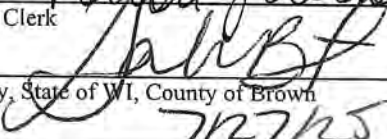
08/07/2022

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Legal Clerk



Notary, State of WI, County of Brown

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SARAH BERTELSEN
Notary Public
State of Wisconsin

NOTICE OF PUBLIC HEARINGS TO CONSIDER THE IMPOSITION OF SPECIAL ASSESSMENTS PURSUANT TO SECTIONS 170.07 AND 197.3632, FLORIDA STATUTES, BY THE LT RANCH COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF SPECIAL MEETING OF THE LT RANCH COMMUNITY DEVELOPMENT DISTRICT

In accordance with Chapters 170, 190 and 197, Florida Statutes, the District's Board of Supervisors ("Board") hereby provides notice of the following public hearings, and public meeting:

PUBLIC HEARINGS AND MEETING
DATE: Wednesday, August 31, 2022
TIME: 11:00 A.M.
LOCATION: Taylor Morrison
 551 North Castleman Road, Suite 200
 Sarasota, Florida 34232

The purpose of the public hearings announced above is to consider the imposition of special assessments ("Area Two Assessments") and adoption of assessment rolls to assess improved lands within "Assessment Area Two" within the District, and to provide for the levy, collection and enforcement of the assessments. Importantly, the Area Two Assessments are intended to be levied only on Assessment Area Two lands within the District. The proposed bonds to be assessed by the Area Two Assessments are intended to finance certain public infrastructure improvements, including, but not limited to, roadways, underground and street lighting electrical system, stormwater management, environmental remediation, wastewater collection, water distribution systems, landscaping, irrigation, landscaping and street lights, recreational facilities, and other infrastructure projects, all for the "Area Two Project," and as described in more detail in the Report of District Engineer, dated May 20, 2022. The special assessments are proposed to be allocated as set forth in the Master Special Assessment Methodology - Phase 2 Assessment Area, dated May 20, 2022 ("Assessment Report"). At the conclusion of the public hearings, the Board will, by resolution, levy and impose assessments as finally approved by the Board. A special meeting of the District will also be held where the Board may consider any other business that may properly come before it.

The District is located entirely within the unincorporated boundaries of Sarasota County, Florida and is generally located east of Interstate 75, south of State Road 72 and west of Veterans Boulevard. It specifically consists of approximately 1,003.10 acres, generally speaking, certain of the lands within the District are expected to be improved in accordance with the reports identified above. Further, a description of the property to be assessed and the amount to be assessed to each parcel or parcel of property may be ascertained at the "District Office" located at c/o Pjward and Associates, LLC, 2081 Northwest 37th Street, Fort Lauderdale, Florida 33304, Phone 954-458-1900, E-Mail: info@pjwardandassociates.com. Also, a copy of the agenda and other documents referenced herein may be obtained from the District Office.

Proposed Debt Assessments

The proposed Debt Assessments are in amounts not-to-exceed \$31,810,000.00 principal only, not including interest or collection costs or early payment discounts, and are as follows:

Product Type	# Units	ERMS	Total Debt Assessment per Unit	Annual Debt Assessment Per Unit
SP 30'	8	0.8		
SP 40'	150	0.85	\$43,029.37	\$3,344.85
SP 50'	283	0.9	\$48,569.20	\$3,841.61
SP 60'	76	1	\$50,622.67	\$3,926.12
SP 70'	30	1.1	\$55,684.84	\$4,326.63
SP 80'	9	1.2		
Multi-Family	289	0.7	\$31,450.87	\$2,754.58

The assessments shall be paid in not more than thirty (30) annual installments commencing on the issuance of debt to finance the improvements. These annual assessments will be collected on the County tax bill by the Tax Collector. Alternatively, the District may choose to directly collect and enforce these assessments.

The Area Two Assessments constitute a lien against benefited property located within the District just as do state year's property taxes. For the Area Two Assessments, the District may elect to have the County Tax Collector collect the assessments, or alternatively may collect the assessments by sending out an annual bill. For delinquent assessments that were not directly collected by the District, the District may initiate a foreclosure action or may take the delinquent assessments on the next year's county tax bill. **IT IS IMPORTANT TO PAY YOUR ASSESSMENT BECAUSE FAILURE TO PAY WILL CAUSE A TAX CERTIFICATE TO BE ISSUED AGAINST THE PROPERTY WHICH MAY RESULT IN LOSS OF TITLE. OR FOR DIRECT SPECIAL ASSESSMENTS, MAY RESULT IN A FORECLOSURE ACTION, WHICH ALSO MAY RESULT IN A LOSS OF TITLE.** The District's decision to collect assessments on the tax bill or by direct billing does not create the District lien but rather is a matter of convenience in a different manner at a future time.

The District is located entirely within the unincorporated boundaries of Sarasota County, Florida and is generally located east of Interstate 75, south of State Road 72 and west of Veterans Boulevard. It specifically consists of approximately 1,003.10 acres, generally speaking, certain of the lands within the District are expected to be improved in accordance with the reports identified above. Further, a description of the property to be assessed and the amount to be assessed to each parcel or parcel of property may be ascertained at the "District Office" located at c/o Pjward and Associates, LLC, 2081 Northwest 37th Street, Fort Lauderdale, Florida 33304, Phone 954-458-1900, E-Mail: info@pjwardandassociates.com. Also, a copy of the agenda and other documents referenced herein may be obtained from the District Office.

The public hearings and meeting are open to the public and will be conducted in accordance with Florida law. The public hearings and meeting may be continued to a date, time, and place to be specified in the record. There may be occasions when staff or board members may participate by audio teleconference. Any person requiring special accommodations because of a disability or physical impairment should contact the District Office at least forty-eight (48) hours prior to the meeting. If you wish hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-455-8771 (TDD) / 1-800-455-8770 (Voice), for aid in contacting the District Office.

Please note that all affected property owners have the right to appear and comment at the public hearings and meeting, and may also file written objections with the District Office within thirty (30) days of receipt of this notice. Each person who objects to any decision made by the Board with respect to any matter considered at the public hearings or meeting shall advise the District in writing of the nature of the objection and the grounds therefor. The person may need to assure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeals to be based.

If you have any questions, please do not hesitate to contact the District Office.

Sincerely,
 James P. Ward
 District Manager

RESOLUTION 2022-15

(ASSESSMENT AREA TWO - DECLARING RESOLUTION)

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LT RANCH COMMUNITY DEVELOPMENT DISTRICT DECLARING SPECIAL ASSESSMENTS FOR ASSESSMENT AREA TWO, DESIGNATING THE NATURE AND LOCATION OF THE PROPOSED IMPROVEMENTS, DECLARING THE TOTAL ESTIMATED COST OF THE IMPROVEMENTS, THE PORTION TO BE PAID BY THE AREA 2 ASSESSMENTS, AND THE MANNER AND TIMING IN WHICH THE AREA 2 ASSESSMENTS ARE TO BE PAID; DESIGNATING THE LANDS UPON WHICH THE AREA 2 ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR A PRELIMINARY ASSESSMENT ROLL; ADDRESSING THE SETTING OF PUBLIC HEARINGS, PROVIDING FOR PUBLICATION OF THIS RESOLUTION; AND ADDRESSING CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the LT Ranch Community Development District ("District") is a local unit of local-purpose government organized and existing under and pursuant to Chapter 190, Florida Statutes; and

WHEREAS, the District is authorized by Chapter 190, Florida Statutes, to finance, fund, plan, establish, acquire, install, equip, operate, maintain, construct, or reconstruct certain infrastructure and services necessitated by the development of, and serving lands within, the District; and

WHEREAS, the District hereby determines to undertake, install, plan, establish, construct or reconstruct, enlarge or amend, acquire, operate, maintain the infrastructure improvements ("2022 Project") for "Assessment Area Two," as described in the District's 2022 Project Supplement to the Master Engineer's Report dated April 20, 2022 (as amended November 6, 2018, dated May 20, 2022, which is attached hereto as Exhibit A) and incorporated herein by reference; and

WHEREAS, it is in the best interest of the District to pay for all or a portion of the cost of the 2022 Project by the levy of special assessments ("Area 2 Assessments") on lands within Assessment Area Two, using the methodology set forth in that Master Special Assessment Methodology - Phase 2 Assessment Area, dated May 20, 2022, which is attached hereto as Exhibit B, incorporated herein by reference; and on the lands with the District Manager at c/o Pjward & Associates LLC, 2081 Northwest 37th Street, Fort Lauderdale, Florida 33304 (District Records Office); and

WHEREAS, the District is empowered by Chapter 190, the Uniform Community Development Act, Chapter 170, Supplemental and Alternative Method of Making Local Municipal Improvements, and Chapter 197, the Uniform Method for the Levy, Collection and Enforcement of Non-Ad Valorem Assessments, Florida Statutes, to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or amend, acquire, operate, maintain the 2022 Project and to impose, levy and collect the Area 2 Assessments;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE LT RANCH COMMUNITY DEVELOPMENT DISTRICT:

1. AUTHORITY FOR THIS RESOLUTION; INCORPORATION OF RECITALS. This Resolution is adopted pursuant to the provisions of Florida law, including without limitation Chapters 170, 190 and 197, Florida Statutes. The recitals stated above are incorporated herein and are accepted by the District as true and correct statements.

2. DECLARATION OF AREA 2 ASSESSMENTS. The Board hereby declares that it has determined to make the 2022 Project and to defray all or a portion of the cost thereof by the Area 2 Assessments.

3. DESIGNATING THE NATURE AND LOCATION OF IMPROVEMENTS. The nature and general location of, and plans and specifications for, the 2022 Project are described in Exhibit A, which is on file at the District Records Office. Exhibit B is also on file and available for public inspection at the same location.

4. DECLARING THE TOTAL ESTIMATED COST OF THE IMPROVEMENTS, THE PORTION TO BE PAID BY AREA 2 ASSESSMENTS, AND THE MANNER AND TIMING IN WHICH THE AREA 2 ASSESSMENTS ARE TO BE PAID.

A. The total estimated cost of the 2022 Project is \$37,888,817.48, and of that amount, the District intends to finance up to \$31,810,000.00 ("Estimated Cost").

B. The Area 2 Assessments will defray approximately \$21,810,000.00, which is the anticipated maximum par value of any bonds, and which includes all or a portion of the Estimated Cost, as well as other financing-related costs, as set forth in Exhibit B, and which is in addition to interest and collection costs. On an annual basis, the Area 2 Assessments will defray no more than \$2,754.62 per year, again as set forth in Exhibit B.

C. The levy the Area 2 Assessments shall be apportioned and paid to set forth in Exhibit B, as may be modified by supplemental assessment resolutions. The Area 2 Assessments may be imposed as one or more special assessment fees, as set forth in applicable supplemental assessment resolutions, and, with respect to any item, the Area 2 Assessments shall be paid in not more than (30) thirty monthly installments. The Area 2 Assessments may be payable at the same time and in the same manner as are ad valorem taxes and collected pursuant to Chapter 197, Florida Statutes; provided, however, that in the event the uniform non-ad valorem assessment method of collecting the Area 2 Assessments is not available to the District in any year, or if determined by the District to be in its best interest, the Area 2 Assessments may be collected as is otherwise permitted by law, including but not limited to by direct bill. The decision to collect special assessments by any method - i.e., on the tax bill or by direct bill - does not mean that such method will be used to collect special assessments in future years, and the District retains the right in its sole discretion to select collection methods in any given year, regardless of past practices.

5. DESIGNATING THE LANDS UPON WHICH THE SPECIAL ASSESSMENTS SHALL BE LEVIED. The Area 2 Assessments securing the 2022 Project shall be levied on benefited lands within Assessment Area Two, and as described in Exhibit B, and as further designated by the assessment roll immediately provided for.

6. ASSESSMENT ROLL. Pursuant to Section 170.04, Florida Statutes, there is on file, at the District Records Office, an assessment roll showing the area to be assessed, with certain plans and specifications describing the 2022 Project and the estimated cost of the 2022 Project, all of which shall be open to inspection by the public.

7. PRELIMINARY ASSESSMENT ROLL. Pursuant to Section 170.06, Florida Statutes, the District Manager has caused to be made a preliminary assessment roll, in accordance with the method of assessment described in Exhibit B hereto, showing the lots and lands assessed with Assessment Area Two. The amount of benefit to and the assessment against each lot or parcel of land and the number of annual installments into which the assessment may be divided, which assessment roll is hereby adopted and approved as the District's preliminary assessment roll.

8. PUBLIC HEARINGS DECLARED; DIRECTION TO PROVIDE NOTICE OF THE HEARINGS. Pursuant to Sections 170.07 and 197.3632(4)(b), Florida Statutes, among other provisions of Florida law, there are hereby declared two public hearings to be held as follows:

NOTICE OF PUBLIC HEARINGS

DATE: Wednesday, August 31, 2022
TIME: 11:00 A.M.
LOCATION: Taylor Morrison of Florida, Inc.
 551 North Castleman Road, Suite 200
 Sarasota, Florida 34232

The purpose of the public hearings is to hear comment and objections to the proposed special assessment program for District improvements as identified in the preliminary assessment roll, a copy of which is on file and as set forth in Exhibit B. Interested parties may appear at that hearing or submit their comments in writing prior to the hearings at the District Records Office.

Notice of said hearings shall be advertised in accordance with Chapters 170, 190 and 197, Florida Statutes, and the District Manager is hereby authorized and directed to place said notice in a newspaper of general circulation within Sarasota County by two publications one week apart with the first publication at least thirty (30) days prior to the date of the hearing established herein. The District Manager shall file a publication affidavit with the District Secretary verifying such publications of notice. The District Manager is further authorized and directed to give thirty (30) days written notice by mail of the time and place of the hearing to the owners of all property to be assessed and include in such notice the amount of the assessment for each such property owner, a description of the area to be improved and notice that information concerning all assessments may be ascertained at the District Records Office. The District Manager shall file proof of such mailing by affidavit with the District Secretary.

9. PUBLICATION OF RESOLUTION. Pursuant to Section 170.05, Florida Statutes, the District Manager is hereby directed to cause this Resolution to be published twice (once a week for two (2) weeks) in a newspaper of general circulation within Sarasota County and to provide such other notice as may be required by law or deemed in the best interests of the District.

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

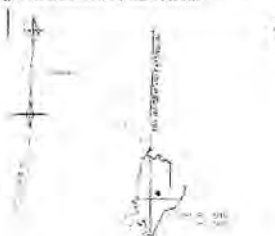
11. SEVERABILITY. If any section or part of a section of this resolution be declared invalid or unconstitutional, the validity, force, and effect of any other section or part of a section of this resolution shall not thereby be affected or impaired unless it clearly appears that such either section or 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.

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

PASSED AND ADOPTED this 27th day of July, 2022.

LT RANCH COMMUNITY DEVELOPMENT DISTRICT

James P. Ward, Secretary
 John Waldron, Chairman
 Exhibit A: 2022 Project Supplement to the Master Engineer's Report dated April 20, 2022 (as revised November 6, 2018), dated May 20, 2022
 Exhibit B: Master Special Assessment Methodology - Phase 2 Assessment Area, dated May 20, 2022



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**MINUTES OF MEETING
LT RANCH
COMMUNITY DEVELOPMENT DISTRICT**

10 The Regular Meeting of the Board of Supervisors of the LT Ranch Community Development District was
11 held on Wednesday, July 27, 2022, at 11:00 a.m. at the offices of Taylor Morrison 551 Cattlemen Road,
12 Suite 200, Sarasota Florida 34232.
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Present and constituting a quorum:

John Wollard	Chairperson
Scott Turner	Assistant Secretary
Christy Zelaya	Assistant Secretary
Karen Goldstein	Assistant Secretary
Christian Cotter	Assistant Secretary

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Also present were:

James P. Ward	District Manager
Jere Earlywine	District Attorney
Andrew Gill	JPWard & Associates

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Audience:

34 All resident's names were not included with the minutes. If a resident did not identify
35 themselves or the audio file did not pick up the name, the name was not recorded in these
36 minutes.
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**PORTIONS OF THIS MEETING WERE TRANSCRIBED VERBATIM. ALL VERBATIM PORTIONS WERE
TRANSCRIBED IN *ITALICS*.**

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FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Andrew Gill called the meeting to order at approximately 11:02 a.m. He conducted roll call; all
Members of the Board were present, with the exception of Supervisor Jim Turner, constituting a
quorum.

SECOND ORDER OF BUSINESS

Consideration of Resignation

**Consideration of acceptance of the resignation letter of Mr. Jim Turner from Seat 4 effective July 18,
2022, whose term is set to expire November 2024**

- a) Appointment of individual to fill Seat 4
- b) Oath of Office
- c) Guide to the Sunshine Law and Code of Ethics for Public Employees
- d) Form 1 – Statement of Financial Interests

48 *Mr. Gill: I have his letter of resignation that we will enter into the file and as I said, this resignation is*
 49 *effective July 18, 2022. The next item following that resignation is the replacement of Supervisor*
 50 *Turner. The District Charter indicates the mechanism for replacement is the remaining members can*
 51 *vote by majority to appoint someone to that position for the remainder of the unexpired term of the*
 52 *resigning member. Once you appoint an individual to fill that seat, I will take the opportunity to*
 53 *swear that individual in. Is there anyone you would like to appoint to Seat 4?*

54
 55 **On MOTION made by Mr. Scott Turner, seconded by Mr. John Wollard,**
 56 **and with all in favor, Christian Cotter was appointed to Seat 4.**

57
 58 Mr. Gill, as a notary public, administered the Oath of Office to Mr. Christian Cotter. He indicated Mr.
 59 Cotter must file a Form 1 with the County in which Mr. Cotter resided within 30 days. He provided
 60 the copies of the Sunshine Amendment and Code of Ethics, as well as the updated Form 1. He
 61 welcomed Mr. Cotter to the Board.

62
 63 *Mr. Ward: Christian, since I know you sit on other Boards, and as I could not as eloquently say it as*
 64 *Jere does about the Sunshine Law and Code of Ethics, if you have any questions, you are welcome to*
 65 *call either Jere or I at any time and we will be happy to see you through the process.*

66
 67 **THIRD ORDER OF BUSINESS** **Consideration of Resolution 2022-15**

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 69 **Consideration of Resolution 2022-15, a resolution of the Board of Supervisors of the LT Ranch**
 70 **Community Development District declaring special assessments for Area Two; designating the nature**
 71 **and location of the proposed improvements; declaring the total estimated Cost Of The Improvements,**
 72 **the portion to be paid by the Area Two Assessments, and the manner and timing in which the Area**
 73 **Two Assessments are to be paid; designating the lands upon which the Area Two Assessments shall be**
 74 **levied; providing for an assessment plat and a preliminary assessment roll; addressing the setting of a**
 75 **Public Hearing on Wednesday, August 31, 2022, at 11:00 A.M. at the offices of Taylor Morrison, 551**
 76 **Cattlemen Road, Suite 200, Sarasota, Florida 34232, and providing for publication**

77
 78 *Mr. Gill: I would like to note for the record there is a small typographical error in Resolution 2022-15. On*
 79 *page 2, the estimated amount is listed as \$31,900,000 dollars. That should actually say \$31,910,000*
 80 *dollars. With that, if there are no questions, I will ask for a motion to adopt Resolution 2022-15 as*
 81 *amended.*

82
 83 **On MOTION made by Mr. John Wollard, seconded by Mr. Scott Turner,**
 84 **and with all in favor, Resolution 2022-15 was adopted as amended,**
 85 **and the Chair was authorized to sign.**

86
 87 **FOURTH ORDER OF BUSINESS** **Consideration of Resolution 2022-16**

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 89 **Consideration of Resolution 2022-16, a resolution of the Board of Supervisors of the LT Ranch**
 90 **Community Development District re-designating the officers of the Board of Supervisors**

91
 92 Mr. Gill explained this Resolution relisted the designations with John Wollard as Chair, Christy Zelaya as
 93 Vice Chair, and Karen Goldstein, Scott Turner, and Christian Cotter as Assistant Secretaries. He asked if
 94 there were any questions; hearing none, he called for a motion.

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On MOTION made by Mr. John Wollard, seconded by Mr. Scott Turner, and with all in favor, Resolution 2022-16 was adopted, and the Chair was authorized to sign.

FIFTH ORDER OF BUSINESS

Staff Reports

I. District Attorney

Mr. Jere Earlywine: Staff is working with the land developers on an agreement for the construction of the Lorraine Road segment. I don't know that we have anything to present at this point, but we should have something coming back before too long to address. That and the bond deal is what we have been working on.

Mr. Ward: I will add to Jere's report on Lorraine Road. As a part of that process, there will be an agreement with the respective parties, including the County, that include some additional work that will be done by the CDD on behalf of the County. To do that we are in the process of doing an RFP for Engineering Services to be able to do the design work related to the Lorraine Road improvements, or a portion thereof. That will also be back to you, probably, at your August meeting.

II. District Engineer

No report.

III. District Asset Manager

No report.

IV. District Manager

No report.

SIXTH ORDER OF BUSINESS

Supervisor's Requests and Audience Comments

Mr. Gill noted there were no members of the public present in person or via audio/video. He asked if there were any Supervisor's requests; there were none.

SEVENTH ORDER OF BUSINESS

Adjournment

Mr. Gill adjourned the meeting at approximately 11:10 a.m.

On MOTION made by Mr. Christian Cotter, seconded by Mr. Scott Turner, and with all in favor, the meeting was adjourned.

LT Ranch Community Development District

James P. Ward, Secretary

John Wollard, Chairperson

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**MINUTES OF MEETING
LT RANCH
COMMUNITY DEVELOPMENT DISTRICT**

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The Regular Meeting of the Board of Supervisors of the LT Ranch Community Development District was held on Wednesday, August 10, 2022, at 11:00 a.m. at the offices of Taylor Morrison 551 Cattlemen Road, Suite 200, Sarasota Florida 34232.

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Present and constituting a quorum:

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John Wollard	Chairperson
Scott Turner	Assistant Secretary
Christy Zelaya	Assistant Secretary
Christian Cotter	Assistant Secretary

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Absent:

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Karen Goldstein	Assistant Secretary
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Also present were:

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James P. Ward	District Manager
Jere Earlywine	District Attorney
Andrew Gill	

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Audience:

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All resident's names were not included with the minutes. If a resident did not identify themselves or the audio file did not pick up the name, the name was not recorded in these minutes.

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PORTIONS OF THIS MEETING WERE TRANSCRIBED VERBATIM. ALL VERBATIM PORTIONS WERE TRANSCRIBED IN *ITALICS*.

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FIRST ORDER OF BUSINESS

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Call to Order/Roll Call

Mr. Andrew Gill called the meeting to order at approximately 11:00 a.m. He conducted roll call; all Members of the Board were present, with the exception of Supervisor Goldstein, constituting a quorum.

SECOND ORDER OF BUSINESS

Consideration of Minutes

July 27, 2022 - Regular Meeting Minutes

Mr. Gill asked if there were any corrections, additions, or deletions from the Minutes; hearing none, he called for a motion.

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On MOTION made by Mr. John Wollard, seconded by Ms. Christy Zelaya, and with all in favor, the July 27, 2022 Regular Meeting Minutes were approved.

THIRD ORDER OF BUSINESS

Consideration of Proposals

Consideration and ranking of proposals for engineering services related to the Lorraine Road project and approval of the form of Master Engineering Services Agreement

- a) Ranking of engineering proposals from Stantec and George F Young Inc**
- b) Consideration and approval of the form of Master Engineering Services Agreement**

Mr. Gill: We have included in your packet the two proposals we received. One from George F. Young Inc, and the other from Stantec. Additionally, we have included a ranking sheet to rank these proposals. This ranking sheet isn't required but can assist you in determining which engineering group to go with. Based on Staff's review, we believe that Stantec should score a bit higher in past experience due to the Lorraine Road studies they've done.

Mr. Earlywine: I think your analysis is correct. We've worked with Stantec a long time and they have more expertise in this particular area. Essentially what you have to do today is rank and score them, and then we will take a motion to adopt that ranking and the Consultant's Competitive Negotiation Act indicates that once you rank them, you are supposed to authorize Staff to negotiate a form of contract. So, we will be looking for two motions, one to rank and score the proposals and the second to accept that ranking and authorize Staff to negotiate with the first ranked proposal on price and then come back with a contract. If we can't reach terms on price, then we would go to the second ranked proposer.

Mr. Gill asked if there were any questions; hearing none, he called for a motion.

On MOTION made by Mr. John Wollard, seconded by Mr. Christian Cotter, and with all in favor, the engineering proposals were ranked as recommended by Staff: 1st Stantec and 2nd George F. Young Inc.

Mr. Gill asked for a motion to authorize Staff to negotiate an agreement with Stantec for the Lorraine Road Extension.

On MOTION made by Mr. John Wollard, seconded by Mr. Scott Turner, and with all in favor, Staff was authorized to negotiate an agreement with Stantec for the Lorraine Road Extension; to the extent that Staff was unable to reach an agreement Stantec, Staff was authorized to negotiate an agreement with George F. Young Inc for the Lorraine Road Extension.

FOURTH ORDER OF BUSINESS

Staff Reports

95 **I. District Attorney**

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97 No report.

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99 **II. District Engineer**

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101 No report.

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103 **III. District Asset Manager**

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105 No report.

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107 **IV. District Manager**

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109 No report.

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112 **FIFTH ORDER OF BUSINESS** **Supervisor's Requests and Audience Comments**

113
114 Mr. Gill noted there were no members of the public present in person or via audio/video. He asked if
115 there were any Supervisor's requests; there were none.

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118 **SIXTH ORDER OF BUSINESS** **Adjournment**

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120 Mr. Gill adjourned the meeting at approximately 11:05 a.m.

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122 **On MOTION made by Mr. John Wollard, seconded by Mr. Christian**
123 **Cotter, and with all in favor, the meeting was adjourned.**

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125 LT Ranch Community Development District

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128 _____
129 James P. Ward, Secretary

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128 _____
129 John Wollard, Chairperson

Cori Dissinger

From: James Ward
Sent: Monday, August 15, 2022 7:48 AM
To: Cori Dissinger; Andrew Gill
Subject: FW: Assessment

Cori,

This goes in the agenda for the LTR hearing on the assessments.

Jim.



James P. Ward
Chief Operating Officer

Email: JimWard@JPWardAssociates.com
| Mobile: 954-658-4900

JPWard & Associates, LLC
2301 Northeast 37th Street
Fort Lauderdale, Florida 33308

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Excellence**

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Board Members: Do not use the "reply all" feature to e-mails where other Board Members that serve are in the e-mail transmission.

From: James Ward
Sent: Monday, August 15, 2022 7:44 AM
To: 'Darcy Johnston' <sdjohnston9804@gmail.com>
Subject: RE: Assessment

Darcy

You are in Area 2 - I have double checked this. I did find your lot was mistakenly assessed on the November, 2021 tax bill - and you will be receiving a refund from the CDD for that assessment.

My apologies for the error on your tax bill.

Jim.



James P. Ward
Chief Operating Officer

Email: JimWard@JPWardAssociates.com
| Mobile: 954-658-4900

JPWard & Associates, LLC
2301 Northeast 37th Street
Fort Lauderdale, Florida 33308

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-----Original Message-----

From: Darcy Johnston <sdjohnston9804@gmail.com>

Sent: Sunday, August 14, 2022 7:32 PM

To: James Ward <jimward@jpwardassociates.com>

Subject: Assessment

Hi James.

I really think there is a mistake regarding the assessment letter everyone had gotten, which I still haven't received. I'm at 8343 Skye Ranch Blvd and I should be lumped into the AREA 1 assessment not AREA 2. There are 8 of us homes on Skye ranch that should be in the Area1 assessment. I have lived in here since 4/21 and bought in here 5/20. This has to be a mistake. I completely OBJECT to this proposed assessment. We should not be in the Area 2. I am one of the first people that bought in here. This makes no sense. Please get back to me about this. This is unacceptable and has to be a complete oversight and should be fixed.

Thank you

Darcy Johnston

Cori Dissinger

From: James Ward
Sent: Monday, August 15, 2022 7:48 AM
To: Cori Dissinger; Andrew Gill
Subject: FW: Notice of Objection

Cori – this goes in the agenda for the LTR assessment public hearing.

J



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James P. Ward
Chief Operating Officer

Email: JimWard@JPWardAssociates.com
| Mobile: 954-658-4900

JPWard & Associates, LLC
2301 Northeast 37th Street
Fort Lauderdale, Florida 33308

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Board Members: Do not use the "reply all" feature to e-mails where other Board Members that serve are in the e-mail transmission.

From: James Ward
Sent: Monday, August 15, 2022 7:47 AM
To: 'ehill9112003@gmail.com' <ehill9112003@gmail.com>
Subject: RE: Notice of Objection

Eric,

The notice that you are in Area 2 is correct. I did note that there was an assessment on our tax bill in November, 2021 that was in error, and a refund for that CDD assessment is in process and will be mailed to you this week.

My apologies for the error on your tax bill.

Jim.



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Excellence**

James P. Ward
Chief Operating Officer

Email: JimWard@JPWardAssociates.com
| Mobile: 954-658-4900

JPWard & Associates, LLC
2301 Northeast 37th Street
Fort Lauderdale, Florida 33308

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Board Members: Do not use the "reply all" feature to e-mails where other Board Members that serve are in the e-mail transmission.

-----Original Message-----

From: ehill9112003@gmail.com <ehill9112003@gmail.com>

Sent: Sunday, August 14, 2022 5:39 PM

To: James Ward <jimward@jowardassociates.com>

Subject: Notice of Objection

Mr. Ward,

Thank you for taking my recent call. I realize you may still be looking into this matter, but the notice I received states I only have 20-days to file my objection in writing, so I wanted to codify my objection before that deadline.

The Notice I received, dated July 27, 2022 indicates the LT Ranch CDD intends to include my home in the Area 2 Assessments. I object to this assessment since I closed on my home in December of 2020 and was notified my home was part of Area 1 Assessments. I recall you telling me during our call that your records also showed my address in Area 1.

Also of note, it appears that all my neighbors on the south side of Skye Ranch Blvd were also mistakenly included in the Area 2 assessment.

I am hoping this is simply a clerical error and my neighbors and I can all be removed from this assessment and treated similarly as the other "Area 1" homes in Skye Ranch Blvd.

Eric Hill
8347 Skye Ranch Blvd
Sarasota, FL 34241
941-350-3639

RESOLUTION 2022-17

[SECTION 170.08, F.S., DEBT ASSESSMENT RESOLUTION – ASSESSMENT AREA TWO]

A RESOLUTION MAKING CERTAIN FINDINGS; AUTHORIZING A CAPITAL IMPROVEMENT PLAN FOR ASSESSMENT AREA TWO; ADOPTING AN ENGINEER’S REPORT; PROVIDING AN ESTIMATED COST OF IMPROVEMENTS; ADOPTING AN ASSESSMENT REPORT; EQUALIZING, APPROVING, CONFIRMING AND LEVYING DEBT ASSESSMENTS ON ASSESSMENT AREA TWO; 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 LT Ranch Community Development District (“**District**”) is a local unit of special-purpose government established by ordinance of the Board of County Commissioners of Sarasota 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’s 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 LT RANCH COMMUNITY DEVELOPMENT DISTRICT AS FOLLOWS:

1. **AUTHORITY.** 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 July 27, 2022, and pursuant to Section 170.03, *Florida Statutes*, among other laws, the Board adopted Resolution 2022-15 (“**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 planned for the District’s “2022 Project” (herein, “**Project**”); and
- c. The Project is described in the Declaring Resolution and the *2022 Project Supplement to the Master Engineer’s Report dated April 2019 (as revised November 6, 2019)*, dated May 2022 (“**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, 2301 Northeast 37th Street, Fort Lauderdale, Florida 33308 (“**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 that portion of the District known as “**Assessment Area Two**,” 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 August 31, 2022, 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 within Assessment Area Two; 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 in Assessment Area Two, using the method determined by the Board and set forth in the *Master Special Assessment Methodology – Phase II Assessment Area*, dated May 2022 (“**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 Assessment Area Two; 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 Assessment Area Two 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 Assessment Area Two 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 within Assessment Area Two, 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, 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. **Supplemental Assessment Resolutions for Bonds.** The lien for the Debt Assessments established hereunder shall be inchoate until the District issues 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 series of Bonds each secured by one or more different assessment areas within Assessment Area Two.

- b. **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 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.
- c. **Contributions.** In connection with the issuance of a series of the Bonds, the project developer may request that any related Debt Assessments be reduced for certain product types. To accomplish any such requested reduction, and pursuant to the terms of an applicable acquisition agreement, and this resolution, the developer will agree to provide a contribution of infrastructure, work product, or land based on appraised value, comprising a portion of the Project and to meet the minimum requirements set forth in the Assessment Report, if any. Any such contributions shall not be eligible for payment under the Bonds.
- d. **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 in the District's sole discretion as an offset for any acquisition of any portion of the Project (e.g., land based on the lesser of cost basis or appraised value, infrastructure and/or work product), 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, in each case pursuant to the terms of an acquisition agreement between the District and the project developer.

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*, 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 applicable 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 – beginning upon the issuance of the particular series of the Bonds (and after taking into account any capitalized interest periods), 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 up to two times, plus accrued interest to the next succeeding interest payment date (or the second succeeding interest payment date if such prepayment is made within forty-five (45) calendar days before an interest payment date (or such other time as set forth in the supplemental indenture for the applicable series of bonds secured by the Debt Assessments in question)), attributable to the property subject to Debt Assessments 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.** The District has entered into an agreement (and shall renew or enter into new agreements if necessary) with the County Tax Collector for the collection of certain of the Debt Assessments, including interest thereon, in the manner provided in Section 197.3635, *Florida Statutes*, and as set forth in the District’s annual assessment resolutions.
- 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 and where the context allows.

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 Assessment Area Two. Such determination shall be made based on the language in this Resolution and/or 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 within Assessment Area Two. 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 within Assessment Area Two, 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 reasonable 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.
- e. As set forth in any supplemental assessment resolution and/or supplemental assessment report for a specific series of Bonds, the District may assign a specific debt service assessment lien comprising a portion of the Debt Assessments to an assessment area comprised of specific unplatted lands which are less than all of the unplatted lands in Assessment Area Two, and, accordingly, any related true-up determinations may be limited to determining whether the planned units for such specified lands in the assessment area have been and/or will be developed.

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 Sarasota 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 31st DAY OF AUGUST, 2022.

ATTEST:

**LT RANCH
COMMUNITY DEVELOPMENT DISTRICT**

James P. Ward, Secretary

John Wollard, Chairperson

Exhibit A: *2022 Project Supplement to the Master Engineer's Report dated April 2019 (as revised November 6, 2019), dated May 2022*

Exhibit B: *Master Special Assessment Methodology – Phase II Assessment Area, dated May 2022*

LT Ranch
Community Development District
2022 Project Supplement to the
Master Engineer's Report dated
April 2019 (as revised November 6, 2019)

Prepared for:

LT Ranch
Community Development District
Sarasota County, Florida

Prepared by:

Ronald J Schwied Jr., P.E.
ATWELL, LLC
Sarasota, Florida

Dated:

May 2022

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Appendix A – Assessment Area Two Map

INTRODUCTION

This *2022 Project Supplement* (“**Supplemental Report**”) supplements and updates the *Master Engineer’s Report* dated April 2019, as revised November 6, 2019 (“**Master Report**”), as subsequently supplemented and updated by the *2019 Project Supplement to the Master Report*, dated December 11, 2019, (the “*2019 Supplement*” and collectively with the *Master Report*, the “**Prior Report**”). The Master Report describes the District’s public “**Capital Improvement Plan**,” or “**CIP**.” Except as noted herein, the Master Report, including the description of the components of the CIP in the Master Report, remains unchanged. All capitalized terms not otherwise defined herein have the meanings ascribed thereto in the Master Report.

The 2019 Supplement was prepared to support the District’s first series of bonds, which were issued in 2019 (the “2019 Bonds”). The purpose of this Supplemental Report is to more specifically identify the portion of the CIP, known as the “**2022 Project**”, that will be financed all or in part by the District’s second series of bonds (the “2022 Bonds”). Since the date of the 2019 Supplement, the total estimated cost of the CIP has increased to \$53.08 million and the total estimated cost of the private Developer-funded improvements needed for LT Ranch One has increased to \$70.54 million. The 2019 Bonds funded approximately \$15.188 million (net of interest earnings and amounts remaining after costs of issuance of the 2019 Bonds were paid) of the CIP. The total estimated cost of the 2022 Project is approximately \$37.888 million and includes costs that were reflected in Table 2 of the 2019 Supplement as “Series 2019 Public Improvements” to the extent not actually funded by the 2019 Bonds. No land acquisition costs are included in the 2022 Project.

The proposed infrastructure improvements, as outlined herein, are necessary for the functional development of the District as required by Sarasota County, Florida, the Southwest Florida Water Management District, and the United States Army Corps of Engineers.

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 costs at completion, as construction of certain components of the 2022 Project is on-going. Actual costs may vary based upon field conditions encountered during construction completion, etc. Nevertheless, all costs

contained herein, may be reasonably expected to adequately fund the improvements described, and contingency costs as included are reasonable.

2022 PROJECT AND ASSESSMENT AREA TWO

The 2022 Project is a portion of the infrastructure relating to what is known as the “**Phase 2 Assessment Area,**” (a/k/a “**Assessment Area Two**”), a map of which is attached hereto as **Exhibit A**. That said, the 2022 Project is an integral part of the overall system of improvements – i.e., the CIP – that will provide special benefit to all assessable land within the District. In particular, the 2022 Project consists of:

- (i) **Landscaping & Walls** - Required landscaping and sound attenuation wall along public Roadway “A” (Lorraine Road).
- (ii) **Water & Wastewater** - Wastewater and water distribution systems that will be part of the County water and wastewater systems.
- (iii) **Irrigation** - A reclaimed system that will be owned by the County, and a connected irrigation system that will be owned in part by the District and operated as part of the County irrigation system serving the District and other portions of the County.
- (iv) **Stormwater** - The stormwater management system that will be owned by the District.
- (v) **Environmental Preservation & Mitigation** - The costs of environmental preservation and mitigation improvements that are required by applicable governmental development orders and will also serve a drainage function.
- (vi) **Off-Site Road Construction** – Certain off-site improvements including portions of the future Roadway “A” lying outside of the District. CDD reimbursable cost, will be less any impact fee creditable improvements.
- (vii) **CDD Roadways** – A portion of the costs of the CDD Roadway, which does not provide access to gated entrances to LT Ranch Neighborhood One.
- (viii) **Public Park** – A public community park that will generally consist of baseball/softball and soccer fields, tennis and basketball courts, dog parks, and restroom and concession facilities, and infrastructure to support these facilities such as stormwater piping, water and wastewater services and irrigation, provided however, that the Developer may elect instead to finance the park improvements privately and turn the improvements over to a homeowner’s association for ownership and operations. The community park would be

located outside of gated entrances to LT Ranch One and on public Lorraine Road, would be owned and operated by the District, and will be accessible by the general public, subject to applicable rules and regulations of the District.

- (ix) **Professional Fees** - Soft costs such as professional fees and permitting costs.

The 2022 Project comprises infrastructure improvements that have been completed or will be completed on or before December 31, 2023. For a more detailed description of the various infrastructure components, as well as information regarding proposed ownership and maintenance responsibilities, please refer to the Master Report.

Private infrastructure, which is not included with the CIP, or the 2022 Project, but which is necessary for the development of the LT Ranch One development, includes private landscaping/hardscaping, irrigation, internal roadways, portions of the excavation and grading, street lights and related electrical lines, and the various private amenity centers. The 2022 Project also does not include any of the following items:

- (a) There are no off-site utility improvements included in the 2022 Project.
- (b) No land acquisition costs are included in the 2022 Project.
- (c) Any portions of the 2022 Project that give rise to impact fee credits will not be funded by the 2022 Bonds.
- (d) Any portion of the costs of utilities included in the 2022 Project that are the subject of an oversizing agreement with the County will not be funded by the 2022 Bonds, to the extent the cost relates to the oversizing. See the notes to Table 2 below.

The previously-issued 2019 Bonds are payable from the revenues derived from the collection of non-ad valorem special assessments levied on assessable land in the portion of the District referred to as Assessment Area One. The 2022 Bonds will be payable from the revenues derived from the collection of non-ad valorem special assessments levied on assessable land in the portion of the District referred to as “**Assessment Area Two**”, a map of which is attached hereto as **Exhibit A**.

The planned product types in Assessment Area Two are presented in Table 1 below.

Table 1: Assessment Area 2 Lot Matrix

PRODUCT TYPE	UNIT COUNT	PERCENT OF TOTAL
38'	0	0.00%
42'	153	20.13%
52'	203	26.71%
62'	76	10.00%
76'	30	3.95%
90'	0	0.00%
100'	0	0.00%
Townhouse	298	39.21%
TOTAL	760	100.0%

2022 PROJECT COSTS

The estimated total cost of the 2022 Project is \$37.888 million. Refer to Table 2 below for a summary of the costs for the 2022 Project and other completed and planned expenditures relating to the LT Ranch One Development.

Table 2: Cost Estimates

No.	Facility	Overall CDD Master CIP Improvements			Area II Master Improvements (2022)		
		Public	Private	Total Project Costs	Public	Private	Total Area II Project Costs
1	Landscaping & Walls	\$2,850,249	\$7,550,000	\$10,400,249	\$1,615,801	\$3,775,000	\$5,390,801
2	Subdivision Potable Water System	\$3,906,171	\$0	\$3,906,171	\$3,187,072	\$0	\$3,187,072
3	Subdivision WasteWater System	\$7,604,591	\$0	\$7,604,591	\$5,313,241	\$0	\$5,313,241
4	Irrigation Facilities	\$4,146,993	\$1,059,470	\$5,206,463	\$4,146,993	\$0	\$4,146,993
5	Storm Water Facilities ⁽¹⁾⁽²⁾⁽³⁾	\$14,588,443	\$6,300,000	\$20,888,443	\$7,191,356	\$3,150,000	\$10,341,356
6	Environmental Preservation & Mitigation	\$1,793,352	\$0	\$1,793,352	\$1,793,352	\$0	\$1,793,352
7	Off-Site Utilities ⁽⁵⁾	\$2,857,494	\$0	\$2,857,494	\$0	\$0	\$0
8	Private Streets	\$0	\$19,522,000	\$19,522,000	\$0	\$8,100,514	\$8,100,514
9	Off-site Road Construction ⁽⁴⁾	\$3,292,000	\$0	\$3,292,000	\$3,292,000	\$0	\$3,292,000
10	CDD Roadways	\$910,218	\$0	\$910,218	\$773,203	\$0	\$773,203
11	Public Park	\$3,187,884	\$0	\$3,187,884	\$3,187,884	\$0	\$3,187,884
12	Amenities	\$0	\$15,801,522	\$15,801,522	\$0	\$7,900,761	\$7,900,761
13	Street Lights in Off-site Roadway	\$0	\$348,000	\$348,000	\$0	\$0	\$0
14	Electrical	\$0	\$782,000	\$782,000	\$0	\$709,588	\$709,588
15	Miscellaneous Structures	\$0	\$602,000	\$602,000	\$0	\$602,000	\$602,000
16	Municipal Fees & Permits	\$0	\$1,790,000	\$1,790,000	\$0	\$1,263,974	\$1,263,974
Subtotal (Improvements Benefiting All Units)		\$45,137,395	\$53,754,992	\$98,892,387	\$30,500,903	\$25,501,837	\$56,002,740
17	Contingency	\$4,694,683	\$7,264,217	\$11,958,900	\$4,694,683	\$3,825,276	\$8,519,959
18	Professional Fees	\$3,243,999	\$9,520,000	\$12,763,999	\$2,692,491	\$3,356,632	\$6,049,123
Total Improvements		\$53,076,078	\$70,539,209	\$123,615,286	\$37,888,077	\$32,683,744	\$70,571,821

- (1) Public Stormwater/Floodplain mgmt includes storm sewer pipes, inlets, catch basins, control structures, headwalls
- (2) Developer Funded Stormwater/Floodplain mgmt includes lake excavations exceeding 8' in depth, lot pad grading, road grading.
- (3) Includes Lake Excavation to a 8' minimum depth required by the Southwest Florida Water Management District.
- (4) The CDD reimbursable cost for off-site roadway, will be less any impact fee creditable improvements.
- (5) The cost of the portion of utilities relative to any oversizing agreements shall not be funded by Bonds and are not included herein.
- (6) As of Feb 2022, approximately \$2.9 M of additional components of the public CIP have been funded by the Developer (which are reflected as part of the costs of the 2022 Project) and \$38 M of private improvements have been funded by the Developer
- (7) As of Feb 2022, approximately 38% of the public CIP has been completed and 33% of the private improvements needed for the LT Ranch One development have been completed

The cost estimates set forth herein are based on actual costs of completed improvements or estimates for improvements under construction, based on current plans and market conditions, which are subject to change. Accordingly, the 2022 Project as used herein refers to a portion of the public infrastructure of the kinds described in the Master Engineer's Report to support the development and sale of the planned residential units in Assessment Area Two, which (subject to true-up determinations) number and type of units may be changed as lands are developed. Stated differently, during development and implementation of the public infrastructure improvements as described for the District, it may be necessary to make modifications and/or deviations for the plans, and the District expressly reserves the right to do so.

SUMMARY AND CONCLUSION

The infrastructure, as outlined above, is required by the applicable independent unit of local government. 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 platting, design and permitting of the Assessment Area Two 2022 Project improvements 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 Atwell, LLC, as the consulting engineer to the District, that the estimated infrastructure costs provided herein for the District improvements are reasonable to complete the construction of the infrastructure described herein and that these infrastructure improvements will benefit and add value to all lands within the District. All such infrastructure costs are public improvements or community facilities as set forth in Section 190.012(1) of the Florida Statutes. Further, the CIP, which includes the 2022 Project among other improvements, functions as a system of improvements benefitting all lands within the District.

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 Sarasota 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.

A handwritten signature in blue ink, appearing to read 'R. Schwied, Jr.', is positioned above a horizontal line.

Ronald Schwied, Jr., P.E

District Engineer

FL Registration No.: 65694

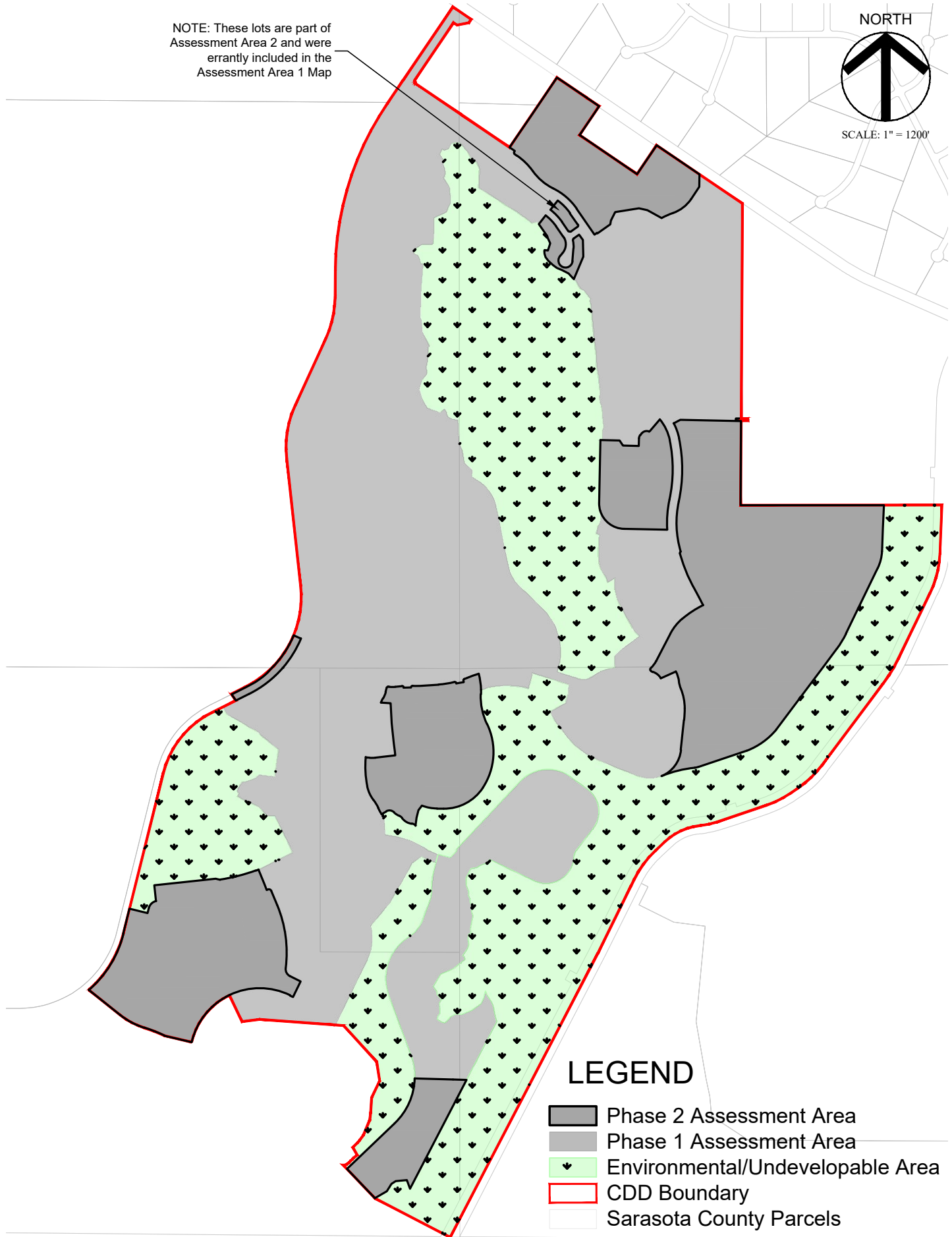
EXHIBIT A – PHASE 2 ASSESSMENT AREA

LT RANCH CDD






NOTE: These lots are part of Assessment Area 2 and were errantly included in the Assessment Area 1 Map



SCALE: 1" = 1200'



LEGEND

-  Phase 2 Assessment Area
-  Phase 1 Assessment Area
-  Environmental/Undevelopable Area
-  CDD Boundary
-  Sarasota County Parcels

THIS INSTRUMENT PREPARED BY
AND SHOULD BE RETURNED TO:

Stephen L. Kussner, Esq.
Gray Robinson, P.A.
P.O. Box 3324
Tampa, Florida 33602

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2020167409 14 PG(S)
December 31, 2020 02:00:21 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FL

Doc Stamp-Deed: \$116,731.30



For Recording Purposes Only

NOTE TO RECORDER: Documentary stamp taxes in the amount of \$116,731.30 are being paid on consideration of \$16,675,890.00 in connection with this Deed as required pursuant to Section 201.02, Florida Statutes.

A portion of Parcel Identification Numbers 0293042000 and 0293041000

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made and entered into as of the 29th day of December, 2020, by **LT PARTNERS, LLLP**, a Florida limited liability limited partnership, with a mailing address of 11708 Fruitville Road, Sarasota, Florida 34240, Attention: Charles H. Turner (hereinafter referred to as "Grantor"), to **TAYLOR MORRISON OF FLORIDA, INC.**, a Florida corporation, with a mailing address of 551 North Cattlemen Road, Suite 200, Sarasota, Florida 34232 (hereinafter referred to as "Grantee").

WITNESSETH:

THAT, 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 acknowledged by Grantor, Grantor hereby grants, bargains, sells, conveys and confirms unto Grantee all that certain real property in Sarasota County, Florida, more particularly described in **Exhibit "A"** attached hereto and made a part hereof, together with all of Grantor's rights belonging or appertaining to said real property, including without limitation of the foregoing, the following to the extent they pertain to said real property (a) riparian rights, (b) fixtures, easements and rights-of-way, (c) rights pertaining to adjacent streets and roadways, and (d) mineral rights and timber rights (hereinafter collectively referred to as the "Real Property").

TOGETHER WITH all the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

TO HAVE AND TO HOLD the same unto Grantee in fee simple forever.

AND Grantor hereby covenants with Grantee that Real Property is free and clear of all liens and encumbrances except taxes for 2020 and subsequent years, but is subject to the covenants, easements and restrictions of record as set forth in **Exhibit "B"** attached hereto and made a part hereof (collectively, "Permitted Exceptions"), without re-imposing the same; that Grantor is

lawfully seized of the Real Property in fee simple; that Grantor has good right and lawful authority to sell and convey the Real Property; and that Grantor hereby fully warrants the title to the Real Property and will defend the same against the lawful claims of all persons claiming by, through and under Grantor but against none other.

The Real Property is not the homestead of Grantor, and neither Grantor nor Grantor's spouse, nor anyone for whose support the Grantor is responsible, resides on or adjacent to the Real Property.

Wherever used herein, the terms "Grantor" and "Grantee" shall be deemed to include the parties to this Special Warranty Deed and the successors and assigns of each. The singular shall be deemed to include the plural, and vice versa, where the context so permits.

This conveyance is further subject to the following restrictions and reservations set forth below.

Without the written consent of Grantor, Grantee may not develop more than eleven hundred (1,100) residential units on the Real Property and the land described in that certain: (i) Special Warranty Deed from LT Partners, LLLP to Taylor Morrison of Florida, Inc. dated July 20, 2018, recorded July 23, 2018 in Official Records Instrument Number 2018097767; (ii) and that certain Special Warranty Deed from LT Partners, LLLP to Taylor Morrison of Florida, Inc. dated July 20, 2018, recorded July 23, 2018 in Official Records Instrument Number 2019099789, all of the Official Records of Sarasota County, Florida.

[Remainder of Page is Intentionally Blank.]

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed as of the day and year first above written.

Signed, sealed and delivered in the presence of:

GRANTOR:

LT PARTNERS, LLLP, a Florida limited liability limited partnership

By: JDCK Operations, LLC, a Florida limited liability company, its General Partner

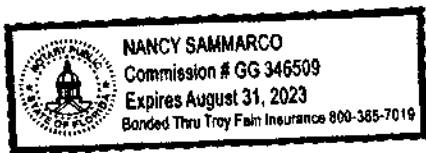
By: *Charles H. Turner*
Charles H. Turner, as its Manager

Jennifer Terbag
Print Name: Jennifer Terbag

Nancy Sammarco
Print Name: Nancy Sammarco

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 28th day of December, 2020, by means of [] physical presence or [] online notarization by Charles H. Turner as Manager of JDCK Operations, LLC, a Florida limited liability company, the General Partner of **LT PARTNERS, LLLP**, a Florida limited liability limited partnership, on behalf of the limited liability limited partnership, who [] is personally known to me or [] has produced _____ as identification.



Nancy Sammarco
Signature of Notary Public
(Print Notary Name) Nancy Sammarco

EXHIBIT "A"

Legal Description

PARCEL 3A

DESCRIPTION: A portion of TRACT 501 (FUTURE DEVELOPMENT AREA), LT RANCH NEIGHBORHOOD ONE, according to the plat thereof, as recorded in Plat Book 53, Pages 175 through 224, inclusive, of the Public Records of Sarasota County, Florida, lying in the Northwest 1/4 of Section 22, Township 37 South, Range 19 East, Sarasota County, Florida, and being more particularly described as follows:

COMMENCE at the Northwest corner of said Section 22, run thence along the West boundary thereof, S.00°03'57"E., a distance of 420.97 feet; thence N.89°56'03"E., a distance of 477.47 feet to the **POINT OF BEGINNING**, said point being on the Northerly boundary of PARCEL 2A, as described in that certain SPECIAL WARRANTY DEED, recorded in Official Records Instrument # 2019099789, of the Public Records of Sarasota County, Florida, said point also being on the Northerly boundary of said TRACT 501 (FUTURE DEVELOPMENT AREA); thence along said Northerly boundary of TRACT 501 (FUTURE DEVELOPMENT AREA), N.34°10'27"E., a distance of 361.26 feet; thence departing said Northerly boundary, S.55°49'33"E., a distance of 157.00 feet; thence N.34°10'27"E., a distance of 30.41 feet; thence S.55°49'33"E., a distance of 70.00 feet; thence S.56°19'14"E., a distance of 74.04 feet; thence S.55°49'33"E., a distance of 70.00 feet; thence N.34°10'27"E., a distance of 86.67 feet; thence S.55°49'33"E., a distance of 70.67 feet; thence S.55°49'33"E., a distance of 41.33 feet to a point on aforesaid Northerly boundary of TRACT 501 (FUTURE DEVELOPMENT AREA); thence along said Northerly boundary the following two (2) courses: 1) S.34°10'27"W., a distance of 9.03 feet; 2) S.55°49'33"E., a distance of 128.67 feet; thence departing said Northerly boundary, S.34°10'27"W., a distance of 81.67 feet; thence N.55°49'33"W., a distance of 60.00 feet; thence S.34°10'27"W., a distance of 364.07 feet; thence S.55°49'33"E., a distance of 4.67 feet; thence S.34°10'27"W., a distance of 116.21 feet to a point on said Northerly boundary of PARCEL 2A; thence along said Northerly boundary of PARCEL 2A the following six (6) courses: 1) Northwesterly, 252.23 feet along the arc of a non-tangent curve to the right having a radius of 515.00 feet and a central angle of 28°03'40" (chord bearing N.49°17'35"W., 249.71 feet); 2) Northwesterly, 209.95 feet along the arc of a reverse curve to the left having a radius of 585.00 feet and a central angle of 20°33'48" (chord bearing N.45°32'39"W., 208.83 feet); 3) N.55°49'33"W., a distance of 27.80 feet; 4) Northerly, 23.56 feet along the arc of a tangent curve to the right having a radius of 15.00 feet and a central angle of 90°00'00" (chord bearing N.10°49'33"W., 21.21 feet); 5) N.34°10'27"E., a distance of 11.33 feet; 6) N.55°49'47"W., a distance of 60.00 feet to the **POINT OF BEGINNING**.

Containing 6.024 acres, more or less.

TOGETHER WITH:

PARCEL 3B

DESCRIPTION: A portion of TRACT 501 (FUTURE DEVELOPMENT AREA), LT RANCH NEIGHBORHOOD ONE, according to the plat thereof, as recorded in Plat Book 53, Pages 175 through 224, inclusive, of the Public Records of Sarasota County, Florida, lying in the Northwest 1/4 of Section 22, Township 37 South, Range 19 East, Sarasota County, Florida, and being more particularly described as follows:

COMMENCE at the Northwest corner of said Section 22, run thence along the West boundary thereof, S.00°03'57"E., a distance of 1013.62 feet; thence N.89°56'03"E., a distance of 864.50 feet to the **POINT**

OF BEGINNING, said point being the Westernmost corner of the Northernmost less and except parcel of PARCEL 2A, as described in that certain SPECIAL WARRANTY DEED, recorded in Official Records Instrument # 2019099789, of the Public Records of Sarasota County, Florida; thence along the Northwesterly, Northeasterly, Southeasterly and Southwesterly boundary of said Northernmost less and except parcel, in respective order, the following eight (8) courses: 1) N.37°47'36"E., a distance of 109.43 feet; 2) Southeasterly, 169.35 feet along the arc of a non-tangent curve to the right having a radius of 508.00 feet and a central angle of 19°06'00" (chord bearing S.44°17'09"E., 168.56 feet); 3) S.34°44'09"E., a distance of 130.69 feet; 4) Southerly, 23.56 feet along the arc of a tangent curve to the right having a radius of 15.00 feet and a central angle of 90°00'00" (chord bearing S.10°15'51"W., 21.21 feet); 5) S.55°15'51"W., a distance of 77.67 feet; 6) Westerly, 23.56 feet along the arc of a tangent curve to the right having a radius of 15.00 feet and a central angle of 89°59'37" (chord bearing N.79°44'09"W., 21.21 feet); 7) N.34°44'20"W., a distance of 105.95 feet; 8) Northwesterly, 160.63 feet along the arc of a non-tangent curve to the left having a radius of 535.00 feet and a central angle of 17°12'08" (chord bearing N.43°36'20"W., 160.02 feet) to the **POINT OF BEGINNING**.

Containing 0.743 acres, more or less.

TOGETHER WITH:

PARCEL 3C

DESCRIPTION: A portion of TRACT 501 (FUTURE DEVELOPMENT AREA), LT RANCH NEIGHBORHOOD ONE, according to the plat thereof, as recorded in Plat Book 53, Pages 175 through 224, inclusive, of the Public Records of Sarasota County, Florida, lying in the Northwest 1/4 of Section 22, Township 37 South, Range 19 East, Sarasota County, Florida, and being more particularly described as follows:

COMMENCE at the Northwest corner of said Section 22, run thence along the West boundary thereof, S.00°03'57"E., a distance of 1149.98 feet; thence N.89°56'03"E., a distance of 755.03 feet to the **POINT OF BEGINNING**, said point being on the Westerly boundary of said TRACT 501 (FUTURE DEVELOPMENT AREA), said point also being on the Westerly boundary of PARCEL 2A, as described in that certain SPECIAL WARRANTY DEED, recorded in Official Records Instrument # 2019099789, of the Public Records of Sarasota County, Florida; thence along said Westerly boundary of PARCEL 2A the following fourteen (14) courses: 1) N.37°21'26"E., a distance of 104.83 feet; 2) Southeasterly, 145.33 feet along the arc of a non-tangent curve to the right having a radius of 465.00 feet and a central angle of 17°54'25" (chord bearing S.43°41'21"E., 144.74 feet); 3) S.34°44'09"E., a distance of 115.62 feet; 4) Southeasterly, 16.74 feet along the arc of a tangent curve to the right having a radius of 165.00 feet and a central angle of 05°48'51" (chord bearing S.31°49'43"E., 16.74 feet); 5) Southerly, 154.86 feet along the arc of a compound curve to the right having a radius of 127.00 feet and a central angle of 69°51'54" (chord bearing S.06°00'39"W., 145.44 feet); 6) S.40°56'36"W., a distance of 34.25 feet; 7) Easterly, 252.79 feet along the arc of a tangent curve to the left having a radius of 67.00 feet and a central angle of 216°10'34" (chord bearing S.67°08'41"E., 127.38 feet); 8) N.04°46'02"E., a distance of 121.08 feet; 9) Northerly, 77.67 feet along the arc of a tangent curve to the left having a radius of 235.00 feet and a central angle of 18°56'13" (chord bearing N.04°42'05"W., 77.32 feet); 10) Northerly, 18.18 feet along the arc of a reverse curve to the right having a radius of 15.00 feet and a central angle of 69°26'03" (chord bearing N.20°32'50"E., 17.09 feet); 11) N.55°15'51"E., a distance of 65.68 feet; 12) S.34°44'09"E., a distance of 60.93 feet; 13) S.01°50'57"E., a distance of 158.03 feet; 14) S.23°02'24"W., a distance of 231.70 feet to a point on aforesaid Westerly boundary of TRACT 501 (FUTURE DEVELOPMENT AREA); thence along said Westerly boundary the following thirteen (13) courses: 1) N.42°25'34"W., a distance of 72.39 feet; 2) N.62°47'24"W., a distance of 71.31 feet; 3) N.67°52'50"W., a distance of 50.15 feet; 4) N.54°45'41"W., a distance of 45.84 feet; 5) N.47°20'30"W., a distance of 62.58 feet; 6) N.36°42'32"W., a distance of 42.07

feet; 7) N.18°26'32"W., a distance of 32.76 feet; 8) N.02°48'29"W., a distance of 27.37 feet; 9) N.11°02'50"E., a distance of 9.15 feet; 10) S.85°32'58"E., a distance of 32.17 feet; 11) N.18°35'08"E., a distance of 70.73 feet; 12) N.24°52'44"W., a distance of 91.28 feet; 13) N.35°20'01"W., a distance of 120.61 feet to the **POINT OF BEGINNING**.

Containing 2.279 acres, more or less.

TOGETHER WITH:

PARCEL 3D

DESCRIPTION: A portion of TRACT 501 (FUTURE DEVELOPMENT AREA), LT RANCH NEIGHBORHOOD ONE, according to the plat thereof, as recorded in Plat Book 53, Pages 175 through 224, inclusive, of the Public Records of Sarasota County, Florida, lying in the Southwest 1/4 of Section 22, Township 37 South, Range 19 East, Sarasota County, Florida, and being more particularly described as follows:

COMMENCE at the Northwest corner of said Section 22, run thence along the West boundary thereof, S.00°03'57"E., a distance of 3197.41 feet; thence N.89°56'03"E., a distance of 1336.11 feet to the **POINT OF BEGINNING**, said point being on the Westerly boundary of said TRACT 501 (FUTURE DEVELOPMENT AREA); thence along said Westerly boundary, S.88°51'47"E., a distance of 15.00 feet to a point on the Westerly boundary of PARCEL 2A, as described in that certain SPECIAL WARRANTY DEED, recorded in Official Records Instrument # 2019099789, of the Public Records of Sarasota County, Florida; thence along said Westerly boundary of PARCEL 2A the following fourteen (14) courses: 1) S.88°51'47"E., a distance of 167.40 feet; 2) S.33°02'02"E., a distance of 58.05 feet; 3) S.88°51'47"E., a distance of 150.00 feet; 4) N.01°08'13"E., a distance of 70.33 feet; 5) Northerly, 34.23 feet along the arc of a tangent curve to the right having a radius of 50.00 feet and a central angle of 39°13'40" (chord bearing N.20°45'03"E., 33.57 feet); 6) N.40°21'53"E., a distance of 22.05 feet; 7) Easterly, 76.16 feet along the arc of a tangent curve to the right having a radius of 60.00 feet and a central angle of 72°43'25" (chord bearing N.76°43'35"E., 71.15 feet); 8) N.55°04'38"E., a distance of 11.10 feet; 9) N.40°21'53"E., a distance of 143.24 feet; 10) Southeasterly, 220.29 feet along the arc of a non-tangent curve to the right having a radius of 455.00 feet and a central angle of 27°44'24" (chord bearing S.25°38'19"E., 218.14 feet); 11) Southerly, 567.28 feet along the arc of a compound curve to the right having a radius of 1355.00 feet and a central angle of 23°59'15" (chord bearing S.00°13'30"W., 563.15 feet); 12) Southerly, 286.48 feet along the arc of a reverse curve to the left having a radius of 1045.00 feet and a central angle of 15°42'27" (chord bearing S.04°21'54"W., 285.59 feet); 13) N.88°51'47"W., a distance of 409.83 feet; 14) Northwesterly, 302.06 feet along the arc of a tangent curve to the right having a radius of 240.00 feet and a central angle of 72°06'39" (chord bearing N.52°48'28"W., 282.51 feet) to a point on aforesaid Westerly boundary of TRACT 501 (FUTURE DEVELOPMENT AREA); thence along said Westerly boundary the following two (2) courses: 1) Northerly, 74.93 feet along the arc of a compound curve to the right having a radius of 240.00 feet and a central angle of 17°53'21" (chord bearing N.07°48'28"W., 74.63 feet); 2) N.01°08'13"E., a distance of 596.76 feet to the **POINT OF BEGINNING**.

Containing 13.222 acres, more or less.

TOGETHER WITH:

PARCEL 3E

DESCRIPTION: A portion of SKYE RANCH NEIGHBORHOOD FOUR NORTH, according to the plat thereof, as recorded in Plat Book 54, Pages 218 through 246, inclusive; Together with a portion of LT

RANCH NEIGHBORHOOD ONE, according to the plat thereof, as recorded in Plat Book 53, Pages 175 through 224, inclusive, both of the Public Records of Sarasota County, Florida, lying in Sections 27 and 28, Township 37 South, Range 19 East, Sarasota County, Florida, and all being more particularly described as follows:

COMMENCE at the Northwest corner of said Section 27, run thence along the West boundary thereof, S.00°01'11"E., a distance of 132.82 feet to the **POINT OF BEGINNING**, said point being at the intersection of said West boundary and the Easterly boundary of LT RANCH TAKEDOWN PARCEL 1, as described in that certain SPECIAL WARRANTY DEED, recorded in Official Records Instrument # 2018097767, of the Public Records of Sarasota County, Florida; thence along said Easterly boundary the following six (6) courses: 1) N.79°50'17"E., a distance of 35.96 feet; 2) Northerly, 12.63 feet along the arc of a non-tangent curve to the left having a radius of 535.00 feet and a central angle of 01°21'10" (chord bearing N.10°50'09"W., 12.63 feet); 3) Northeasterly, 20.55 feet along the arc of a reverse curve to the right having a radius of 15.00 feet and a central angle of 78°30'18" (chord bearing N.27°44'25"E., 18.98 feet); 4) N.68°01'16"E., a distance of 30.64 feet; 5) Easterly, 113.07 feet along the arc of a tangent curve to the right having a radius of 1380.64 feet and a central angle of 04°41'33" (chord bearing N.70°22'02"E., 113.04 feet); 6) Southerly, 153.12 feet along the arc of a non-tangent curve to the right having a radius of 690.00 feet and a central angle of 12°42'54" (chord bearing S.08°09'53"E., 152.81 feet) to a point on the Westerly boundary of LT RANCH WETLAND, PRESERVE AND WATER MANAGEMENT AREA 2, as described in that certain SPECIAL WARRANTY DEED, recorded in Official Records Instrument # 2018097768, of the Public Records of Sarasota County, Florida; thence along said Westerly boundary the following ten (10) courses: 1) Southerly, 43.13 feet along the arc of a compound curve to the right having a radius of 690.00 feet and a central angle of 03°34'52" (chord bearing S.00°01'00"E., 43.12 feet); 2) Southerly, 291.52 feet along the arc of a reverse curve to the left having a radius of 610.00 feet and a central angle of 27°22'53" (chord bearing S.11°55'01"E., 288.75 feet); 3) Southerly, 634.27 feet along the arc of a reverse curve to the right having a radius of 615.00 feet and a central angle of 59°05'29" (chord bearing S.03°56'17"W., 606.54 feet); 4) Southwesterly, 438.29 feet along the arc of a compound curve to the right having a radius of 440.00 feet and a central angle of 57°04'21" (chord bearing S.62°01'13"W., 420.39 feet); 5) N.89°26'37"W., a distance of 61.94 feet; 6) Westerly, 147.33 feet along the arc of a tangent curve to the right having a radius of 415.00 feet and a central angle of 20°20'25" (chord bearing N.79°16'24"W., 146.55 feet); 7) S.37°23'49"W., a distance of 51.94 feet; 8) S.14°31'32"W., a distance of 73.77 feet; 9) S.14°44'29"E., a distance of 1.38 feet; 10) S.07°15'24"W., a distance of 76.22 feet to a point on the Northerly boundary of FEE SIMPLE DRAINAGE POND NO. 1, as described in that certain SPECIAL WARRANTY DEED, recorded in Official Records Instrument # 2019099789, of the Public Records of Sarasota County, Florida; thence along said Northerly boundary the following six (6) courses: 1) Northwesterly, 42.17 feet along the arc of a non-tangent curve to the left having a radius of 60.00 feet and a central angle of 40°16'25" (chord bearing N.62°51'36"W., 41.31 feet); 2) Northwesterly, 109.37 feet along the arc of a reverse curve to the right having a radius of 135.00 feet and a central angle of 46°24'59" (chord bearing N.59°47'19"W., 106.40 feet); 3) Northwesterly, 36.61 feet along the arc of a reverse curve to the left having a radius of 65.00 feet and a central angle of 32°16'20" (chord bearing N.52°43'00"W., 36.13 feet); 4) Northwesterly, 57.10 feet along the arc of a reverse curve to the right having a radius of 135.00 feet and a central angle of 24°14'05" (chord bearing N.56°44'07"W., 56.68 feet); 5) Westerly, 78.52 feet along the arc of a reverse curve to the left having a radius of 60.00 feet and a central angle of 74°58'42" (chord bearing N.82°06'26"W., 73.03 feet); 6) S.60°24'14"W., a distance of 51.24 feet to a point on said Easterly boundary of LT RANCH TAKEDOWN PARCEL 1; thence along said Easterly boundary the following four (4) courses: 1) Northwesterly, 68.09 feet along the arc of a non-tangent curve to the right having a radius of 586.00 feet and a central angle of 06°39'26" (chord bearing N.28°25'53"W., 68.05 feet); 2) Northwesterly, 86.97 feet along the arc of a reverse curve to the left having a radius of 389.00 feet and a central angle of 12°48'36" (chord bearing N.31°30'28"W., 86.79 feet); 3) Northwesterly, 144.23 feet along the arc of a reverse curve to the right having a radius of 311.00 feet and a central angle of 26°34'19" (chord bearing N.24°37'37"W., 142.94 feet); 4) Northerly, 279.34 feet along the arc of a compound curve to the

right having a radius of 961.00 feet and a central angle of 16°39'16" (chord bearing N.03°00'49"W., 278.36 feet) to a point on the Southerly boundary of FEE SIMPLE DRAINAGE POND NO. 2, as described in aforesaid certain SPECIAL WARRANTY DEED, recorded in Official Records Instrument # 2019099789; thence along said Southerly boundary of FEE SIMPLE DRAINAGE POND NO. 2 the following four (4) courses: 1) Easterly, 16.71 feet along the arc of a non-tangent curve to the left having a radius of 40.00 feet and a central angle of 23°56'08" (chord bearing S.73°31'12"E., 16.59 feet); 2) S.85°29'16"E., a distance of 20.13 feet; 3) Easterly, 56.30 feet along the arc of a tangent curve to the left having a radius of 290.00 feet and a central angle of 11°07'24" (chord bearing N.88°57'02"E., 56.21 feet); 4) N.83°23'20"E., a distance of 190.51 feet to the Southeast corner thereof; thence along the Easterly and Northerly boundary of said FEE SIMPLE DRAINAGE POND NO. 2, in respective order, the following four (4) courses: 1) N.06°36'40"W., a distance of 37.95 feet; 2) N.07°05'31"W., a distance of 76.35 feet; 3) Northerly, 382.27 feet along the arc of a tangent curve to the right having a radius of 4160.00 feet and a central angle of 05°15'54" (chord bearing N.04°27'34"W., 382.13 feet); 4) N.87°05'25"W., a distance of 92.77 feet to a point on said Easterly boundary of LT RANCH TAKEDOWN PARCEL 1; thence along said Easterly boundary the following fifteen (15) courses: 1) Northeasterly, 43.07 feet along the arc of a non-tangent curve to the right having a radius of 190.00 feet and a central angle of 12°59'20" (chord bearing N.25°21'01"E., 42.98 feet); 2) Northeasterly, 68.44 feet along the arc of a reverse curve to the left having a radius of 210.00 feet and a central angle of 18°40'22" (chord bearing N.22°30'30"E., 68.14 feet); 3) N.13°10'19"E., a distance of 40.00 feet; 4) Northeasterly, 22.11 feet along the arc of a tangent curve to the right having a radius of 15.00 feet and a central angle of 84°27'56" (chord bearing N.55°24'17"E., 20.16 feet); 5) S.82°21'45"E., a distance of 10.44 feet; 6) Easterly, 55.64 feet along the arc of a tangent curve to the left having a radius of 210.00 feet and a central angle of 15°10'47" (chord bearing S.89°57'09"E., 55.47 feet); 7) N.84°16'58"E., a distance of 63.06 feet; 8) Southeasterly, 24.56 feet along the arc of a tangent curve to the right having a radius of 14.57 feet and a central angle of 96°37'07" (chord bearing S.47°24'29"E., 21.76 feet); 9) N.89°01'39"E., a distance of 70.00 feet; 10) Northeasterly, 24.42 feet along the arc of a non-tangent curve to the right having a radius of 15.00 feet and a central angle of 93°16'09" (chord bearing N.45°42'39"E., 21.81 feet); 11) Easterly, 91.21 feet along the arc of a reverse curve to the left having a radius of 839.00 feet and a central angle of 06°13'43" (chord bearing N.89°13'52"E., 91.16 feet); 12) N.86°07'01"E., a distance of 156.56 feet; 13) Easterly, 150.92 feet along the arc of a tangent curve to the left having a radius of 839.19 feet and a central angle of 10°18'15" (chord bearing N.80°57'53"E., 150.72 feet); 14) Southeasterly, 24.62 feet along the arc of a reverse curve to the right having a radius of 15.00 feet and a central angle of 94°01'33" (chord bearing S.57°10'28"E., 21.95 feet); 15) N.79°50'17"E., a distance of 34.04 feet to the **POINT OF BEGINNING**.

Containing 27.255 acres, more or less.

TOGETHER WITH:

PARCEL 3F

DESCRIPTION: A portion of SKYE RANCH NEIGHBORHOOD FOUR NORTH, according to the plat thereof, as recorded in Plat Book 54, Pages 218 through 246, inclusive; Together with a portion of LT RANCH NEIGHBORHOOD ONE, according to the plat thereof, as recorded in Plat Book 53, Pages 175 through 224, inclusive, both of the Public Records of Sarasota County, Florida, lying in Section 28, Township 37 South, Range 19 East, Sarasota County, Florida, and all being more particularly described as follows:

COMMENCE at the Northeast corner of said Section 28, run thence along the East boundary thereof, S.00°01'11"E., a distance of 2033.63 feet; thence S.89°58'49"W., a distance of 1857.43 feet to the **POINT OF BEGINNING**, said point being on the Westerly boundary of LT RANCH TAKEDOWN PARCEL 1, as described in that certain SPECIAL WARRANTY DEED, recorded in Official Records Instrument # 2018097767, of the Public Records of Sarasota County, Florida; thence along said Westerly boundary the

following ten (10) courses: 1) S.21°47'45"E., a distance of 68.00 feet; 2) Easterly, 11.42 feet along the arc of a non-tangent curve to the left having a radius of 1029.00 feet and a central angle of 00°38'08" (chord bearing N.67°53'11"E., 11.42 feet); 3) Easterly, 39.21 feet along the arc of a reverse curve to the right having a radius of 25.00 feet and a central angle of 89°51'58" (chord bearing S.67°29'55"E., 35.31 feet); 4) S.22°33'55"E., a distance of 145.10 feet; 5) Southerly, 609.87 feet along the arc of a tangent curve to the right having a radius of 1175.00 feet and a central angle of 29°44'20" (chord bearing S.07°41'45"E., 603.05 feet); 6) Southeasterly, 93.12 feet along the arc of a reverse curve to the left having a radius of 75.00 feet and a central angle of 71°08'11" (chord bearing S.28°23'41"E., 87.25 feet); 7) S.63°57'46"E., a distance of 111.82 feet; 8) S.26°02'14"W., a distance of 164.99 feet; 9) N.63°58'35"W., a distance of 32.16 feet; 10) Westerly, 592.16 feet along the arc of a tangent curve to the left having a radius of 660.08 feet and a central angle of 51°24'01" (chord bearing N.89°40'36"W., 572.50 feet) to a point on the Southerly boundary of said LT RANCH NEIGHBORHOOD ONE; thence along said Southerly boundary, Southwesterly, 1.31 feet along the arc of a compound curve to the left having a radius of 660.08 feet and a central angle of 00°06'51" (chord bearing S.64°33'58"W., 1.31 feet); thence departing said Southerly boundary, N.25°29'14"W., a distance of 15.10 feet; thence Northeasterly, 57.65 feet along the arc of a non-tangent curve to the right having a radius of 675.00 feet and a central angle of 04°53'37" (chord bearing N.66°57'34"E., 57.63 feet); thence Northeasterly, 305.24 feet along the arc of a reverse curve to the left having a radius of 225.00 feet and a central angle of 77°43'41" (chord bearing N.30°32'32"E., 282.36 feet); thence N.08°19'19"W., a distance of 615.70 feet; thence N.13°11'03"W., a distance of 98.66 feet; thence Easterly, 228.87 feet along the arc of a non-tangent curve to the left having a radius of 1966.00 feet and a central angle of 06°40'13" (chord bearing N.73°28'51"E., 228.74 feet); thence Easterly, 32.57 feet along the arc of a compound curve to the left having a radius of 961.00 feet and a central angle of 01°56'30" (chord bearing N.69°10'30"E., 32.57 feet) to the **POINT OF BEGINNING**.

Containing 8.557 acres, more or less.

TOGETHER WITH:

PARCEL 3G

DESCRIPTION: A portion of TRACT 501 (FUTURE DEVELOPMENT AREA), LT RANCH NEIGHBORHOOD ONE, according to the plat thereof, as recorded in Plat Book 53, Pages 175 through 224, inclusive, of the Public Records of Sarasota County, Florida, lying in Sections 27 and 28, Township 37 South, Range 19 East, Sarasota County, Florida, and being more particularly described as follows:

COMMENCE at the Northwest corner of said Section 27, run thence along the West boundary thereof, S.00°01'11"E., a distance of 3896.98 feet to the **POINT OF BEGINNING**; thence S.88°26'52"E., a distance of 62.66 feet to a point on the Westerly boundary of LT RANCH WETLAND, PRESERVE AND WATER MANAGEMENT AREA 2, as described in that certain SPECIAL WARRANTY DEED, recorded in Official Records Instrument # 2018097768, of the Public Records of Sarasota County, Florida; thence along said Westerly boundary the following six (6) courses: 1) S.27°29'11"W., a distance of 1162.82 feet; 2) N.19°50'54"W., a distance of 87.77 feet; 3) S.84°12'20"W., a distance of 105.61 feet; 4) S.57°04'43"W., a distance of 48.69 feet; 5) S.32°07'28"W., a distance of 81.84 feet; 6) S.59°41'19"W., a distance of 131.53 feet to a point on the Southerly boundary of said LT RANCH NEIGHBORHOOD ONE; thence along said Southerly boundary, N.43°40'55"W., a distance of 18.94 feet; thence departing said Southerly boundary, N.46°19'05"E., a distance of 626.79 feet; thence Northeasterly, 761.78 feet along the arc of a tangent curve to the left having a radius of 975.00 feet and a central angle of 44°45'57" (chord bearing N.23°56'06"E., 742.55 feet); thence S.88°26'52"E., a distance of 65.43 feet to the **POINT OF BEGINNING**.

Containing 2.002 acres, more or less.

TOGETHER WITH:

PARCEL 3H

DESCRIPTION: A portion of TRACT 501 (FUTURE DEVELOPMENT AREA), LT RANCH NEIGHBORHOOD ONE, according to the plat thereof, as recorded in Plat Book 53, Pages 175 through 224, inclusive, of the Public Records of Sarasota County, Florida, lying in Sections 22 and 27, Township 37 South, Range 19 East, Sarasota County, Florida, and being more particularly described as follows:

COMMENCE at the Northwest corner of said Section 22, run thence along the West boundary thereof, S.00°03'57"E., a distance of 4689.92 feet; thence N.89°56'03"E., a distance of 2268.98 feet to the **POINT OF BEGINNING**, said point being on the Easterly boundary of PARCEL 2A, as described in that certain SPECIAL WARRANTY DEED, recorded in Official Records Instrument # 2019099789, of the Public Records of Sarasota County, Florida; thence departing said Easterly boundary, N.61°46'30"E., a distance of 4.00 feet; thence Easterly, 22.79 feet along the arc of a non-tangent curve to the left having a radius of 15.00 feet and a central angle of 87°03'07" (chord bearing S.71°45'03"E., 20.66 feet); thence Easterly, 692.45 feet along the arc of a reverse curve to the right having a radius of 1035.00 feet and a central angle of 38°19'59" (chord bearing N.83°53'23"E., 679.61 feet); thence Easterly, 85.83 feet along the arc of a reverse curve to the left having a radius of 340.00 feet and a central angle of 14°27'53" (chord bearing S.84°10'34"E., 85.61 feet); thence N.88°35'29"E., a distance of 28.46 feet; thence Northeasterly, 22.13 feet along the arc of a tangent curve to the left having a radius of 15.00 feet and a central angle of 84°32'06" (chord bearing N.46°19'26"E., 20.18 feet); thence S.85°56'37"E., a distance of 70.00 feet; thence Southerly, 334.25 feet along the arc of a non-tangent curve to the left having a radius of 440.00 feet and a central angle of 43°31'31" (chord bearing S.17°42'22"E., 326.27 feet); thence Southeasterly, 175.55 feet along the arc of a reverse curve to the right having a radius of 335.00 feet and a central angle of 30°01'27" (chord bearing S.24°27'24"E., 173.55 feet); thence N.80°33'19"E., a distance of 140.00 feet; thence Northwesterly, 248.91 feet along the arc of a non-tangent curve to the left having a radius of 475.00 feet and a central angle of 30°01'27" (chord bearing N.24°27'24"W., 246.07 feet); thence Northerly, 354.93 feet along the arc of a reverse curve to the right having a radius of 300.00 feet and a central angle of 67°47'13" (chord bearing N.05°34'32"W., 334.59 feet); thence Northerly, 308.66 feet along the arc of a reverse curve to the left having a radius of 625.00 feet and a central angle of 28°17'44" (chord bearing N.14°10'13"E., 305.53 feet); thence N.89°59'29"E., a distance of 270.60 feet; thence N.00°00'31"W., a distance of 148.00 feet; thence N.89°59'29"E., a distance of 60.62 feet; thence Southeasterly, 34.83 feet along the arc of a tangent curve to the right having a radius of 25.00 feet and a central angle of 79°50'09" (chord bearing S.50°05'27"E., 32.08 feet); thence Easterly, 200.01 feet along the arc of a reverse curve to the left having a radius of 60.00 feet and a central angle of 190°59'45" (chord bearing N.74°19'45"E., 119.45 feet); thence N.68°49'52"E., a distance of 5.36 feet; thence N.00°00'31"W., a distance of 236.41 feet to a point on the Easterly boundary of said TRACT 501 (FUTURE DEVELOPMENT AREA); thence along said Easterly boundary, N.89°59'29"E., a distance of 131.53 feet to a point on the Westerly boundary of LT RANCH WETLAND, PRESERVE AND WATER MANAGEMENT AREA 2, as described in that certain SPECIAL WARRANTY DEED, recorded in Official Records Instrument # 2018097768, of the Public Records of Sarasota County, Florida; thence along said Westerly boundary the following thirteen (13) courses: 1) S.02°21'01"W., a distance of 216.08 feet; 2) S.02°21'01"W., a distance of 222.38 feet; 3) Southerly, 166.61 feet along the arc of a tangent curve to the right having a radius of 405.37 feet and a central angle of 23°32'58" (chord bearing S.14°07'30"W., 165.44 feet); 4) S.25°53'59"W., a distance of 36.54 feet; 5) S.25°53'59"W., a distance of 651.83 feet; 6) Southwesterly, 169.07 feet along the arc of a tangent curve to the right having a radius of 882.69 feet and a central angle of 10°58'29" (chord bearing S.31°23'13"W., 168.82 feet); 7) S.36°52'28"W., a distance of 195.23 feet; 8) S.36°52'28"W., a distance of 763.03 feet; 9) Southwesterly, 348.18 feet along the arc of a non-tangent curve to the right having a radius of 684.58 feet and a central angle of 29°08'27" (chord bearing S.54°22'43"W., 344.44 feet); 10) S.71°20'05"W., a distance of 482.10 feet; 11) Westerly, 38.84 feet along the arc of a tangent curve to the right having a radius of

167.59 feet and a central angle of 13°16'50" (chord bearing S.77°58'13"W., 38.76 feet); 12) Westerly, 324.43 feet along the arc of a non-tangent curve to the left having a radius of 1123.69 feet and a central angle of 16°32'33" (chord bearing S.75°58'16"W., 323.31 feet); 13) N.22°18'01"W., a distance of 2.48 feet to a point on aforesaid Easterly boundary of PARCEL 2A; thence along said Easterly boundary the following fifteen (15) courses: 1) Northeasterly, 322.66 feet along the arc of a non-tangent curve to the left having a radius of 300.00 feet and a central angle of 61°37'25" (chord bearing N.36°53'17"E., 307.33 feet); 2) N.06°04'34"E., a distance of 284.68 feet; 3) Northerly, 111.04 feet along the arc of a tangent curve to the left having a radius of 1030.00 feet and a central angle of 06°10'37" (chord bearing N.02°59'15"E., 110.99 feet); 4) Northerly, 189.63 feet along the arc of a compound curve to the left having a radius of 490.00 feet and a central angle of 22°10'27" (chord bearing N.11°11'16"W., 188.45 feet); 5) Northerly, 72.59 feet along the arc of a reverse curve to the right having a radius of 285.00 feet and a central angle of 14°35'39" (chord bearing N.14°58'40"W., 72.40 feet); 6) Northerly, 98.59 feet along the arc of a reverse curve to the left having a radius of 290.00 feet and a central angle of 19°28'46" (chord bearing N.17°25'14"W., 98.12 feet); 7) S.65°48'17"W., a distance of 155.45 feet; 8) Northwesterly, 98.96 feet along the arc of a non-tangent curve to the left having a radius of 135.00 feet and a central angle of 42°00'02" (chord bearing N.51°34'30"W., 96.76 feet); 9) Northwesterly, 27.84 feet along the arc of a reverse curve to the right having a radius of 40.00 feet and a central angle of 39°52'33" (chord bearing N.52°38'14"W., 27.28 feet); 10) Northerly, 20.72 feet along the arc of a non-tangent curve to the right having a radius of 15.00 feet and a central angle of 79°07'40" (chord bearing N.07°11'15"E., 19.11 feet); 11) Northeasterly, 85.24 feet along the arc of a reverse curve to the left having a radius of 255.00 feet and a central angle of 19°09'12" (chord bearing N.37°10'29"E., 84.85 feet); 12) N.27°35'53"E., a distance of 295.41 feet; 13) Northeasterly, 179.37 feet along the arc of a tangent curve to the right having a radius of 465.00 feet and a central angle of 22°06'04" (chord bearing N.38°38'55"E., 178.26 feet); 14) Northeasterly, 238.40 feet along the arc of a compound curve to the right having a radius of 965.00 feet and a central angle of 14°09'16" (chord bearing N.56°46'35"E., 237.79 feet); 15) N.28°13'30"W., a distance of 84.25 feet to the **POINT OF BEGINNING**.

Containing 53.381 acres, more or less.

LESS AND EXCEPT:

PARCEL 3H1

DESCRIPTION: A portion of TRACT 501 (FUTURE DEVELOPMENT AREA), LT RANCH NEIGHBORHOOD ONE, according to the plat thereof, as recorded in Plat Book 53, Pages 175 through 224, inclusive, of the Public Records of Sarasota County, Florida, lying in Section 22, Township 37 South, Range 19 East, Sarasota County, Florida, and being more particularly described as follows:

COMMENCE at the Northwest corner of said Section 22, run thence along the West boundary thereof, S.00°03'57"E., a distance of 4856.29 feet; thence departing said West boundary of Section 22, N.89°56'03"E., a distance of 2449.18 feet to the **POINT OF BEGINNING**; thence N.20°11'13"W., a distance of 140.00 feet; thence Easterly, 438.20 feet along the arc of a non-tangent curve to the right having a radius of 964.94 feet and a central angle of 26°01'08" (chord bearing N.82°49'19"E., 434.44 feet); thence S.05°49'49"W., a distance of 140.00 feet; thence Westerly, 374.62 feet along the arc of a non-tangent curve to the left having a radius of 824.87 feet and a central angle of 26°01'18" (chord bearing S.82°49'22"W., 371.41 feet) to the **POINT OF BEGINNING**.

Containing 1.306 acres, more or less.

LESS AND EXCEPT:

PARCEL 3H2

DESCRIPTION: A portion of TRACT 501 (FUTURE DEVELOPMENT AREA), LT RANCH NEIGHBORHOOD ONE, according to the plat thereof, as recorded in Plat Book 53, Pages 175 through 224, inclusive, of the Public Records of Sarasota County, Florida, lying in Section 22, Township 37 South, Range 19 East, Sarasota County, Florida, and being more particularly described as follows:

COMMENCE at the Northwest corner of said Section 22, run thence along the West boundary thereof, S.00°03'57"E., a distance of 4730.87 feet; thence departing said West boundary of Section 22, N.89°56'03"E., a distance of 2959.44 feet to the **POINT OF BEGINNING**; thence N.83°07'35"E., a distance of 140.00 feet; thence Southeasterly, 290.14 feet along the arc of a non-tangent curve to the left having a radius of 510.00 feet and a central angle of 32°35'43" (chord bearing S.23°10'16"E., 286.24 feet); thence Southeasterly, 165.10 feet along the arc of a reverse curve to the right having a radius of 265.00 feet and a central angle of 35°41'49" (chord bearing S.21°37'14"E., 162.45 feet); thence S.86°13'41"W., a distance of 140.00 feet; thence Northwesterly, 77.88 feet along the arc of a non-tangent curve to the left having a radius of 125.00 feet and a central angle of 35°41'49" (chord bearing N.21°37'14"W., 76.63 feet); thence Northwesterly, 369.78 feet along the arc of a reverse curve to the right having a radius of 650.00 feet and a central angle of 32°35'43" (chord bearing N.23°10'16"W., 364.82 feet) to the **POINT OF BEGINNING**.

Containing 1.451 acres, more or less.

Containing a net acreage of 110.706 acres, more or less.

EXHIBIT "B"

Permitted Exceptions

1. Taxes and assessments for the year 2021 and subsequent years, which are not yet due and payable.
2. Notice of Stipulations and Limitations Encumbering Real Property Pursuant to the Sarasota County Zoning Code recorded in Official Records Book 1935, Page 1180.
3. Memorandum of Agreement, between LT Partners, LLLP, a Florida limited liability partnership, and Taylor Morrison of Florida, Inc., recorded in Instrument No. 2015146430, As affected by Instrument No. 2018097764 and Instrument No. 2018097765.
4. Consent of Landowner to CDD Establishment recorded in Instrument No. 2018051111.
5. Temporary Access Easement Agreement, granted from Taylor Morrison of Florida, Inc., a Florida corporation to LT Partners, LLLP, a Florida limited liability limited partnership, recorded in Instrument No. 2018097788, as modified by that document recorded in Instrument No. 201809778.
6. Drainage Easement Agreement, granted from Taylor Morrison of Florida, Inc., a Florida corporation to LT Partners, LLLP, a Florida limited liability limited partnership, recorded in Instrument No. 2018097789.
7. Haul Access Easement Agreement, granted from Taylor Morrison of Florida, Inc., a Florida corporation to LT Partners, LLLP, a Florida limited liability limited partnership, recorded in Instrument No. 2018097790.
8. Temporary Access Easement Agreement, granted from Taylor Morrison of Florida, Inc., a Florida corporation to LT Partners, LLLP, a Florida limited liability limited partnership, recorded in Instrument No. 2018097791; as affected by Instrument No. 2019099790.
9. Appendix C27 – Notice to Purchaser (Subdivision) recorded in Instrument No. 2019133499.
10. Master Declaration of Covenants, Conditions, Restrictions and Easements for Skye Ranch, which contains provisions for a private charge or assessments, recorded in Instrument No. 2019133500; as affected by Instrument No. 2020118800; as affected by Instrument No. 2020135968 , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
11. Restrictive Covenant Relating to LT Ranch Village Open Space (Neighborhood 1) and Greenway (Neighborhoods 1, 2 and 3) recorded in Instrument No. 2019133502.
12. Appendix C27 – Notice to Purchaser (Subdivision) recorded in Instrument No. 2020118799.
13. Restrictive Covenant Relating to LT Ranch Village Open Space (Neighborhood 4) and Greenway (Neighborhoods 4 and 5) recorded in Instrument No. 2020118801.

All of the Official Records of Sarasota County, Florida.

12/28/2021 3:56 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 2790433

Doc Stamp-Deed: \$109,913.30

For Recording Purposes Only

**THIS INSTRUMENT PREPARED BY
AND SHOULD BE RETURNED TO:**

Stephen L. Kussner, Esq.
Gray Robinson, P.A.
P.O. Box 3324
Tampa, Florida 33602

NOTE TO RECORDER: Documentary stamp taxes in the amount of \$109,913.30 are being paid on consideration of \$15,701,836.00 in connection with this Deed as required pursuant to Section 201.02, Florida Statutes.

Parcel Identification Number 0293-04-2000

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made and entered into as of the 28th day of December, 2021, by **LT PARTNERS, LLLP**, a Florida limited liability limited partnership, with a mailing address of 11708 Fruitville Road, Sarasota, Florida 34240, Attention: Charles H. Turner (hereinafter referred to as "Grantor"), to **TAYLOR MORRISON OF FLORIDA, INC.**, a Florida corporation, with a mailing address of 551 North Cattlemen Road, Suite 200, Sarasota, Florida 34232 (hereinafter referred to as "Grantee").

W I T N E S S E T H:

THAT, 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 acknowledged by Grantor, Grantor hereby grants, bargains, sells, conveys and confirms unto Grantee all that certain real property in Sarasota County, Florida, more particularly described in Exhibit "A" attached hereto and made a part hereof, together with all of Grantor's rights belonging or appertaining to said real property, including without limitation of the foregoing, the following to the extent they pertain to said real property (a) riparian rights, (b) fixtures, easements and rights-of-way, (c) rights pertaining to adjacent streets and roadways, and (d) mineral rights and timber rights (hereinafter collectively referred to as the "Real Property").

TOGETHER WITH all the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

TO HAVE AND TO HOLD the same unto Grantee in fee simple forever.

AND Grantor hereby covenants with Grantee that Real Property is free and clear of all liens and encumbrances except taxes for 2021 and subsequent years, but is subject to the covenants, easements and restrictions of record as set forth in Exhibit "B" attached hereto and made a part hereof (collectively, "Permitted Exceptions"), without re-imposing the same; that Grantor is

lawfully seized of the Real Property in fee simple; that Grantor has good right and lawful authority to sell and convey the Real Property; and that Grantor hereby fully warrants the title to the Real Property and will defend the same against the lawful claims of all persons claiming by, through and under Grantor but against none other.

The Real Property is not the homestead of Grantor, and neither Grantor nor Grantor's spouse, nor anyone for whose support the Grantor is responsible, resides on or adjacent to the Real Property.

Wherever used herein, the terms "Grantor" and "Grantee" shall be deemed to include the parties to this Special Warranty Deed and the successors and assigns of each. The singular shall be deemed to include the plural, and vice versa, where the context so permits.

This conveyance is further subject to the following restrictions and reservations set forth below.

Without the written consent of Grantor, Grantee may not develop more than one thousand four hundred (1,400) residential units on the Real Property and the land described in that certain: (i) Special Warranty Deed from LT Partners, LLLP to Taylor Morrison of Florida, Inc. dated July 20, 2018, recorded July 23, 2018 in Official Records Instrument Number 2018097767; (ii) that certain Special Warranty Deed from LT Partners, LLLP to Taylor Morrison of Florida, Inc. dated July 20, 2018, recorded July 23, 2018 in Official Records Instrument Number 2019099789; and (iii) that certain Special Warranty Deed from LT Partners, LLLP to Taylor Morrison of Florida, Inc. dated December 29, 2020, recorded December 31, 2020 in Official Records Instrument Number 2020187409, all of the Official Records of Sarasota County, Florida.

[Remainder of Page is Intentionally Blank.]


IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed as of the day and year first above written.

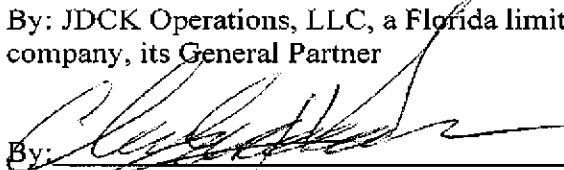
Signed, sealed and delivered in the presence of:

GRANTOR:

LT PARTNERS, LLLP, a Florida limited liability limited partnership

By: JDCK Operations, LLC, a Florida limited liability company, its General Partner

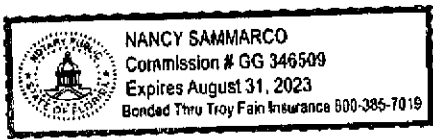

Print Name: James L. Turner


By: _____
Charles H. Turner, as its Manager


Print Name: Nancy Sammarco

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 27th day of December, 2021, by means of physical presence or online notarization by Charles H. Turner as Manager of JDCK Operations, LLC, a Florida limited liability company, the General Partner of **LT PARTNERS, LLLP**, a Florida limited liability limited partnership, on behalf of the limited liability limited partnership, who is personally known to me or has produced _____ as identification.





Signature of Notary Public
(Print Notary Name) Nancy Sammarco

EXHIBIT "A"

Legal Description

PARCEL 4A

DESCRIPTION: A portion of TRACT 501 (FUTURE DEVELOPMENT AREA), LT RANCH NEIGHBORHOOD ONE, according to the plat thereof, as recorded in Plat Book 53, Pages 175 through 224, inclusive, of the Public Records of Sarasota County, Florida, and being more particularly described as follows:

BEGIN at the Northernmost corner of said TRACT 501 (FUTURE DEVELOPMENT AREA), run thence along the Northerly boundary thereof the following two (2) courses: 1) S.55°49'33"E., a distance of 483.04 feet; 2) S.34°10'27"W., a distance of 320.97 feet to a point on the Northerly boundary of PARCEL 3A as conveyed by that certain Special Warranty Deed, recorded in Official Records Instrument number 2020187409, of the Public Records of Sarasota County, Florida; thence along said Northerly boundary of PARCEL the following eight (8) courses: 1) N.55°49'33"W., a distance of 41.33 feet; 2) N.55°49'33"W., a distance of 70.67 feet; 3) S.34°10'27"W., a distance of 86.67 feet; 4) N.55°49'33"W., a distance of 70.00 feet; 5) N.56°19'14"W., a distance of 74.04 feet; 6) N.55°49'33"W., a distance of 70.00 feet; 7) S.34°10'27"W., a distance of 30.41 feet; 8) N.55°49'33"W., a distance of 157.00 feet to a point on aforesaid Northerly boundary of TRACT 501 (FUTURE DEVELOPMENT AREA); thence along said Northerly boundary of TRACT 501 (FUTURE DEVELOPMENT AREA), N.34°10'27"E., a distance of 438.69 feet to the **POINT OF BEGINNING**.

Containing 4.411 acres, more or less.

TOGETHER WITH:

PARCEL 4B

DESCRIPTION: A portion of TRACT 501 (FUTURE DEVELOPMENT AREA), LT RANCH NEIGHBORHOOD ONE, according to the plat thereof, as recorded in Plat Book 53, Pages 175 through 224, inclusive, of the Public Records of Sarasota County, Florida; Together with TRACT 507 (FUTURE DEVELOPMENT AREA), a portion of TRACT 104 (PRIVATE ACCESS, PRIVATE DRAINAGE AND PUBLIC UTILITY EASEMENT), a portion of TRACT 232 (DRAINAGE, LANDSCAPE, AND IRRIGATION AREA), a portion of TRACT 233 (DRAINAGE, LANDSCAPE, AND IRRIGATION AREA), a portion of TRACT 312 (PRESERVATION AREA) and a portion of TRACT 508 (FUTURE DEVELOPMENT AREA), SKYE RANCH NEIGHBORHOOD TWO TOWNHOMES, according to the plat thereof, as recorded in Plat Book 55, Pages 134 through 144, inclusive, of the Public Records of Sarasota County, Florida, and all being more particularly described as follows:

BEGIN at the Northernmost corner of said TRACT 312 (PRESERVATION AREA), run thence along the Northerly boundary thereof, S.55°49'33"E., a distance of 492.12 feet to a point on the Northerly boundary of PARCEL 2A as conveyed by that certain Special Warranty Deed, recorded

in Official Records Instrument number 2019099789, of the Public Records of Sarasota County, Florida; thence along said Northerly boundary of PARCEL 2A the following fifteen (15) courses: 1) S.01°15'35"W., a distance of 118.23 feet; 2) S.34°10'27"W., a distance of 140.58 feet; 3) Southwesterly, 220.61 feet along the arc of a tangent curve to the right having a radius of 345.00 feet and a central angle of 36°38'16" (chord bearing S.52°29'35"W., 216.87 feet); 4) Southwesterly, 116.40 feet along the arc of a reverse curve to the left having a radius of 705.00 feet and a central angle of 09°27'35" (chord bearing S.66°04'55"W., 116.27 feet); 5) N.61°04'04"W., a distance of 153.00 feet; 6) N.76°34'29"W., a distance of 82.41 feet; 7) S.80°49'45"W., a distance of 229.05 feet; 8) S.26°27'38"W., a distance of 90.53 feet; 9) S.10°26'10"W., a distance of 36.26 feet; 10) S.55°15'51"W., a distance of 148.25 feet; 11) N.34°44'09"W., a distance of 5.26 feet; 12) S.55°15'51"W., a distance of 30.00 feet; 13) N.34°44'09"W., a distance of 298.29 feet; 14) Northwesterly, 297.24 feet along the arc of a tangent curve to the left having a radius of 585.00 feet and a central angle of 29°06'43" (chord bearing N.49°17'30"W., 294.05 feet); 15) Northwesterly, 4.71 feet along the arc of a reverse curve to the right having a radius of 515.00 feet and a central angle of 00°31'27" (chord bearing N.63°35'08"W., 4.71 feet) to a point on the Easterly boundary of PARCEL 3A as conveyed by that certain Special Warranty Deed, recorded in Official Records Instrument number 2020187409, of the Public Records of Sarasota County, Florida; thence along said Easterly boundary of PARCEL 3A the following five (5) courses: 1) N.34°10'27"E., a distance of 116.21 feet; 2) N.55°49'33"W., a distance of 4.67 feet; 3) N.34°10'27"E., a distance of 364.07 feet; 4) S.55°49'33"E., a distance of 60.00 feet; 5) N.34°10'27"E., a distance of 81.67 feet to a point on the Northerly boundary of said LT RANCH NEIGHBORHOOD ONE; thence along said Northerly boundary of LT RANCH NEIGHBORHOOD ONE the following two (2) courses: 1) S.55°49'33"E., a distance of 531.33 feet; 2) N.34°10'27"E., a distance of 330.00 feet to the **POINT OF BEGINNING**.

Containing 15.556 acres, more or less.

TOGETHER WITH:

PARCEL 4C

DESCRIPTION: A portion of TRACT 501 (FUTURE DEVELOPMENT AREA), LT RANCH NEIGHBORHOOD ONE, according to the plat thereof, as recorded in Plat Book 53, Pages 175 through 224, inclusive, of the Public Records of Sarasota County, Florida, lying in Section 22, Township 37 South, Range 19 East, Sarasota County, Florida, and being more particularly described as follows:

COMMENCE at the Northwest corner of said Section 22, run thence along the West boundary thereof, S.00°03'57"E., a distance of 4689.92 feet; thence N.89°56'03"E., a distance of 2268.98 feet to the **POINT OF BEGINNING**, said point being on the Easterly boundary of PARCEL 2A as conveyed by that certain Special Warranty Deed, recorded in Official Records Instrument number 2019099789, of the Public Records of Sarasota County, Florida; thence along said Easterly boundary of PARCEL 2A, N.28°13'30"W., a distance of 118.13 feet; thence departing said Easterly boundary of PARCEL 2A, N.64°43'23"E., a distance of 25.05 feet; thence Easterly, 654.65 feet along the arc of a tangent curve to the right having a radius of 1167.00 feet and a central angle of 32°08'29" (chord bearing N.80°47'37"E., 646.10 feet); thence S.05°21'34"W., a

distance of 132.05 feet to a point on the Northerly boundary of PARCEL 3H as conveyed by that certain Special Warranty Deed, recorded in Official Records Instrument number 2020187409, of the Public Records of Sarasota County, Florida; thence along said Northerly boundary of PARCEL 3H the following three (3) courses: 1) Westerly, 584.07 feet along the arc of a non-tangent curve to the left having a radius of 1035.00 feet and a central angle of 32°20'00" (chord bearing S.80°53'23"W., 576.35 feet); 2) Westerly, 22.79 feet along the arc of a reverse curve to the right having a radius of 15.00 feet and a central angle of 87°03'07" (chord bearing N.71°45'03"W., 20.66 feet); 3) S.61°46'30"W., a distance of 4.00 feet to the **POINT OF BEGINNING**.

Containing 1.940 acres, more or less.

TOGETHER WITH:

PARCEL 4D

DESCRIPTION: A portion of TRACT 501 (FUTURE DEVELOPMENT AREA), LT RANCH NEIGHBORHOOD ONE, according to the plat thereof, as recorded in Plat Book 53, Pages 175 through 224, inclusive, of the Public Records of Sarasota County, Florida, lying in Section 22, Township 37 South, Range 19 East, Sarasota County, Florida, and being more particularly described as follows:

COMMENCE at the Northwest corner of said Section 22, run thence along the West boundary thereof, S.00°03'57"E., a distance of 4856.29 feet; thence departing said West boundary of Section 22, N.89°56'03"E., a distance of 2449.18 feet to the **POINT OF BEGINNING**; thence N.20°11'13"W., a distance of 140.00 feet; thence Easterly, 438.20 feet along the arc of a non-tangent curve to the right having a radius of 964.94 feet and a central angle of 26°01'08" (chord bearing N.82°49'19"E., 434.44 feet); thence S.05°49'49"W., a distance of 140.00 feet; thence Westerly, 374.62 feet along the arc of a non-tangent curve to the left having a radius of 824.87 feet and a central angle of 26°01'18" (chord bearing S.82°49'22"W., 371.41 feet) to the **POINT OF BEGINNING**.

Containing 1.306 acres, more or less.

TOGETHER WITH:

PARCEL 4E

DESCRIPTION: A portion of TRACT 501 (FUTURE DEVELOPMENT AREA), LT RANCH NEIGHBORHOOD ONE, according to the plat thereof, as recorded in Plat Book 53, Pages 175 through 224, inclusive, of the Public Records of Sarasota County, Florida, and being more particularly described as follows:

BEGIN at the Southwest corner of said TRACT 501 (FUTURE DEVELOPMENT AREA), run thence along the Westerly boundary thereof the following two (2) courses: 1) Northeasterly, 633.35 feet along the arc of a curve to the left having a radius of 1030.00 feet and a central angle of 35°13'52" (chord bearing N.31°37'36"E., 623.42 feet); 2) N.14°00'40"E., a distance of 246.93

feet to the Southwest corner of LT RANCH WETLAND, PRESERVE AND WATER MANAGEMENT AREA 4 as conveyed by that certain Special Warranty Deed, recorded in Official Records Instrument number 2018097768, of the Public Records of Sarasota County, Florida; thence along the Southerly boundary of said LT RANCH WETLAND, PRESERVE AND WATER MANAGEMENT AREA 4 the following eight (8) courses: 1) S.75°59'20"E., a distance of 176.00 feet; 2) N.14°00'40"E., a distance of 50.02 feet; 3) Northeasterly, 100.66 feet along the arc of a tangent curve to the right having a radius of 89.00 feet and a central angle of 64°47'58" (chord bearing N.46°24'39"E., 95.38 feet); 4) N.05°57'59"W., a distance of 151.37 feet; 5) N.83°57'54"E., a distance of 583.45 feet; 6) S.77°46'44"E., a distance of 43.00 feet; 7) Easterly, 351.13 feet along the arc of a non-tangent curve to the left having a radius of 1825.00 feet and a central angle of 11°01'26" (chord bearing N.75°39'28"E., 350.59 feet); 8) Easterly, 27.79 feet along the arc of a compound curve to the left having a radius of 820.00 feet and a central angle of 01°56'30" (chord bearing N.69°10'30"E., 27.79 feet) to a point on the Westerly boundary of LT RANCH TAKEDOWN PARCEL 1 as conveyed by that certain Special Warranty Deed, recorded in Official Records Instrument number 2018097767, of the Public Records of Sarasota County, Florida; thence along said Westerly boundary of LT RANCH TAKEDOWN PARCEL 1, S.21°47'45"E., a distance of 141.00 feet to the Northeast corner of PARCEL 3F as conveyed by that certain Special Warranty Deed, recorded in Official Records Instrument number 2020187409, of the Public Records of Sarasota County, Florida; thence along the Northerly and Westerly boundary of said PARCEL 3F, in respective order, the following seven (7) courses: 1) Westerly, 32.57 feet along the arc of a non-tangent curve to the right having a radius of 961.00 feet and a central angle of 01°56'30" (chord bearing S.69°10'30"W., 32.57 feet); 2) Westerly, 228.87 feet along the arc of a compound curve to the right having a radius of 1966.00 feet and a central angle of 06°40'13" (chord bearing S.73°28'51"W., 228.74 feet); 3) S.13°11'03"E., a distance of 98.66 feet; 4) S.08°19'19"E., a distance of 615.70 feet; 5) Southwesterly, 305.24 feet along the arc of a tangent curve to the right having a radius of 225.00 feet and a central angle of 77°43'41" (chord bearing S.30°32'32"W., 282.36 feet); 6) Southwesterly, 57.65 feet along the arc of a reverse curve to the left having a radius of 675.00 feet and a central angle of 04°53'37" (chord bearing S.66°57'34"W., 57.63 feet); 7) S.25°29'14"E., a distance of 15.10 feet to a point on the Southerly boundary of said TRACT 501 (FUTURE DEVELOPMENT AREA); thence along said Southerly boundary of TRACT 501 (FUTURE DEVELOPMENT AREA) the following five (5) courses: 1) Southwesterly, 590.84 feet along the arc of a non-tangent curve to the left having a radius of 660.08 feet and a central angle of 51°17'11" (chord bearing S.38°51'58"W., 571.31 feet); 2) N.76°46'38"W., a distance of 263.43 feet; 3) Westerly, 207.82 feet along the arc of a non-tangent curve to the left having a radius of 1327.32 feet and a central angle of 08°58'15" (chord bearing N.68°28'15"W., 207.61 feet); 4) Northwesterly, 259.74 feet along the arc of a reverse curve to the right having a radius of 690.00 feet and a central angle of 21°34'07" (chord bearing N.62°10'19"W., 258.21 feet); 5) N.51°23'16"W., a distance of 382.09 feet to the **POINT OF BEGINNING**.

Containing 36.069 acres, more or less.

Containing a net acreage of 59.282 acres, more or less.

EXHIBIT "B"

Permitted Exceptions

1. Notice of Stipulations and Limitations Encumbering Real Property Pursuant to the Sarasota County Zoning Code as set forth in instrument recorded April 8, 1987 in Book 1935, Page 1180. (As to ALL Parcels)
2. Terms and conditions of the Agreement between LT Partners, LLLP and 3 H Ranch, LLC; John F. Hales, as Trustee of the Norman and Carol Hales Trust for Audra Leigh Hales UAD November 19, 2004; and John F. Hales, as Trustee of the Norman and Carol Hales Trust for Ethan Freeman Hales UAD November 19, 2004 recorded June 25, 2015 in Instrument No. 2015078648. (As to Parcel 4E)
3. Consent of Landowner to CDD Establishment as set forth in instrument recorded in Instrument No. 2018051111.
4. Terms and conditions of the Easement Agreement Relating to Utilities between Taylor Morrison of Florida, Inc. and 3 H Ranch, LLC; John F. Hales, as Trustee of the Norman and Carol Hales Trust for Audra Leigh Hales UAD November 19, 2004; and John F. Hales, as Trustee of the Norman and Carol Hales Trust for Ethan Freeman Hales UAD November 19, 2004 recorded July 23, 2018 in Instrument No. 2018097773. (As to ALL Parcels)
5. Terms and conditions of the Temporary Access Easement Agreement between Taylor Morrison of Florida, Inc. and LT Partners, LLLP recorded July 23, 2018 in Instrument No. 2018097788. (As to Parcels 4C, 4D and 5A)
6. Notice of Establishment of the LT Ranch Community Development District as set forth in instrument recorded September 21, 2018 in Instrument No. 2018125875. (As to ALL Parcels)
7. Underground Easement (Business) granted to Florida Power & Light Company by instrument recorded April 22, 2019 in Instrument No. 2019050718. (As to Parcels 4A and 4B)
8. Terms and conditions of the Easement Agreement between Taylor Morrison of Florida, Inc. and LT Partners, LLLP recorded July 23, 2019 in Instrument No. 2019099800. (As to ALL Parcels)
9. Appendix C27-Notice to Purchaser (Subdivision) as set forth in instrument recorded September 27, 2019 in Instrument No. 2019133499. (As to ALL Parcels)
10. Restrictive Covenant Relating to LT Ranch Village Open Space (Neighborhood 1) and Greenway (Neighborhoods 1, 2 and 3) as set forth in instrument recorded September 27, 2019 in Instrument No. 2019133502, together with Restrictive Covenant Relating to LT Ranch Village Open Space (Neighborhood 4) and Greenway (Neighborhoods 4 and 5) recorded September 1, 2020 in Instrument No. 2020118801, and Supplemental Restrictive Covenant Relating to LT Ranch Village Open Space (Neighborhood 2) recorded April 23, 2021 in Instrument No. 2021074902. (As to ALL Parcels)
11. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of LT RANCH NEIGHBORHOOD ONE, as recorded September 27, 2019 in Plat Book 53, Page(s) 175-224, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c). (As to ALL Parcels)

12. Easement for permanent utilities created by Stipulated Order of Taking and for Withdrawal of Funds recorded December 7, 2020 in Instrument No. 2020172110. (As to Parcels 4A and 4B)
13. Provisions of the Map of SKYE RANCH NEIGHBORHOOD 2 TOWNHOMES, recorded December 14, 2020 in Miscellaneous Book 4, Page 58 of the Public Records of SARASOTA County, Florida.
14. Terms and conditions of the Drainage Easement and Fill Agreement between Taylor Morrison of Florida, Inc. and LT Partners, LLLP recorded January 5, 2021 in Instrument No. 2021001694. (As to Parcels 4C and 5A)
15. Provisions of the Plat of SKYE RANCH NEIGHBORHOOD 2 TOWNHOMES, recorded February 8, 2021 in Miscellaneous Book 5, Page 5 of the Public Records of SARASOTA County, Florida. (As to Parcel 4B)
16. Appendix C27-Notice to Purchaser (Subdivision) as set forth in instrument recorded April 23, 2021 in Instrument No. 2021074900. (As to Parcel 4B)
17. Declaration of Covenants, Restrictions and Easements for Townhomes at Skye Ranch, recorded April 23, 2021 in Instrument No. 2021074901, as amended by: First Amendment to Declaration of Covenants, Restrictions and Easements for Townhomes at Skye Ranch recorded May 4, 2021 in Instrument No. 2021082969; Second Amendment to Declaration of Covenants, Restrictions and Easements for Townhomes at Skye Ranch recorded August 12, 2021 in Instrument No. 2021148535, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c). (As to Parcel 4B)
18. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SKYE RANCH NEIGHBORHOOD TWO TOWNHOMES, as recorded April 23, 2021 in Plat Book 55, Page(s) 134-144, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c). (As to Parcel 4B)
19. Easement for utilities created by Notice of Lis Pendens recorded September 1, 2021 in Instrument No. 2021160618. (As to Parcels 4A and 4B)
20. Provisions of the Plat of SKYE RANCH NEIGHBORHOOD, recorded October 7, 2021 in Miscellaneous Book 5, Page 22 of the Public Records of SARASOTA County, Florida. (As to Parcels 4C, 4D, 5A and 5B)
21. Provisions of the Plat of SKYE RANCH NEIGHBORHOOD, recorded October 7, 2021 in Miscellaneous Book 5, Page 22 of the Public Records of SARASOTA County, Florida. (As to Parcels 4C, 4D)
22. Terms and conditions of the following unrecorded leases: (i) that certain Residential Lease Agreement by and between Taylor Morrison of Florida, Inc., a Florida corporation and LT Partners, LLLP, a Florida limited liability limited partnership; and (ii) that certain Grazing Lease Agreement by and between Taylor Morrison of Florida, Inc., a Florida corporation and LT Partners, LLLP, a Florida limited liability limited partnership.

All of the Official Records of Sarasota County, Florida.

12/28/2021 4:03 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 2790442

Doc Stamp-Deed: \$57,680.00

For Recording Purposes Only

**THIS INSTRUMENT PREPARED BY
AND SHOULD BE RETURNED TO:**

Stephen L. Kussner, Esq.
Gray Robinson, P.A.
P.O. Box 3324
Tampa, Florida 33602

NOTE TO RECORDER: Documentary stamp taxes in the amount of \$57,680.00 are being paid on consideration of \$8,240,000.00 in connection with this Deed as required pursuant to Section 201.02, Florida Statutes.

Parcel Identification Number 0293-04-2000

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made and entered into as of the 28th day of December, 2021, by **LT PARTNERS, LLLP**, a Florida limited liability limited partnership, with a mailing address of 11708 Fruitville Road, Sarasota, Florida 34240, Attention: Charles H. Turner (hereinafter referred to as "Grantor"), to **TAYLOR MORRISON OF FLORIDA, INC.**, a Florida corporation, with a mailing address of 551 North Cattlemen Road, Suite 200, Sarasota, Florida 34232 (hereinafter referred to as "Grantee").

W I T N E S S E T H:

THAT, 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 acknowledged by Grantor, Grantor hereby grants, bargains, sells, conveys and confirms unto Grantee all that certain real property in Sarasota County, Florida, more particularly described in **Exhibit "A"** attached hereto and made a part hereof, together with all of Grantor's rights belonging or appertaining to said real property, including without limitation of the foregoing, the following to the extent they pertain to said real property (a) riparian rights, (b) fixtures, easements and rights-of-way, (c) rights pertaining to adjacent streets and roadways, and (d) mineral rights and timber rights (hereinafter collectively referred to as the "Real Property").

TOGETHER WITH all the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

TO HAVE AND TO HOLD the same unto Grantee in fee simple forever.

AND Grantor hereby covenants with Grantee that Real Property is free and clear of all liens and encumbrances except taxes for 2021 and subsequent years, but is subject to the covenants, easements and restrictions of record as set forth in **Exhibit "B"** attached hereto and made a part hereof (collectively, "Permitted Exceptions"), without re-imposing the same; that Grantor is

lawfully seized of the Real Property in fee simple; that Grantor has good right and lawful authority to sell and convey the Real Property; and that Grantor hereby fully warrants the title to the Real Property and will defend the same against the lawful claims of all persons claiming by, through and under Grantor but against none other.

The Real Property is not the homestead of Grantor, and neither Grantor nor Grantor's spouse, nor anyone for whose support the Grantor is responsible, resides on or adjacent to the Real Property.

Wherever used herein, the terms "Grantor" and "Grantee" shall be deemed to include the parties to this Special Warranty Deed and the successors and assigns of each. The singular shall be deemed to include the plural, and vice versa, where the context so permits.

This conveyance is further subject to the following restrictions and reservations set forth below.

Without the written consent of Grantor, Grantee may not develop more than one thousand five hundred sixty (1,560) residential units on the Real Property and the land described in that certain: (i) Special Warranty Deed from LT Partners, LLLP to Taylor Morrison of Florida, Inc. dated July 20, 2018, recorded July 23, 2018 in Official Records Instrument Number 2018097767; (ii) that certain Special Warranty Deed from LT Partners, LLLP to Taylor Morrison of Florida, Inc. dated July 20, 2018, recorded July 23, 2018 in Official Records Instrument Number 2019099789; (iii) that certain Special Warranty Deed from LT Partners, LLLP to Taylor Morrison of Florida, Inc. dated December 29, 2020, recorded December 31, 2020 in Official Records Instrument Number 2020187409, all of the Official Records of Sarasota County, Florida; and that certain Special Warranty Deed from LT Partners, LLLP to Taylor Morrison of Florida, Inc. dated and recorded on even date herewith.

[Remainder of Page is Intentionally Blank.]

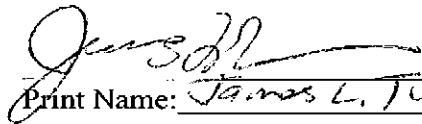
IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed as of the day and year first above written.

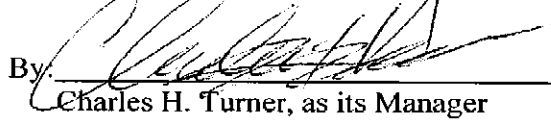
Signed, sealed and delivered in the presence of:

GRANTOR:

LT PARTNERS, LLLP, a Florida limited liability limited partnership

By: JDCK Operations, LLC, a Florida limited liability company, its General Partner

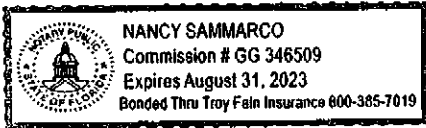

Print Name: James L. Turner

By: 
Charles H. Turner, as its Manager


Print Name: Nancy Sammarco

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 27th day of December, 2021, by means of [] physical presence or [] online notarization by Charles H. Turner as Manager of JDCK Operations, LLC, a Florida limited liability company, the General Partner of **LT PARTNERS, LLLP**, a Florida limited liability limited partnership, on behalf of the limited liability limited partnership, who [] is personally known to me or [] has produced _____ as identification.



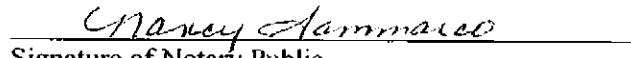

Signature of Notary Public
(Print Notary Name) Nancy Sammarco

EXHIBIT "A"

Legal Description

PARCEL 5A

DESCRIPTION: A portion of TRACT 501 (FUTURE DEVELOPMENT AREA), LT RANCH NEIGHBORHOOD ONE, according to the plat thereof, as recorded in Plat Book 53, Pages 175 through 224, inclusive, of the Public Records of Sarasota County, Florida, and being more particularly described as follows:

COMMENCE at the Easternmost corner of said TRACT 501 (FUTURE DEVELOPMENT AREA), run thence along the Easterly boundary thereof, S.89°59'29"W., a distance of 131.53 feet to a point on the Northerly boundary of PARCEL 3H as conveyed by that certain Special Warranty Deed, recorded in Official Records Instrument number 2020187409, of the Public Records of Sarasota County, Florida, said point also being the **POINT OF BEGINNING**; thence along said Northerly boundary of PARCEL 3H the following eighteen (18) courses: 1) S.00°00'31"E., a distance of 236.41 feet; 2) S.68°49'52"W., a distance of 5.36 feet; 3) Westerly, 200.01 feet along the arc of a non-tangent curve to the right having a radius of 60.00 feet and a central angle of 190°59'45" (chord bearing S.74°19'45"W., 119.45 feet); 4) Northwesterly, 34.83 feet along the arc of a reverse curve to the left having a radius of 25.00 feet and a central angle of 79°50'09" (chord bearing N.50°05'27"W., 32.08 feet); 5) S.89°59'29"W., a distance of 60.62 feet; 6) S.00°00'31"E., a distance of 148.00 feet; 7) S.89°59'29"W., a distance of 270.60 feet; 8) Southerly, 308.66 feet along the arc of a non-tangent curve to the right having a radius of 625.00 feet and a central angle of 28°17'44" (chord bearing S.14°10'13"W., 305.53 feet); 9) Southerly, 354.93 feet along the arc of a reverse curve to the left having a radius of 300.00 feet and a central angle of 67°47'13" (chord bearing S.05°34'32"E., 334.59 feet); 10) Southeasterly, 248.91 feet along the arc of a reverse curve to the right having a radius of 475.00 feet and a central angle of 30°01'27" (chord bearing S.24°27'24"E., 246.07 feet); 11) S.80°33'19"W., a distance of 140.00 feet; 12) Northwesterly, 175.55 feet along the arc of a non-tangent curve to the left having a radius of 335.00 feet and a central angle of 30°01'27" (chord bearing N.24°27'24"W., 173.55 feet); 13) Northerly, 334.25 feet along the arc of a reverse curve to the right having a radius of 440.00 feet and a central angle of 43°31'31" (chord bearing N.17°42'22"W., 326.27 feet); 14) N.85°56'37"W., a distance of 70.00 feet; 15) Southwesterly, 22.13 feet along the arc of a non-tangent curve to the right having a radius of 15.00 feet and a central angle of 84°32'06" (chord bearing S.46°19'26"W., 20.18 feet); 16) S.88°35'29"W., a distance of 28.46 feet; 17) Westerly, 85.83 feet along the arc of a tangent curve to the right having a radius of 340.00 feet and a central angle of 14°27'53" (chord bearing N.84°10'34"W., 85.61 feet); 18) Westerly, 108.38 feet along the arc of a reverse curve to the left having a radius of 1035.00 feet and a central angle of 05°59'59" (chord bearing N.79°56'38"W., 108.33 feet); thence N.05°21'34"E., a distance of 132.05 feet; thence Westerly, 654.65 feet along the arc of a non-tangent curve to the left having a radius of 1167.00 feet and a central angle of 32°08'29" (chord bearing S.80°47'37"W., 646.10 feet); thence S.64°43'23"W., a distance of 25.05 feet to a point on the Easterly boundary of PARCEL 2A as conveyed by that certain Special Warranty Deed, recorded in Official Records Instrument number 2019099789, of the Public Records of Sarasota County, Florida; thence along said Easterly boundary of PARCEL 2A the following eight (8) courses: 1) N.28°13'30"W., a distance of 5.89 feet; 2) Northwesterly, 330.12

feet along the arc of a tangent curve to the right having a radius of 1465.00 feet and a central angle of 12°54'39" (chord bearing N.21°46'10"W., 329.42 feet); 3) Northeasterly, 20.11 feet along the arc of a compound curve to the right having a radius of 15.00 feet and a central angle of 76°48'22" (chord bearing N.23°05'21"E., 18.64 feet); 4) Northerly, 480.72 feet along the arc of a non-tangent curve to the right having a radius of 955.00 feet and a central angle of 28°50'28" (chord bearing N.02°12'06"W., 475.66 feet); 5) Northerly, 604.96 feet along the arc of a reverse curve to the left having a radius of 1445.00 feet and a central angle of 23°59'15" (chord bearing N.00°13'30"E., 600.55 feet); 6) Northerly, 151.25 feet along the arc of a compound curve to the left having a radius of 545.00 feet and a central angle of 15°54'05" (chord bearing N.19°43'10"W., 150.77 feet); 7) N.62°19'48"E., a distance of 71.57 feet; 8) S.88°51'47"E., a distance of 576.79 feet to a point on aforesaid Easterly boundary of TRACT 501 (FUTURE DEVELOPMENT AREA); thence along said Easterly boundary of TRACT 501 (FUTURE DEVELOPMENT AREA) the following two (2) courses: 1) S.00°21'03"W., a distance of 797.87 feet; 2) N.89°59'29"E., a distance of 1227.44 feet to the **POINT OF BEGINNING**.

Containing 38.026 acres, more or less.

TOGETHER WITH:

PARCEL 5B

DESCRIPTION: A portion of TRACT 501 (FUTURE DEVELOPMENT AREA), LT RANCH NEIGHBORHOOD ONE, according to the plat thereof, as recorded in Plat Book 53, Pages 175 through 224, inclusive, of the Public Records of Sarasota County, Florida, lying in Section 22, Township 37 South, Range 19 East, Sarasota County, Florida, and being more particularly described as follows:

COMMENCE at the Northwest corner of said Section 22, run thence along the West boundary thereof, S.00°03'57"E., a distance of 4730.87 feet; thence departing said West boundary of Section 22, N.89°56'03"E., a distance of 2959.44 feet to the **POINT OF BEGINNING**; thence N.83°07'35"E., a distance of 140.00 feet; thence Southeasterly, 290.14 feet along the arc of a non-tangent curve to the left having a radius of 510.00 feet and a central angle of 32°35'43" (chord bearing S.23°10'16"E., 286.24 feet); thence Southeasterly, 165.10 feet along the arc of a reverse curve to the right having a radius of 265.00 feet and a central angle of 35°41'49" (chord bearing S.21°37'14"E., 162.45 feet); thence S.86°13'41"W., a distance of 140.00 feet; thence Northwesterly, 77.88 feet along the arc of a non-tangent curve to the left having a radius of 125.00 feet and a central angle of 35°41'49" (chord bearing N.21°37'14"W., 76.63 feet); thence Northwesterly, 369.78 feet along the arc of a reverse curve to the right having a radius of 650.00 feet and a central angle of 32°35'43" (chord bearing N.23°10'16"W., 364.82 feet) to the **POINT OF BEGINNING**.

Containing 1.451 acres, more or less.

TOGETHER WITH:

PARCEL 5C

DESCRIPTION: A portion of TRACT 501 (FUTURE DEVELOPMENT AREA), LT RANCH NEIGHBORHOOD ONE, according to the plat thereof, as recorded in Plat Book 53, Pages 175 through 224, inclusive, of the Public Records of Sarasota County, Florida, lying in Section 22, Township 37 South, Range 19 East, Sarasota County, Florida, and being more particularly described as follows:

COMMENCE at the Southeast corner of said TRACT 501 (FUTURE DEVELOPMENT AREA), run thence along the Southerly boundary thereof the following three (3) courses: 1) N.62°30'49"W., a distance of 803.59 feet; 2) N.43°40'55"W., a distance of 18.94 feet to the **POINT OF BEGINNING**; 3) continue, N.43°40'55"W., a distance of 365.00 feet to the Southeast corner of LT RANCH WETLAND, PRESERVE AND WATER MANAGEMENT AREA 4 as conveyed by that certain Special Warranty Deed, recorded in Official Records Instrument number 2018097768, of the Public Records of Sarasota County, Florida; thence along the Easterly boundary of said LT RANCH WETLAND, PRESERVE AND WATER MANAGEMENT AREA 4 the following two (2) courses: 1) N.46°19'05"E., a distance of 626.79 feet; 2) Northeasterly, 476.60 feet along the arc of a tangent curve to the left having a radius of 610.00 feet and a central angle of 44°45'57" (chord bearing N.23°56'06"E., 464.57 feet) to the Southwest corner of PARCEL 2B as conveyed by that certain Special Warranty Deed, recorded in Official Records Instrument number 2019099789, of the Public Records of Sarasota County, Florida; thence along the Southerly boundary of said PARCEL 2B, S.88°26'52"E., a distance of 365.00 feet to the Northwest corner of PARCEL 3G as conveyed by that certain Special Warranty Deed, recorded in Official Records Instrument number 2020187409, of the Public Records of Sarasota County, Florida; thence along the Westerly boundary of said PARCEL 3G the following two (2) courses: 1) Southwesterly, 761.78 feet along the arc of a non-tangent curve to the right having a radius of 975.00 feet and a central angle of 44°45'57" (chord bearing S.23°56'06"W., 742.55 feet); 2) S.46°19'05"W., a distance of 626.79 feet to the **POINT OF BEGINNING**.

Containing 10.440 acres, more or less.

Containing a net acreage of 49.917 acres, more or less.

EXHIBIT "B"

Permitted Exceptions

1. Notice of Stipulations and Limitations Encumbering Real Property Pursuant to the Sarasota County Zoning Code as set forth in instrument recorded April 8, 1987 in Book 1935, Page 1180. (As to ALL Parcels)
2. Consent of Landowner to CDD Establishment as set forth in instrument recorded in Instrument No. 2018051111.
3. Terms and conditions of the Easement Agreement Relating to Utilities between Taylor Morrison of Florida, Inc. and 3 H Ranch, LLC; John F. Hales, as Trustee of the Norman and Carol Hales Trust for Audra Leigh Hales UAD November 19, 2004; and John F. Hales, as Trustee of the Norman and Carol Hales Trust for Ethan Freeman Hales UAD November 19, 2004 recorded July 23, 2018 in Instrument No. 2018097773. (As to ALL Parcels)
4. Terms and conditions of the Temporary Access Easement Agreement between Taylor Morrison of Florida, Inc. and LT Partners, LLLP recorded July 23, 2018 in Instrument No. 2018097788. (As to Parcels 4C, 4D and 5A)
5. Notice of Establishment of the LT Ranch Community Development District as set forth in instrument recorded September 21, 2018 in Instrument No. 2018125875. (As to ALL Parcels)
6. Terms and conditions of the Temporary Access Easement Agreement between Taylor Morrison of Florida, Inc. and LT Partners, LLLP recorded July 23, 2019 in Instrument No. 2019099796. (As to Parcel 5A)
7. Terms and conditions of the Easement Agreement between Taylor Morrison of Florida, Inc. and LT Partners, LLLP recorded July 23, 2019 in Instrument No. 2019099800. (As to ALL Parcels)
8. Appendix C27-Notice to Purchaser (Subdivision) as set forth in instrument recorded September 27, 2019 in Instrument No. 2019133499. (As to ALL Parcels)
9. Restrictive Covenant Relating to LT Ranch Village Open Space (Neighborhood 1) and Greenway (Neighborhoods 1, 2 and 3) as set forth in instrument recorded September 27, 2019 in Instrument No. 2019133502, together with Restrictive Covenant Relating to LT Ranch Village Open Space (Neighborhood 4) and Greenway (Neighborhoods 4 and 5) recorded September 1, 2020 in Instrument No. 2020118801, and Supplemental Restrictive Covenant Relating to LT Ranch Village Open Space (Neighborhood 2) recorded April 23, 2021 in Instrument No. 2021074902. (As to ALL Parcels)
10. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of LT RANCH NEIGHBORHOOD ONE, as recorded September 27, 2019 in Plat Book 53, Page(s) 175-224, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c). (As to ALL Parcels)
11. Provisions of the Map of SKYE RANCH NEIGHBORHOOD 2 TOWNHOMES, recorded December 14, 2020 in Miscellaneous Book 4, Page 58 of the Public Records of SARASOTA County, Florida.
12. Provisions of the Plat of SKYE RANCH NEIGHBORHOOD, recorded October 7, 2021 in

Miscellaneous Book 5, Page 22 of the Public Records of SARASOTA County, Florida. (As to Parcels 5A and 5B).

13. Terms and conditions of the following unrecorded leases: (i) that certain Residential Lease Agreement by and between Taylor Morrison of Florida, Inc., a Florida corporation and LT Partners, LLLP, a Florida limited liability limited partnership; and (ii) that certain Grazing Lease Agreement by and between Taylor Morrison of Florida, Inc., a Florida corporation and LT Partners, LLLP, a Florida limited liability limited partnership.

All of the Official Records of Sarasota County, Florida.

LT RANCH COMMUNITY DEVELOPMENT DISTRICT

Master Special Assessment Methodology – Phase II Assessment Area

Prepared by:

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Dated May 30, 2022



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1.0 INTRODUCTION

This Master Special Assessment Methodology Report – Phase II Assessment Area (“**Phase II Master Report**”) is intended to stand alone as an allocation of the District's capital special assessments (“**Phase II Assessments**”) for the Phase II Assessment Area, described below, within the LT Ranch Community Development District (“**District**”). The Phase II Assessments are a portion of the “**Assessments**” (hereinafter defined).

Generally speaking,¹ the overall approach to the levy and imposition of the Phase II Assessments is based on the master methodology (the “**Methodology**”) set forth in the Master Special Assessment Methodology report dated April 22, 2019 (the “**Validation Report**”) approved by the District relating to the allocation of the non-ad valorem capital special assessments related to the hereinafter defined CIP (the “**Assessments**”).

The District’s public infrastructure capital improvement program (“**CIP**”) is described in that Master Engineer’s Report dated April 2019 prepared by Waldrop Engineering, as revised November 2019 and further revised as reflected in the report dated May, 2022 prepared by Atwell LLC (the “**2022 Engineer’s Report**”) (together, “**Master Engineer’s Report**”). (Note that the District’s professional services contract with Waldrop Engineering, Inc. was assigned to Atwell, LLC, which acquired Waldrop Engineering, Inc.). The “**Phase II Project**” is described in the 2022 Engineer’s Report.

As noted in the Master Engineer’s Report, the CIP is being developed in multiple phases and functions as a system of improvements benefitting all developable lands within the District. With that said, the District’s limited purpose is to manage the construction, acquisition, maintenance

¹ The one difference between the Methodology set forth in the Validation Report and the Methodology as used herein is that, after further consideration and as part of the assessment equalization process, the District found that it was appropriate to revise the ERU factors to more fairly and reasonably allocate the Assessments to different product types, as reflected in the tables attached hereto. As part of that revision, the District also assigned the same ERU factors to “Active Adult” and “Traditional” units because, after further review, there was insufficient benefit between the two types of units to justify a differential ERU. As used herein, “Methodology” refers to the Methodology from the Validation Report, as modified herein.

and financing of its public works including basic infrastructure, system, facilities, services and improvements.²

The Validation Report applies the Methodology to all assessable lands and planned unit types in the District for illustration purposes only and anticipates that more than one assessment area may be created in the District. (Note that the Validation Report was adopted by the District on May 1, 2019 by Resolution 2019-5 and was validated by the Circuit Court of Sarasota County on July 29, 2019 (Case No. 2-18-CA-5052)).

The District has previously issued its \$16,735,000 Capital Improvement Revenue Bonds, Series 2019 (the “2019 Bonds”) to finance a portion of the CIP. In connection with the 2019 Bonds, the District approved the “Master Special Assessment Methodology – Phase 1 Assessment Area revised November 16, 2019 (the “**Phase I Master Assessment Report**”), as supplemented by the “Final Supplemental Special Assessment Methodology—Phase I Assessment Area” dated December 11, 2019 (the “**Phase 1 Supplemental Assessment Report**” and, together with the Phase I Master Assessment Report, the “**Phase 1 Assessment Report**”). The Phase 1 Master Assessment Report determines that because the CIP functions as a system of improvements, and to ensure that the Assessments are fairly and reasonably allocated across planned phases of development in the District included in one or more assessment areas, the Assessments as allocated to the “**Phase I Assessment Area**” (hereinafter defined) were based on the number of units anticipated to be developed in the Phase I Assessment Area, but taking into account the 1,560 planned units for the entire District. Accordingly, the Phase 1 Master Assessment Report assumes that the cost of the portion of the CIP to be financed, all or in part, by the 2019 Bonds (the “**Phase I Project**”) is the amount that can be generated as construction proceeds for the 800 residential unit types planned for Phase I of the residential development planned for the District and designated as the “**Phase I Assessment Area.**” The Phase 1 Supplemental Assessment Report further allocated the Assessments relating to the

² 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.

2019 Bonds, based on the final pricing details thereof, to the assessable land in the Phase I Assessment Area (the “**Phase I Assessments**”).

The District is now contemplating the issuance of its Capital Improvement Revenue Bonds, Phase II (the “**Phase II Bonds**”) to finance additional portions of the CIP comprising the Phase II Project. Because the CIP functions as a system of improvements, and to ensure that the Assessments are fairly and reasonably allocated across phases of development in the District, the Assessments as allocated to the assessable lands in the District to be designated as the “**Phase II Assessment Area**” (referred to in the 2022 Engineer’s Report as “Assessment Area Two”) shall be based on the number of units anticipated to be developed in the Phase II Assessment Area, but taking into account the 1,560 planned units for the entire District. This Report assumes that the cost of the Phase II Project to be funded all or in part with proceeds of the Phase II Bonds is the amount that can be generated as construction proceeds by applying the Methodology to the planned unit types for the Phase II Assessment Area (760 residential units as shown on Table II. It is fully intended that the District will adopt one or more Supplemental Assessment Reports supplementing this Report that will show the specific allocation of the financing costs for all or a portion of the Phase II Project ultimately financed by the Phase II Bonds, which project components will also be described in the 2022 Engineer’s Report.

The District currently anticipates that it will not establish any assessment areas within its boundaries in addition to the Phase I Assessment Area and the Phase II Assessment Area.

The estimated cost of the revised entire CIP is approximately \$53,073,077.65 of which proceeds of the 2019 Bonds, net of interest earnings and transfers from Costs of Issuance, funded \$15,188,304.87 as part of the Phase I Project. The use of the Methodology, as described in the Validation Report, will help ensure that the Assessments are fairly and reasonably allocated across the Phase I Assessment Area and the Phase II Assessment Area, while at the same time recognizing that the CIP is a system of improvements, such that, from an assessment perspective, Bonds secured by Assessments levied in any assessment area can fund any portion of the overall CIP, subject to further definition of an individual project at the time of bond issuance

While the foregoing represents the anticipated strategy for fairly and reasonably allocating Assessments across assessment areas, no Assessment is final until after providing notice and a public hearing and otherwise following the procedures required by law.

This Phase II Master Report will identify for the Phase II Assessment Area the special and peculiar benefits for the works and services of the Phase II Project – as a proportionate share of the larger CIP – including added use of the property, added enjoyment of the property, and probability of increased marketability, value of the property and decreased insurance premiums for the product types in order to ensure that the new Phase II Assessments are fair, just and reasonable for all property.

2.0 THE DISTRICT AND BOND STRUCTURE

The District is a special purpose unit of local government established pursuant to Chapter 190, Florida Statutes, and by Ordinance No. 2018-042, of the Sarasota County Board of County Commissioners, which Ordinance became effective September 12, 2018.

The District encompasses approximately 1,003.1 acres of land located approximately 3.5 miles east of the I-75 interchange (Exit 205) on State Road 72 (Clark Road), in Sarasota County. The District lies within Sections 15, 16, 21, 22, 27, and 28 Township 37 south Range 19 east, and is bounded to the north by State Road 72 (Clark Road), to the east by the Cow Pen Slough, and the west by a future Roadway known as Roadway “A”, as shown in the Master Engineer’s Report.

According to the Master Engineer’s Report, the District is part of a larger, master planned community development (“**Master Development**”) consisting of approximately 1,724.8+/- acres within the Sarasota County 2050 Plan RMA, ordinance approval number 2016-077 (“**Development Approval**”). The Development Approval entitles the property within the Master Development with a maximum of 3,450 single and multi-family dwelling units for a total density of 2.0 Dwelling Units per acre. The Development Approval also allows for non-residential uses such as retail, commercial, and offices. The maximum square footage of non-residential uses shall not exceed 300,000 and will be concentrated at the northwest corner of the property. Please note that the commercial property is excluded from the District boundary.

While the District will function as a single, functionally interrelated community, the District represents the first part of development (“**LT Ranch**”) within the Master Development and, as noted above, is planned for 1,560 single and multi-family dwelling units. The matrix shown in Table I, represents the anticipated product mix for all of LT Ranch planned for the entire District, while Table II represents the anticipated product mix for the Phase II Assessment Area, which is anticipated to include 760 residential units. Please note that these tables may be revised as development commences and the final site plan is further refined by the developer of LT Ranch (the “**Developer**”).

3.0 PURPOSE OF THIS REPORT

This Phase II Master 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 the Phase II Assessments. The District’s Phase II Project will allow for the development of property within the Phase II Assessment Area and will be partially or fully funded through the issuance by the District of the Phase II Bonds to be repaid from the proceeds of Phase II Assessments levied on assessable properties within the Phase II Assessment Area that benefit from the implementation of the Phase II Project. The Phase

II Assessments will be liens against assessable properties in the Phase II Assessment Area that receive special benefits from the Phase II Project.

The Methodology described herein has two goals: (1) determining the special and peculiar benefits that flow to the assessable properties in the Phase II Assessment Area 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 a CIP comprising certain public infrastructure and facilities. The District plans to fund the CIP, all or in part, through the issuance of the previously issued Phase I Bonds and the future Phase II 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 Phase II Bonds (i.e., the Phase II Project), payable from and secured by the Phase II Assessments imposed and levied on the assessable properties in the Phase II Assessment Area. The report is designed to conform to the requirements of the Constitution, Chapters 170, 190 and 197 F.S. with respect to the Phase II Assessments and is consistent with our understanding of the case law on this subject. Once levied by the Board, the Phase II Assessments will constitute liens co-equal with the liens of State, County, municipal and school board taxes, against properties within the Phase II Assessment Area that receive special benefits from the CIP.

Note that the Phase I Assessments are separate and distinct liens from the liens to be represented by the Phase II Assessments. None of the assessable land in the Phase I Assessment Area will be subject to the Phase II Assessments and none of the assessable land in the Phase II Assessment Area will be subject to the Phase I Assessments.

4.0 MASTER DEVELOPMENT PROGRAM

4.1 Land Use Plan

The anticipated Land Use Plan for the entire District is identified in Table I above and Table II identifies the anticipated Land Use Plan for the Phase II Assessment Area and constitutes the expected number of residential units to be constructed by type of unit by the Developer for the overall development and for the Phase II Assessment Area. As with any Land Use Plan, this may change during development. However, the District anticipates that the Land Use Plan will change as development occurs. To address this, the Methodology provides that the Assessments are levied on a per acre basis initially for all undeveloped lands within an assessment area, and as land is platted, the District then assigns debt to the platted units within that assessment area on a first-platted, first-assigned basis, and based on the type of unit noted in the Land Use Plan noted

herein. In doing so, the Methodology accounts for any changes in the Land Use Plan, all as applied to the Phase II Assessment Area.

4.2 Capital Requirements

The cost estimate for the District's entire CIP (revised) can be found in Table III and will be approximately \$53,076,077.65 and the cost estimate of the Phase II Project is approximately \$37,888,077.48 , in each case as set forth in the 2022 Engineer's Report, without taking into consideration the various costs of financing the improvements.

The Validation Report reflects, for illustration purposes, how the CIP is to be allocated to planned unit types in the entire District, on an as-financed basis. The Validation Report assumed that the District may issue not exceeding an aggregate principal amount of \$57,000,000.00 in Bonds to fund the implementation of the entire CIP. The anticipated aggregate principal amount of Bonds issued, and to be issued, by the District will not exceed the aggregate principal amount of \$57,000,000.00.

A number of items comprise the estimated bond size required to complete the Phase II Project. 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, also noted in Table III. Note that the Phase II Assessments securing the Phase II Bonds may not be made payable in more than 30 yearly installments.

As the finance plan is implemented, a supplemental report will be issued for the Phase II Bonds using the Methodology, as may be amended from time to time, so long as the cost allocated by unit in the Master Methodology Report, are not exceeded, and source and use of funds will be determined at the time of issuance of the Phase II Bonds. There are a variety of factors relevant to the issuance of the Phase II Bonds, most importantly, the interest rate that the District is able to secure on the Phase II Bonds, along with such items as the capitalized interest period, reserve requirement and costs of issuance. Stated another way, the application of the 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 in the Phase II Assessment Area, 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 Phase II Project 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 Developer may opt to pre-pay the Phase II Assessments on particular product types and/or lands in the Phase II Assessment Area using a contribution of infrastructure, and in order for Phase II Assessments to reach certain target levels, or other purposes, including but not limited to with respect to

improvements giving rise to impact fee credits. 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 of infrastructure to maintain such target assessment levels. Any cost of infrastructure contributed by the developer to pre-pay Phase II Assessments will not be eligible for “deferred costs,” if any are provided for in connection with any particular bond issuance. Any estimated capital requirements/contributions necessary for the entire Development not financed by the Phase I Bonds or the contemplated Phase II Bonds may be deferred from time to time and considered at different stages of development (e.g., at the time of platting and/or issuance of bonds, project completion, etc.), and the Developer’s obligation will be limited to the difference in the actual cost of construction of the public infrastructure and that amount deposited and available in all construction accounts of all series of Bonds. In the event that the Phase II Project is not completed, required contributions are not made, or under certain other circumstances, the District may elect to reallocate the special assessments, and the District expressly reserves the right to do so, provided however that any such reallocation shall not be construed to relieve any party of contractual or other obligations to the District.

5.0 ASSIGNMENT OF ASSESSMENTS

It is useful to consider three broad states or conditions of development. The initial condition is the “unplatted or boundary platted state” herein after called “Unplatted”. 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 further 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 allocate a portion of this debt 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. Valid assessments under Florida Law must be supported by sufficient benefit from the applicable project, and be fairly and reasonably allocated among benefitted properties. 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 multi-family 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 improvements 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 that will provide benefit to future development staged within the District. To insure that the CIP is fairly apportioned to the entire project, Table V allocates the entire CIP program, using the Methodology, across the projected 1,560 anticipated units in the District. Table VI allocates the Phase II Project, using the Methodology, across the projected 760 anticipated residential units in the Phase II Assessment Area, based on the assumptions and allocations in Table IV (Source and Use of Funds – Assessment Area II).

Also, if any private amenity facility is planned, it is not subject to the Assessments 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.

Valid assessments under Florida Law have two (2) requirements that must be met by the Board using this methodology to provide that the assessments will be liens on property equal in dignity to county property tax liens and to justify reimbursement by the property owners to the District for the special benefits received by and peculiar to their properties.

First, the properties assessed must receive, peculiar to the acre or parcel of property, a special benefit that flows as a logical connection from the systems, facilities and services constituting improvements.³

³ The two basic requirements for a valid assessment under law are stated succinctly in *City of Boca Raton v. State*, 595 So. 2d 25, 29 (Fla. 1992) *holding modified by Sarasota County v. Sarasota Church of Christ, Inc.*, 667 So. 2d 180 (Fla. 1995) and *modified sub nom. Collier County v. State*, 733 So. 2d 1012 (Fla. 1999) (“There are two requirements for the imposition of a valid special assessment. First, the property assessed must derive a special benefit from the service provided. Second, the assessment must be fairly and reasonably apportioned among the properties that

(footnote continued)

The courts recognize added use, added enjoyment, enhanced value and decreased insurance premiums as the special benefits that flow as a logical connection from the systems, facilities and services peculiar to the property. Additionally, the properties will receive the special benefit of enhanced marketability.

With this provision of infrastructure, the Board is enhancing the delivery of those identified special benefits as well as adding the special benefit of enhanced marketability.

Second, the special benefits must be fairly and reasonably apportioned in relation to the magnitude of the special benefit received by and peculiar to the various properties being assessed,⁴ resulting in the proportionate special benefit to be applied.

Although property taxes are automatically liens on the property, non-ad valorem assessments, including special assessments, are not automatically liens on the property but will become liens if the governing Board applies the following test in an informed, non-arbitrary manner. If this test for lienability is determined in a manner that is informed and non-arbitrary by the Board of Supervisors of the District, as a legislative determination, then the special assessments may be imposed, levied, collected and enforced as a first lien on the property equal

receive the special benefit.”) (Citations omitted). The requirement that the benefits received from the property must be peculiar to the parcel or acres is stated in *City of Boca Raton v. State*, 595 So. 2d 25, 29 (Fla. 1992) *holding modified by Sarasota County v. Sarasota Church of Christ, Inc.*, 667 So. 2d 180 (Fla. 1995) and *modified sub nom. Collier County v. State*, 733 So. 2d 1012 (Fla. 1999) (A special assessment “is imposed upon the theory that that portion of the community which is required to bear it receives some special or peculiar benefit in the enhancement of value of the property against which it is imposed as a result of the improvement made with the proceeds of the special assessment.”). The requirement for the existence of a logical connection from the systems, facilities and services constituting the improvements to the parcel or acre is found in *Lake County v. Water Management Corp.*, 695 So. 2d 667, 669 (Fla. 1997) (The test for evaluating whether a special benefit is conferred to property by the services for which an assessment is imposed “is whether there is a ‘logical relationship’ between the services provided and the benefit to real property.”)

⁴ *City of Boca Raton v. State*, 595 So. 2d 25, 29 (Fla. 1992) *holding modified by Sarasota County v. Sarasota Church of Christ, Inc.*, 667 So. 2d 180 (Fla. 1995) and *modified sub nom. Collier County v. State*, 733 So. 2d 1012 (Fla. 1999).

in dignity to the property tax lien.⁵ Florida courts have found that a valid assessment is imposed where “there is a ‘logical relationship’ between the services provided and the benefit to real property, and so long as the levying and imposition process is not arbitrary, capricious or unfair.”

Focused, pinpointed and responsive management by the District of its systems, facilities and services, creates and enhances special benefits that flow peculiar to property within the boundaries of the District, as well as general benefits to the public at large.

All benefits conferred on Phase II Assessment Area properties are special benefits conferred on property because only property within the Phase I Assessment Area will specially benefit from the enhanced services to be provided as a result of these new assessments (bearing in mind that the entire CIP functions as a system of improvements). Any general benefits resulting from these assessments are incidental and are readily distinguishable from the special benefits that accrue to the property outside the District. Properties outside the District do not depend on the District’s programs and undertakings with respect to the Phase I Project in any way for their own benefit and are therefore not considered to receive benefits for the purposes of the Methodology.

Because the benefits of the District control and management are greater than the costs of the Assessments, an over-all net special benefit occurs. This net special benefit equates into an increase in at least some of the property values of the surrounding homes. An increase in property values makes these properties more marketable and more saleable.

Further, a derivative special benefit also exists from this increased marketability, each property will enjoy the special benefit of the added use and enjoyment of the properties, and equates to a net benefit, even though they are not yet capable of being calculated with mathematical certainty; however, their magnitude can be determined with reasonable certainty today. Each special benefit is by order of magnitude more valuable than the cost of, or the actual assessment imposed and levied for the services and improvements that they provide peculiar to the receiving properties.

⁵ *Workman Enterprises, Inc. v. Hernando County*, 790 So. 2d 598, 600 (Fla. 5th DCA 2001) (“When a trial court is presented with a property owner’s challenge to a special assessment the appropriate ‘standard of review is the same for both prongs; that is, the legislative determination as to the existence of special benefits and as to the apportionment of the costs of those benefits should be upheld unless the determination is arbitrary.’”) (Citation omitted). § 170.09, Fla. Stat. (2010) (“The special assessments . . . shall remain liens, coequal with the lien of all state, county, district, and municipal taxes, superior in dignity to all other liens, titles, and claims, until paid.”)

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 within the Phase II Assessment Area, as set forth in more detail in the supplemental special assessment methodolog(ies) applicable to particular series of Phase II 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 (including Phase II Bonds) may differ in amount, due to changes in construction costs, financing costs, or other matters.

6.0 Prepayment of Phase II Assessments

The Phase II assessments encumbering a Platted Unit may be prepaid in full at any time, 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.

7.0 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. The foregoing only applies to the Phase II Assessment Area.

8.0 Preliminary Assessment Roll

Exhibit A provides the current folio numbers derived from the Sarasota County Tax Rolls and matches those folio numbers with the anticipated product on each folio numbers for the Phase II Area.

**LT Ranch Community Development District
Planned Land Use Type - Entire District
Table I**

Product Type								
Description	30' 39'	42' Lots	52' Lots	62' Lots	76' Lots	90' Lots	Work-Force (Multi-Family)	Total
Residential	136	304	444	225	67	24	360	1560
Total:	136	304	444	225	67	24	360	1560

**LT Ranch Community Development District
Planned Land Use Type - Area Two Assessment Area
Table II**

Product Type								
Description	30' 39'	42' Lots	52' Lots	62' Lots	76' Lots	90' Lots	Work-Force (Multi-Family)	Total
Traditional	0	153	77	39	30	0	0	299
Active Adult	0	0	126	37	0	0	0	163
Workforce	0	0	0	0	0	0	298	298
Total:	0	153	203	76	30	0	298	760

**LT Ranch Community Development District
Capital Improvement Program Cost Estimate - Area II Master CIP (Engineer's Report)**

Table III

No.	Facility	REVISED Overall CDD Master CIP			Area II Master Improvements		
		Public Improvements	Private Completed	Total Project Costs	Master Public Improvement	Private Improvements	Total Project Costs
1	Landscaping & Walls	\$ 2,850,248.74	\$ 7,550,000.00	\$ 10,400,248.74	\$1,615,801.40	\$3,775,000.00	\$5,390,801.40
2	Subdivision Potable Water System	\$ 3,906,170.63	\$ -	\$ 3,906,170.63	\$3,187,071.71	\$0.00	\$3,187,071.71
3	Subdivision WasteWater System	\$ 7,604,291.31	\$ 1,059,469.79	\$ 8,663,761.10	\$5,313,241.36	\$0.00	\$5,313,241.36
4	Irrigation Facilities	\$ 4,146,993.49	\$ 6,300,000.00	\$ 10,446,993.49	\$4,146,933.49	\$0.00	\$4,146,933.49
5	Storm Water Facilities ⁽¹⁾⁽²⁾⁽³⁾	\$ 14,588,443.24	\$ -	\$ 14,588,443.24	\$7,191,355.62	\$3,150,000.00	\$10,341,355.62
6	Environmental Preservation & Mitigation	\$ 1,793,352.00	\$ -	\$ 1,793,352.00	\$1,793,352.00	\$0.00	\$1,793,352.00
7	Off-Site Utilities	\$ 2,857,493.94	\$ -	\$ 2,857,493.94	\$0.00	\$0.00	\$0.00
9	Off-site Road Construction	\$ -	\$ -	\$ -	\$0.00	\$8,100,513.50	\$8,100,513.50
8	Private Streets	\$ 3,292,000.00	\$ 19,522,000.00	\$ 22,814,000.00	\$3,292,000.00	\$ -	\$3,292,000.00
9	CDD Roadways	\$ 910,217.52	\$ -	\$ 910,217.52	\$773,203.12	\$0.00	\$773,203.12
11	Public Park	\$ 3,187,884.38	\$ -	\$ 3,187,884.38	\$3,187,884.38	\$0.00	\$3,187,884.38
10	Amenities	\$ -	\$ 15,801,522.30	\$ 15,801,522.30	\$0.00	\$7,900,761.15	\$7,900,761.15
13	Street Lights in Off-site Roadway	\$ -	\$ 348,000.00	\$ 348,000.00	\$0.00	\$0.00	\$0.00
11	Electrical	\$ -	\$ 782,000.00	\$ 782,000.00	\$0.00	\$709,588.30	\$709,588.30
12	Miscellaneous Structures	\$ -	\$ 602,000.00	\$ 602,000.00	\$0.00	\$602,000.00	\$602,000.00
13	Municipal Fees & Permits	\$ -	\$ 1,790,000.00	\$ 1,790,000.00	\$0.00	\$1,263,973.84	\$1,263,973.84
	Subtotal (Improvements Benefiting All Units)	\$ 45,137,095.25	\$ 53,754,992.09	\$ 98,892,087.34	\$30,500,843.08	\$25,501,836.79	\$56,002,679.87
9	Contingency	\$ 4,694,683.06	\$ 7,264,216.72	\$ 11,958,899.78	\$4,694,683.06	\$3,825,275.52	\$8,519,958.58
10	Professional Fees	\$ 3,243,999.34	\$ 9,520,000.00	\$ 12,763,999.34	\$2,692,491.34	\$3,356,631.56	\$6,049,122.90
	Total Improvements	\$ 53,075,777.65	\$ 70,539,208.81	\$ 123,614,986.46	\$37,888,017.48	\$32,683,743.87	\$70,571,761.35

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

⁽²⁾ Developer Funded Stormwater/Floodplain mgmt includes lake excavations exceeding 8' in depth, lot pad grading, road grading.

⁽³⁾ Developer Funded Stormwater/Floodplain mgmt includes lake excavations exceeding 8' in depth, lot pad grading, road grading.

⁽⁴⁾ Roadway Improvements for which impact fee credits are available will only be funded for those portions of the Roadway which impact fee credits are not available

⁽⁵⁾ The cost of portions of utilities relative to any oversizing agreements are not funded by bonds.

⁽⁶⁾ As of February, 2022 approximately \$2.9m of additional components of the public CIP are reflected as part of the costs of the 2022 Project. And \$38M of private improvements have been funded by the Developer

⁽⁷⁾ As of February 2022 approximately 38% of the public CIP has been completed and 33% of the private improvements have been completed.

The cost estimates set forth herein are estimates based on current plans and market conditions, which are subject to change. Accordingly, the LT Ranch 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 LT Ranch."

LT Ranch Community Development District
Assessment Area Two - Master Assessment Report Methodology
PRELIMINARY - Source and Use of Funds

Table IV	
Sources:	
Bond Proceeds	
Par Amount	\$ 31,910,000.00
	\$ 31,910,000.00
Uses:	
Project Funds Deposit	
Cost of Construction	\$ 24,850,565.58
Rounding Proceeds	\$ 7,312.17
	\$ 24,857,877.75
Other Funds Deposits:	
Capitalized Interest (One Year)	\$3,834,445.48
Debt Service Reserve is 100% ofMADS	\$2,318,226.77
	\$6,152,672.25
Delivery Date Expenses	
Cost of Issuance	\$ 261,250.00
Underwriter's Discount	\$ 638,200.00
	\$ 899,450.00
	\$ 31,910,000.00
Average Coupon:	6.00%
Anticipated Issuance Date	11/1/2022
Capitalized Interest	11/1/2024
ESTIMATED - Max Annual Debt Service	\$2,318,226.77

**LT Ranch Community Development District
ENTIRE PROJECT Assessment Allocation
Table V**

Description of Product Type	EAU	Use	Enjoyment	Total ERU	Development Plan	Total	Total MASTER CIP Allocation	CIP MASTER	Total Par Debt Allocation	Toal MASTER Par	Estimated Annual Debt Service (1)	Estimated Discounts and Collections (2)	Estimated Total Annual Debt Service Per Unit	Estimated Total	Estimated Total	
	Factor	Factor	Factor	Adjusted Factor		Adjusted ERU		Allocation Per Unit		Debt Allocation Per Unit				Annual Debt Service (3)	Annual Debt Service (including Disc. & Fees) (4)	
Traditional:																
Single Family 30' - 39'	0.8	0	0	0.8	136	108.8	\$ 4,289,270.30	\$ 31,538.75	\$ 4,561,146.85	\$ 33,537.84	\$ 2,342.40	\$ 163.97	\$ 2,506.36	\$ 318,565.83	\$ 340,865.44	
Single Family 40' - 49'	0.85	0	0	0.85	304	258.4	\$ 10,187,016.97	\$ 33,509.92	\$ 10,832,723.76	\$ 35,633.96	\$ 2,488.80	\$ 174.22	\$ 2,663.01	\$ 756,593.85	\$ 809,555.42	
Single Family 50' - 59'	0.9	0	0	0.9	444	399.6	\$ 15,753,606.74	\$ 35,481.10	\$ 16,752,153.31	\$ 37,730.08	\$ 2,635.20	\$ 184.46	\$ 2,819.66	\$ 1,170,026.72	\$ 1,251,928.59	
Single Family 60' - 69'	1	0	0	1	225	225	\$ 8,870,274.06	\$ 39,423.44	\$ 9,432,518.76	\$ 41,922.31	\$ 2,927.99	\$ 204.96	\$ 3,132.95	\$ 658,798.83	\$ 704,914.74	
Single Family 70' - 79'	1.1	0	0	1.1	67	73.7	\$ 2,905,507.55	\$ 43,365.78	\$ 3,089,673.92	\$ 46,114.54	\$ 3,220.79	\$ 225.46	\$ 3,446.25	\$ 215,793.22	\$ 230,898.74	
Single Family 90' and up	1.2	0	0	1.2	24	28.8	\$ 1,135,395.08	\$ 47,308.13	\$ 1,207,362.40	\$ 50,306.77	\$ 3,513.59	\$ 245.95	\$ 3,759.55	\$ 84,326.25	\$ 90,229.09	
Workforce - Multi Family	0.7	0	0	0.7	360	252	\$ 9,934,706.95	\$ 27,596.41	\$ 10,564,421.01	\$ 29,345.61	\$ 2,049.60	\$ 143.47	\$ 2,193.07	\$ 737,854.69	\$ 789,504.51	
Total Units:	5.6	5.6	17.03	1560	1346.3	\$ 53,075,777.65			\$ 56,440,000.00					\$ 3,941,959.38	\$ 4,217,896.53	
														Estimated Max Annual Debt Service: \$ 3,941,959.38		
														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

**LT Ranch Community Development District
Assessment Area Two - Assessment Allocation for Master Assessment Methodology
Table VI**

Description of Product Type	EAU	Use	Enjoyment	Total ERU	Development Plan	Total	Total CIP Allocation	CIP Allocation Per	Total Par Debt Allocation	Total Par Debt	Estimated Annual Debt Service (1)	Estimated Discounts and Collections (2)	Estimated Total Annual Debt Service Per Unit	Estimated Total	Estimated Total	
	Factor	Factor	Factor	Adjusted Factor		Adjusted ERU		Unit (5)		Allocation Per Unit (1)				Annual Debt Service (3)	Annual Debt Service (including Disc. & Fees) (4)	
Traditional:																
Single Family 30' - 39'	0.8	0	0	0.8	0	0	\$ -	\$ 31,538.75	\$ -	\$ -	\$ 0.00	\$ 0.00	\$ 0.00	\$ -	\$ -	
Single Family 40' - 49'	0.85	0	0	0.85	153	130.05	\$ 5,127,018.41	\$ 33,509.92	\$ 6,583,478.23	\$ 43,029.27	\$ 3,126.03	\$ 218.82	\$ 3,344.85	\$ 478,282.53	\$ 511,762.30	
Single Family 50' - 59'	0.9	0	0	0.9	203	182.7	\$ 7,202,662.54	\$ 35,481.10	\$ 9,248,761.80	\$ 45,560.40	\$ 3,309.91	\$ 231.69	\$ 3,541.61	\$ 671,912.48	\$ 718,946.35	
Single Family 60' - 69'	1	0	0	1	76	76	\$ 2,996,181.46	\$ 39,423.44	\$ 3,847,322.92	\$ 50,622.67	\$ 3,677.68	\$ 257.44	\$ 3,935.12	\$ 279,503.82	\$ 299,069.09	
Single Family 70' - 79'	1.1	0	0	1.1	30	33	\$ 1,300,973.53	\$ 43,365.78	\$ 1,670,548.11	\$ 55,684.94	\$ 4,045.45	\$ 283.18	\$ 4,328.63	\$ 121,363.50	\$ 129,858.95	
Single Family 90' and up	1.2	0	0	1.2	0	0	\$ -	\$ 47,308.13	\$ -	\$ -	\$ 0.00	\$ 0.00	\$ 0.00	\$ -	\$ -	
Workforce - Multi Family	0.7	0	0	0.7	298	208.6	\$ 8,223,729.64	\$ 27,596.41	\$ 10,559,888.95	\$ 35,435.87	\$ 2,574.38	\$ 180.21	\$ 2,754.58	\$ 767,164.44	\$ 820,865.95	
Total Units:				760	630.35	\$ 24,850,565.58			\$ 31,910,000.00					\$ 2,318,226.77	\$ 2,480,502.64	
														Max Annual Debt Service: \$ 2,318,226.77		
														Rounding: \$ (0.00)		

- (1) Amount is Based on ESTIMATED Financing Paramaters in Source and Use of Funds Schedule
- (2) Discounts and Collection Costs ESTIMATED at 7%
- (3) Excludes Discounts and Collection Costs
- (4) Includes Discount and Collection Costs
- (5) CIP Allocation Per Unit is Based on Entire CIP Allocation of \$47,431,377.77, and allocated to Area II Development Plan

**LT Ranch Community Development District
Exhibit A - Assessment Roll - Area Two**

Folio #	Acres	Platted Unit Assigned to Folio	Property Owner	Total Assessment by Folio	Units By Folio Number						
					Twin Villas	42' Lots	52' Lots	62' Lots	76' Lots	90' Lots	Work Force - Multi-Family
ESTIMATED ASSESSMENT PER UNIT BY PRODUCT TYPE						\$ 43,029.27	\$ 45,560.40	\$ 50,622.67	\$ 55,684.94		\$ 35,435.87
0294063060	0.19	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 45,560.40			1				
0294103101	0.14	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 43,029.27		1					
0294103090	0.14	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 43,029.27		1					
0294063023	0.28	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 55,684.94					1		
0294063001	0.19	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 43,029.27		1					
0294063029	0.26	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 55,684.94					1		
0294063041	0.19	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 45,560.40			1				
0294113190	0.20	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 45,560.40			1				
0294113185	0.20	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 45,560.40			1				
0294153130	0.30	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 55,684.94					1		
0294153133	0.28	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 55,684.94					1		
0294103103	0.14	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 43,029.27		1					
0294113192	0.15	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 43,029.27		1					

**LT Ranch Community Development District
Exhibit A - Assessment Roll - Area Two**

Folio #	Acres	Platted Unit Assigned to Folio	Property Owner	Total Assessment by Folio	Units By Folio Number						
					Twin Villas	42' Lots	52' Lots	62' Lots	76' Lots	90' Lots	Work Force - Multi-Family
ESTIMATED ASSESSMENT PER UNIT BY PRODUCT TYPE						\$ 43,029.27	\$ 45,560.40	\$ 50,622.67	\$ 55,684.94		\$ 35,435.87
0294103155	0.30	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 50,622.67				1			
0294113063	0.19	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 45,560.40			1				
0294103170	0.15	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 43,029.27		1					
0294103154	0.26	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 50,622.67				1			
0294103086	0.17	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 43,029.27		1					
0294063051	0.19	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 45,560.40			1				
0294063032	0.32	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 50,622.67				1			
0294113173	0.15	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 43,029.27		1					
0294153143	0.30	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 55,684.94					1		
0294113067	0.17	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 45,560.40			1				
0294103165	0.15	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 43,029.27		1					
0294113064	0.19	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 45,560.40			1				
0294103079	0.14	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 43,029.27		1					

**LT Ranch Community Development District
Exhibit A - Assessment Roll - Area Two**

Folio #	Acres	Platted Unit Assigned to Folio	Property Owner	Total Assessment by Folio	Units By Folio Number						
					Twin Villas	42' Lots	52' Lots	62' Lots	76' Lots	90' Lots	Work Force - Multi-Family
ESTIMATED ASSESSMENT PER UNIT BY PRODUCT TYPE						\$ 43,029.27	\$ 45,560.40	\$ 50,622.67	\$ 55,684.94		\$ 35,435.87
0294103092	0.14	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 43,029.27		1					
0294113180	0.20	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 45,560.40			1				
0294153122	0.25	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 50,622.67				1			
0294063031	0.43	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 55,684.94					1		
0294063019	0.22	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 50,622.67				1			
0294103080	0.14	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 43,029.27		1					
0294153142	0.33	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 55,684.94					1		
0294113182	0.18	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 45,560.40			1				
0294113205	0.14	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 43,029.27		1					
0294063026	0.27	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 55,684.94					1		
0294103107	0.16	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 43,029.27		1					
0294153135	0.33	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 55,684.94					1		
0294103112	0.14	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 43,029.27		1					

**LT Ranch Community Development District
Exhibit A - Assessment Roll - Area Two**

Folio #	Acres	Platted Unit Assigned to Folio	Property Owner	Total Assessment by Folio	Units By Folio Number						
					Twin Villas	42' Lots	52' Lots	62' Lots	76' Lots	90' Lots	Work Force - Multi-Family
			ESTIMATED ASSESSMENT PER UNIT BY PRODUCT TYPE			\$ 43,029.27	\$ 45,560.40	\$ 50,622.67	\$ 55,684.94		\$ 35,435.87
0294113183	0.20	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 45,560.40			1				
0294063000	0.19	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 43,029.27		1					
0294113177	0.18	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 45,560.40			1				
0294063036	0.24	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 50,622.67				1			
0294063078	0.19	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 45,560.40			1				
0294153137	0.27	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 55,684.94					1		
0294103110	0.16	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 43,029.27		1					
0294063040	0.19	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 45,560.40			1				
0294063052	0.19	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 45,560.40			1				
0294113069	0.14	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 43,029.27		1					
0294113062	0.17	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 45,560.40			1				
0294113171	0.17	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 43,029.27		1					
0294063058	0.19	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 45,560.40			1				

**LT Ranch Community Development District
Exhibit A - Assessment Roll - Area Two**

Folio #	Acres	Platted Unit Assigned to Folio	Property Owner	Total Assessment by Folio	Units By Folio Number										
					Twin Villas	42' Lots	52' Lots	62' Lots	76' Lots	90' Lots	Work Force - Multi-Family				
ESTIMATED ASSESSMENT PER UNIT BY PRODUCT TYPE					\$	43,029.27	\$	45,560.40	\$	50,622.67	\$	55,684.94		\$	35,435.87
0294103161	0.14	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 43,029.27		1									
0294103163	0.16	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 43,029.27		1									
0294103167	0.15	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 43,029.27		1									
0294063027	0.27	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 55,684.94								1			
0294063011	0.15	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 43,029.27		1									
0294063048	0.19	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 45,560.40				1							
0294063030	0.30	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 55,684.94								1			
0294063042	0.21	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 45,560.40				1							
0294103116	0.26	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 50,622.67						1					
0294103096	0.14	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 43,029.27		1									
0294063024	0.26	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 55,684.94								1			
0294113186	0.19	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 45,560.40				1							
0294103109	0.14	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 43,029.27		1									

**LT Ranch Community Development District
Exhibit A - Assessment Roll - Area Two**

Folio #	Acres	Platted Unit Assigned to Folio	Property Owner	Total Assessment by Folio	Units By Folio Number										
					Twin Villas	42' Lots	52' Lots	62' Lots	76' Lots	90' Lots	Work Force - Multi-Family				
ESTIMATED ASSESSMENT PER UNIT BY PRODUCT TYPE					\$	43,029.27	\$	45,560.40	\$	50,622.67	\$	55,684.94		\$	35,435.87
0294113204	0.14	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 43,029.27		1									
0294113189	0.19	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 45,560.40			1								
0294063050	0.19	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 45,560.40			1								
0294063013	0.17	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 43,029.27		1									
0294063007	0.15	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 43,029.27		1									
0294103164	0.16	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 43,029.27		1									
0294063047	0.19	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 45,560.40			1								
0294153147	0.24	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 50,622.67				1							
0294103157	0.20	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 50,622.67				1							
0294153127	0.30	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 55,684.94						1					
0294103083	0.14	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 43,029.27		1									
0294153126	0.30	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 55,684.94							1				
0294063035	0.24	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 50,622.67				1							

**LT Ranch Community Development District
Exhibit A - Assessment Roll - Area Two**

Folio #	Acres	Platted Unit Assigned to Folio	Property Owner	Total Assessment by Folio	Units By Folio Number						
					Twin Villas	42' Lots	52' Lots	62' Lots	76' Lots	90' Lots	Work Force - Multi-Family
			ESTIMATED ASSESSMENT PER UNIT BY PRODUCT TYPE			\$ 43,029.27	\$ 45,560.40	\$ 50,622.67	\$ 55,684.94		\$ 35,435.87
0294063044	0.19	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 45,560.40			1				
0294063004	0.15	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 43,029.27		1					
0294153134	0.34	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 55,684.94					1		
0294153146	0.24	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 50,622.67				1			
0294103152	0.22	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 50,622.67				1			
0294153145	0.37	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 50,622.67				1			
0294113193	0.15	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 43,029.27		1					
0294063018	0.22	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 50,622.67				1			
0294063039	0.19	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 45,560.40				1			
0294063012	0.15	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 43,029.27		1					
0294153138	0.35	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 55,684.94					1		
0294153125	0.30	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 55,684.94					1		
0294063046	0.19	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 45,560.40				1			

**LT Ranch Community Development District
Exhibit A - Assessment Roll - Area Two**

Folio #	Acres	Platted Unit Assigned to Folio	Property Owner	Total Assessment by Folio	Units By Folio Number									
					Twin Villas	42' Lots	52' Lots	62' Lots	76' Lots	90' Lots	Work Force - Multi-Family			
ESTIMATED ASSESSMENT PER UNIT BY PRODUCT TYPE					\$	43,029.27	\$	45,560.40	\$	50,622.67	\$	55,684.94	\$	35,435.87
0294103105	0.14	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 43,029.27		1								
0294103104	0.14	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 43,029.27		1								
0294153149	0.24	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 50,622.67				1						
0294103095	0.14	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 43,029.27		1								
0294113195	0.15	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 43,029.27		1								
0294153140	0.29	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 55,684.94						1				
0294063033	0.21	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 50,622.67				1						
0294103113	0.21	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 50,622.67				1						
0294103098	0.14	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 43,029.27		1								
0294153120	0.27	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 50,622.67				1						
0294103089	0.14	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 43,029.27		1								
0294103166	0.15	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 43,029.27		1								
0294063006	0.17	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 43,029.27		1								

**LT Ranch Community Development District
Exhibit A - Assessment Roll - Area Two**

Folio #	Acres	Platted Unit Assigned to Folio	Property Owner	Total Assessment by Folio	Units By Folio Number						
					Twin Villas	42' Lots	52' Lots	62' Lots	76' Lots	90' Lots	Work Force - Multi-Family
ESTIMATED ASSESSMENT PER UNIT BY PRODUCT TYPE						\$ 43,029.27	\$ 45,560.40	\$ 50,622.67	\$ 55,684.94		\$ 35,435.87
0294153129	0.28	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 55,684.94					1		
0294153123	0.27	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 50,622.67				1			
0294103168	0.15	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 43,029.27		1					
0294103159	0.17	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 43,029.27		1					
0294100151	0.22	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 50,622.67				1			
0294103111	0.16	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 43,029.27		1					
0294063017	0.20	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 50,622.67				1			
0294063055	0.19	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 45,560.40			1				
0294113070	0.14	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 43,029.27		1					
0294103087	0.17	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 43,029.27		1					
0294113202	0.14	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 43,029.27		1					
0294103106	0.14	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 43,029.27		1					
0294063038	0.21	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 50,622.67					1		

**LT Ranch Community Development District
Exhibit A - Assessment Roll - Area Two**

Folio #	Acres	Platted Unit Assigned to Folio	Property Owner	Total Assessment by Folio	Units By Folio Number						
					Twin Villas	42' Lots	52' Lots	62' Lots	76' Lots	90' Lots	Work Force - Multi-Family
			ESTIMATED ASSESSMENT PER UNIT BY PRODUCT TYPE			\$ 43,029.27	\$ 45,560.40	\$ 50,622.67	\$ 55,684.94		\$ 35,435.87
0294103108	0.14	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 43,029.27		1					
0294063014	0.16	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 43,029.27		1					
0294063020	0.20	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 50,622.67				1			
0294063075	0.17	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 45,560.40			1				
0294103094	0.14	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 43,029.27		1					
0294113065	0.17	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 45,560.40			1				
0294103082	0.16	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 43,029.27		1					
0294103156	0.20	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 50,622.67				1			
0294113175	0.15	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 43,029.27		1					
0294113191	0.20	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 45,560.40			1				
0294063059	0.19	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 45,560.40			1				
0294063016	0.20	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 50,622.67				1			
0294113068	0.14	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 43,029.27		1					

**LT Ranch Community Development District
Exhibit A - Assessment Roll - Area Two**

Folio #	Acres	Platted Unit Assigned to Folio	Property Owner	Total Assessment by Folio	Units By Folio Number						
					Twin Villas	42' Lots	52' Lots	62' Lots	76' Lots	90' Lots	Work Force - Multi-Family
ESTIMATED ASSESSMENT PER UNIT BY PRODUCT TYPE						\$ 43,029.27	\$ 45,560.40	\$ 50,622.67	\$ 55,684.94		\$ 35,435.87
0294103091	0.14	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 43,029.27		1					
0294113197	0.17	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 43,029.27		1					
0294063005	0.17	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 43,029.27		1					
0294153148	0.24	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 50,622.67				1			
0294103153	0.22	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 50,622.67				1			
0294103114	0.21	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 50,622.67				1			
0294113172	0.17	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 43,029.27		1					
0294113181	0.18	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 45,560.40			1				
0294113071	0.16	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 43,029.27		1					
0294103081	0.16	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 43,029.27		1					
0294063049	0.19	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 45,560.40			1				
0294063028	0.26	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 55,684.94					1		
0294063076	0.17	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 45,560.40			1				

**LT Ranch Community Development District
Exhibit A - Assessment Roll - Area Two**

Folio #	Acres	Platted Unit Assigned to Folio	Property Owner	Total Assessment by Folio	Units By Folio Number									
					Twin Villas	42' Lots	52' Lots	62' Lots	76' Lots	90' Lots	Work Force - Multi-Family			
ESTIMATED ASSESSMENT PER UNIT BY PRODUCT TYPE					\$	43,029.27	\$	45,560.40	\$	50,622.67	\$	55,684.94	\$	35,435.87
0294063022	0.20	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 50,622.67				1						
0294063056	0.19	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 45,560.40			1							
0294063009	0.15	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 43,029.27		1								
0294113187	0.18	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 45,560.40			1							
0294113196	0.15	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 43,029.27		1								
0294153144	0.42	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 55,684.94						1				
0294063077	0.19	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 45,560.40			1							
0294103115	0.24	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 50,622.67				1						
0294063057	0.19	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 45,560.40			1							
0294113203	0.14	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 43,029.27		1								
0294113174	0.15	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 43,029.27		1								
0294063074	0.17	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 45,560.40			1							
0294103093	0.14	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 43,029.27		1								

**LT Ranch Community Development District
Exhibit A - Assessment Roll - Area Two**

Folio #	Acres	Platted Unit Assigned to Folio	Property Owner	Total Assessment by Folio	Units By Folio Number						
					Twin Villas	42' Lots	52' Lots	62' Lots	76' Lots	90' Lots	Work Force - Multi-Family
			ESTIMATED ASSESSMENT PER UNIT BY PRODUCT TYPE			\$ 43,029.27	\$ 45,560.40	\$ 50,622.67	\$ 55,684.94		\$ 35,435.87
0294113199	0.17	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 43,029.27		1					
0294063010	0.15	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 43,029.27		1					
0294153124	0.25	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 50,622.67				1			
0294103084	0.14	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 43,029.27		1					
0294063054	0.19	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 45,560.40			1				
0294063045	0.19	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 45,560.40				1			
0294153128	0.29	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 55,684.94					1		
0294113073	0.15	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 43,029.27		1					
0294113200	0.17	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 43,029.27		1					
0294113072	0.17	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 43,029.27		1					
0294153119	0.27	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 50,622.67				1			
0294103102	0.14	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 43,029.27		1					
0294103097	0.14	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 43,029.27		1					

**LT Ranch Community Development District
Exhibit A - Assessment Roll - Area Two**

Folio #	Acres	Platted Unit Assigned to Folio	Property Owner	Total Assessment by Folio	Units By Folio Number						
					Twin Villas	42' Lots	52' Lots	62' Lots	76' Lots	90' Lots	Work Force - Multi-Family
ESTIMATED ASSESSMENT PER UNIT BY PRODUCT TYPE						\$ 43,029.27	\$ 45,560.40	\$ 50,622.67	\$ 55,684.94		\$ 35,435.87
0294103169	0.15	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 43,029.27		1					
0294103100	0.16	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 43,029.27		1					
0294153131	0.29	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 55,684.94					1		
0294113201	0.16	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 43,029.27		1					
0294063015	0.20	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 50,622.67				1			
0294063008	0.15	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 43,029.27		1					
0294113184	0.20	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 45,560.40			1				
0294063002	0.17	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 43,029.27		1					
0294103162	0.14	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 43,029.27		1					
0294153117	0.28	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 50,622.67				1			
0294113066	0.17	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 45,560.40			1				
0294113188	0.19	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 45,560.40			1				
0294063043	0.21	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 45,560.40			1				

**LT Ranch Community Development District
Exhibit A - Assessment Roll - Area Two**

Folio #	Acres	Platted Unit Assigned to Folio	Property Owner	Total Assessment by Folio	Units By Folio Number						
					Twin Villas	42' Lots	52' Lots	62' Lots	76' Lots	90' Lots	Work Force - Multi-Family
			ESTIMATED ASSESSMENT PER UNIT BY PRODUCT TYPE			\$ 43,029.27	\$ 45,560.40	\$ 50,622.67	\$ 55,684.94		\$ 35,435.87
0294063061	0.20	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 45,560.40			1				
0294063003	0.15	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 43,029.27		1					
0294103160	0.14	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 43,029.27		1					
0294113179	0.20	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 45,560.40			1				
0294113176	0.14	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 43,029.27		1					
0294103099	0.16	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 43,029.27		1					
0294153139	0.34	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 55,684.94					1		
0294113178	0.18	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 45,560.40			1				
0294103088	0.14	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 43,029.27		1					
0294153121	0.27	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 50,622.67				1			
0294103085	0.14	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 43,029.27		1					
0294153141	0.33	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 55,684.94					1		
0294063025	0.26	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 55,684.94						1	

**LT Ranch Community Development District
Exhibit A - Assessment Roll - Area Two**

Folio #	Acres	Platted Unit Assigned to Folio	Property Owner	Total Assessment by Folio	Units By Folio Number					
					Twin Villas	42' Lots	52' Lots	62' Lots	76' Lots	90' Lots
ESTIMATED ASSESSMENT PER UNIT BY PRODUCT TYPE					\$ 43,029.27	\$ 45,560.40	\$ 50,622.67	\$ 55,684.94		\$ 35,435.87
0294113194	0.15	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 43,029.27		1				
0294063037	0.21	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 50,622.67				1		
0294103158	0.17	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 43,029.27		1				
0294113198	0.18	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 43,029.27		1				
0294063053	0.19	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 45,560.40			1			
0294153118	0.27	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 50,622.67				1		
0294153136	0.33	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 55,684.94					1	
0294153132	0.29	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 55,684.94					1	
0294063021	0.20	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 50,622.67				1		
0294063034	0.21	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 50,622.67				1		
0294153150	0.24	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 50,622.67				1		
0305011500	28.66	0	TAYLOR MORRISON OF FLORIDA INC 551 NORTH CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 4,384,018.03						
0293122058	0.04	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 35,435.87						1

**LT Ranch Community Development District
Exhibit A - Assessment Roll - Area Two**

Folio #	Acres	Platted Unit Assigned to Folio	Property Owner	Total Assessment by Folio	Units By Folio Number						
					Twin Villas	42' Lots	52' Lots	62' Lots	76' Lots	90' Lots	Work Force - Multi-Family
			ESTIMATED ASSESSMENT PER UNIT BY PRODUCT TYPE			\$ 43,029.27	\$ 45,560.40	\$ 50,622.67	\$ 55,684.94		\$ 35,435.87
0293122057	0.04	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 35,435.87							1
0293122059	0.04	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 35,435.87							1
0293122052	0.04	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 35,435.87							1
0293122051	0.04	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 35,435.87							1
0293052078	0.04	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 35,435.87							1
0293052077	0.04	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 35,435.87							1
0293052076	0.04	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 35,435.87							1
0293052079	0.04	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 35,435.87							1
0293122065	0.04	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 35,435.87							1
0293052073	0.04	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 35,435.87							1
0293052070	0.04	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 35,435.87							1
0293122066	0.04	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 35,435.87							1
0293052071	0.04	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 35,435.87							1

**LT Ranch Community Development District
Exhibit A - Assessment Roll - Area Two**

Folio #	Acres	Platted Unit Assigned to Folio	Property Owner	Total Assessment by Folio	Units By Folio Number						
					Twin Villas	42' Lots	52' Lots	62' Lots	76' Lots	90' Lots	Work Force - Multi-Family
			ESTIMATED ASSESSMENT PER UNIT BY PRODUCT TYPE			\$ 43,029.27	\$ 45,560.40	\$ 50,622.67	\$ 55,684.94		\$ 35,435.87
0293052072	0.04	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 35,435.87							1
0293122053	0.04	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 35,435.87							1
0293122064	0.04	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 35,435.87							1
0293122067	0.04	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 35,435.87							1
0293052039	0.04	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 35,435.87							1
0293122060	0.04	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 35,435.87							1
0293052037	0.04	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 35,435.87							1
0293052038	0.04	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 35,435.87							1
0293052042	0.04	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 35,435.87							1
0293122056	0.05	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 35,435.87							1
0293122050	0.04	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 35,435.87							1
0293052043	0.05	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 35,435.87							1
0293122061	0.05	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 35,435.87							1

**LT Ranch Community Development District
Exhibit A - Assessment Roll - Area Two**

Folio #	Acres	Platted Unit Assigned to Folio	Property Owner	Total Assessment by Folio	Units By Folio Number										
					Twin Villas	42' Lots	52' Lots	62' Lots	76' Lots	90' Lots	Work Force - Multi-Family				
ESTIMATED ASSESSMENT PER UNIT BY PRODUCT TYPE					\$	43,029.27	\$	45,560.40	\$	50,622.67	\$	55,684.94		\$	35,435.87
0293052044	0.05	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 35,435.87											1
0293052045	0.05	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 35,435.87											1
0293052046	0.05	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 35,435.87											1
0293052047	0.06	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 35,435.87											1
0293052069	0.06	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 35,435.87											1
0293122068	0.07	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 35,435.87											1
0293052074	0.07	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 35,435.87											1
0293052040	0.07	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 35,435.87											1
0293052041	0.07	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 35,435.87											1
0293052075	0.07	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 35,435.87											1
0293052080	0.07	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 35,435.87											1
0293122054	0.07	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 35,435.87											1
0293122063	0.08	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 35,435.87											1

**LT Ranch Community Development District
Exhibit A - Assessment Roll - Area Two**

Folio #	Acres	Platted Unit Assigned to Folio	Property Owner	Total Assessment by Folio	Units By Folio Number										
					Twin Villas	42' Lots	52' Lots	62' Lots	76' Lots	90' Lots	Work Force - Multi-Family				
ESTIMATED ASSESSMENT PER UNIT BY PRODUCT TYPE					\$	43,029.27	\$	45,560.40	\$	50,622.67	\$	55,684.94		\$	35,435.87
0293122049	0.08	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 35,435.87											1
0293122055	0.09	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 35,435.87											1
0293122062	0.09	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 35,435.87											1
0293122048	0.11	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 35,435.87											1
0305012044	0.15	1	TAYLOR MORRISON OF FLORIDA INC 551 NORTH CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 43,029.27		1									
0305012038	0.15	1	TAYLOR MORRISON OF FLORIDA INC 551 NORTH CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 43,029.27		1									
0305012011	0.15	1	TAYLOR MORRISON OF FLORIDA INC 551 NORTH CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 43,029.27		1									
0305012042	0.15	1	TAYLOR MORRISON OF FLORIDA INC 551 NORTH CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 43,029.27		1									
0305012023	0.15	1	TAYLOR MORRISON OF FLORIDA INC 551 NORTH CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 43,029.27		1									
0305012007	0.15	1	TAYLOR MORRISON OF FLORIDA INC 551 NORTH CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 43,029.27		1									
0305012010	0.15	1	TAYLOR MORRISON OF FLORIDA INC 551 NORTH CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 43,029.27		1									
0305012035	0.15	1	TAYLOR MORRISON OF FLORIDA INC 551 NORTH CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 43,029.27		1									
0305012008	0.15	1	TAYLOR MORRISON OF FLORIDA INC 551 NORTH CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 43,029.27		1									

**LT Ranch Community Development District
Exhibit A - Assessment Roll - Area Two**

Folio #	Acres	Platted Unit Assigned to Folio	Property Owner	Total Assessment by Folio	Units By Folio Number						
					Twin Villas	42' Lots	52' Lots	62' Lots	76' Lots	90' Lots	Work Force - Multi-Family
ESTIMATED ASSESSMENT PER UNIT BY PRODUCT TYPE						\$ 43,029.27	\$ 45,560.40	\$ 50,622.67	\$ 55,684.94		\$ 35,435.87
0305012043	0.15	1	TAYLOR MORRISON OF FLORIDA INC 551 NORTH CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 43,029.27		1					
0305012041	0.15	1	TAYLOR MORRISON OF FLORIDA INC 551 NORTH CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 43,029.27		1					
0305012009	0.15	1	TAYLOR MORRISON OF FLORIDA INC 551 NORTH CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 43,029.27		1					
0305012034	0.15	1	TAYLOR MORRISON OF FLORIDA INC 551 NORTH CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 43,029.27		1					
0305012037	0.15	1	TAYLOR MORRISON OF FLORIDA INC 551 NORTH CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 43,029.27		1					
0305012021	0.15	1	TAYLOR MORRISON OF FLORIDA INC 551 NORTH CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 43,029.27		1					
0305012024	0.15	1	TAYLOR MORRISON OF FLORIDA INC 551 NORTH CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 43,029.27		1					
0305012027	0.15	1	TAYLOR MORRISON OF FLORIDA INC 551 NORTH CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 43,029.27		1					
0305012032	0.15	1	TAYLOR MORRISON OF FLORIDA INC 551 NORTH CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 43,029.27		1					
0305012025	0.15	1	TAYLOR MORRISON OF FLORIDA INC 551 NORTH CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 43,029.27		1					
0305012031	0.15	1	TAYLOR MORRISON OF FLORIDA INC 551 NORTH CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 43,029.27		1					
0305012028	0.15	1	TAYLOR MORRISON OF FLORIDA INC 551 NORTH CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 43,029.27		1					
0305012026	0.15	1	TAYLOR MORRISON OF FLORIDA INC 551 NORTH CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 43,029.27		1					

**LT Ranch Community Development District
Exhibit A - Assessment Roll - Area Two**

Folio #	Acres	Platted Unit Assigned to Folio	Property Owner	Total Assessment by Folio	Units By Folio Number						
					Twin Villas	42' Lots	52' Lots	62' Lots	76' Lots	90' Lots	Work Force - Multi-Family
ESTIMATED ASSESSMENT PER UNIT BY PRODUCT TYPE						\$ 43,029.27	\$ 45,560.40	\$ 50,622.67	\$ 55,684.94		\$ 35,435.87
0305012033	0.15	1	TAYLOR MORRISON OF FLORIDA INC 551 NORTH CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 43,029.27		1					
0305012012	0.15	1	TAYLOR MORRISON OF FLORIDA INC 551 NORTH CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 43,029.27		1					
0305012018	0.15	1	TAYLOR MORRISON OF FLORIDA INC 551 NORTH CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 43,029.27		1					
0305012019	0.15	1	TAYLOR MORRISON OF FLORIDA INC 551 NORTH CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 43,029.27		1					
0305012017	0.15	1	TAYLOR MORRISON OF FLORIDA INC 551 NORTH CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 43,029.27		1					
0305012013	0.15	1	TAYLOR MORRISON OF FLORIDA INC 551 NORTH CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 43,029.27		1					
0305012020	0.15	1	TAYLOR MORRISON OF FLORIDA INC 551 NORTH CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 43,029.27		1					
0305012014	0.15	1	TAYLOR MORRISON OF FLORIDA INC 551 NORTH CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 43,029.27		1					
0305012022	0.15	1	TAYLOR MORRISON OF FLORIDA INC 551 NORTH CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 43,029.27		1					
0305012036	0.15	1	TAYLOR MORRISON OF FLORIDA INC 551 NORTH CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 43,029.27		1					
0305012040	0.17	1	TAYLOR MORRISON OF FLORIDA INC 551 NORTH CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 43,029.27		1					
0305012039	0.17	1	TAYLOR MORRISON OF FLORIDA INC 551 NORTH CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 43,029.27		1					
0305012030	0.18	1	TAYLOR MORRISON OF FLORIDA INC 551 NORTH CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 43,029.27		1					

**LT Ranch Community Development District
Exhibit A - Assessment Roll - Area Two**

Folio #	Acres	Platted Unit Assigned to Folio	Property Owner	Total Assessment by Folio	Units By Folio Number						
					Twin Villas	42' Lots	52' Lots	62' Lots	76' Lots	90' Lots	Work Force - Multi-Family
ESTIMATED ASSESSMENT PER UNIT BY PRODUCT TYPE						\$ 43,029.27	\$ 45,560.40	\$ 50,622.67	\$ 55,684.94		\$ 35,435.87
0305012029	0.18	1	TAYLOR MORRISON OF FLORIDA INC 551 NORTH CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 43,029.27		1					
0305012015	0.18	1	TAYLOR MORRISON OF FLORIDA INC 551 NORTH CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 43,029.27		1					
0305012016	0.18	1	TAYLOR MORRISON OF FLORIDA INC 551 NORTH CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 43,029.27		1					
0305012004	0.18	1	TAYLOR MORRISON OF FLORIDA INC 551 NORTH CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 45,560.40			1				
0294131208	0.19	1	MULDOON JOHN DANIEL II 8323 SKYE RANCH BLVD SARASOTA, FL 34241	\$ 45,560.40				1			
0294131214	0.19	1	HILL ERIC DUWAYNE 8347 SKYE RANCH BLVD SARASOTA, FL 34241	\$ 45,560.40				1			
0294131209	0.19	1	MEDINA LAURIE ANN 8327 SKY RANCH BLVD SARASOTA, FL 34241	\$ 45,560.40				1			
0294131207	0.19	1	MCSWAIN GREGORY DANIELS 8319 SKYE RANCH BLVD SARASOTA, FL 34241	\$ 45,560.40				1			
0294131211	0.19	1	KLANOT PAULA J 8335 SKYE RANCH BLVD SARASOTA, FL 34241	\$ 45,560.40				1			
0294131210	0.19	1	MAUCK LAUREN NICOLE 8331 SKYE RANCH BLVD SARASOTA, FL 34241	\$ 45,560.40				1			
0305012050	0.19	1	TAYLOR MORRISON OF FLORIDA INC 551 NORTH CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 45,560.40				1			
0305012056	0.20	1	TAYLOR MORRISON OF FLORIDA INC 551 NORTH CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 45,560.40				1			
0305012055	0.21	1	TAYLOR MORRISON OF FLORIDA INC 551 NORTH CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 45,560.40				1			

**LT Ranch Community Development District
Exhibit A - Assessment Roll - Area Two**

Folio #	Acres	Platted Unit Assigned to Folio	Property Owner	Total Assessment by Folio	Units By Folio Number						
					Twin Villas	42' Lots	52' Lots	62' Lots	76' Lots	90' Lots	Work Force - Multi-Family
ESTIMATED ASSESSMENT PER UNIT BY PRODUCT TYPE						\$ 43,029.27	\$ 45,560.40	\$ 50,622.67	\$ 55,684.94		\$ 35,435.87
0294131212	0.21	1	SHAEFFER RYAN JOSEPH 8339 SKYE RANCH BLVD SARASOTA, FL 34241	\$ 45,560.40			1				
0294131213	0.21	1	JOHNSTON DARCY MARISA 8343 SKYE RANCH BLVD SARASOTA, FL 34241	\$ 45,560.40			1				
0305012051	0.21	1	TAYLOR MORRISON OF FLORIDA INC 551 NORTH CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 45,560.40			1				
0305012052	0.21	1	TAYLOR MORRISON OF FLORIDA INC 551 NORTH CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 45,560.40			1				
0305012054	0.21	1	TAYLOR MORRISON OF FLORIDA INC 551 NORTH CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 45,560.40			1				
0305012053	0.21	1	TAYLOR MORRISON OF FLORIDA INC 551 NORTH CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 45,560.40			1				
0305012066	0.21	1	TAYLOR MORRISON OF FLORIDA INC 551 NORTH CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 50,622.67				1			
0305012061	0.21	1	TAYLOR MORRISON OF FLORIDA INC 551 NORTH CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 50,622.67				1			
0305012047	0.22	1	TAYLOR MORRISON OF FLORIDA INC 551 NORTH CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 45,560.40			1				
0305012049	0.22	1	TAYLOR MORRISON OF FLORIDA INC 551 NORTH CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 45,560.40			1				
0305012048	0.22	1	TAYLOR MORRISON OF FLORIDA INC 551 NORTH CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 45,560.40			1				
0305012068	0.22	1	TAYLOR MORRISON OF FLORIDA INC 551 NORTH CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 50,622.67				1			
0305012062	0.23	1	TAYLOR MORRISON OF FLORIDA INC 551 NORTH CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 50,622.67				1			

**LT Ranch Community Development District
Exhibit A - Assessment Roll - Area Two**

Folio #	Acres	Platted Unit Assigned to Folio	Property Owner	Total Assessment by Folio	Units By Folio Number									
					Twin Villas	42' Lots	52' Lots	62' Lots	76' Lots	90' Lots	Work Force - Multi-Family			
ESTIMATED ASSESSMENT PER UNIT BY PRODUCT TYPE					\$	43,029.27	\$	45,560.40	\$	50,622.67	\$	55,684.94	\$	35,435.87
0305011992	0.23	1	TAYLOR MORRISON OF FLORIDA INC 551 NORTH CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 50,622.67					1					
0305011995	0.23	1	TAYLOR MORRISON OF FLORIDA INC 551 NORTH CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 50,622.67					1					
0305011996	0.23	1	TAYLOR MORRISON OF FLORIDA INC 551 NORTH CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 50,622.67					1					
0305011997	0.23	1	TAYLOR MORRISON OF FLORIDA INC 551 NORTH CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 50,622.67					1					
0305012001	0.23	1	TAYLOR MORRISON OF FLORIDA INC 551 NORTH CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 45,560.40			1							
0305012067	0.23	1	TAYLOR MORRISON OF FLORIDA INC 551 NORTH CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 50,622.67					1					
0305012063	0.24	1	TAYLOR MORRISON OF FLORIDA INC 551 NORTH CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 50,622.67					1					
0305012057	0.24	1	TAYLOR MORRISON OF FLORIDA INC 551 NORTH CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 50,622.67					1					
0305012058	0.24	1	TAYLOR MORRISON OF FLORIDA INC 551 NORTH CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 50,622.67					1					
0305012046	0.24	1	TAYLOR MORRISON OF FLORIDA INC 551 NORTH CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 45,560.40			1							
0305012045	0.24	1	TAYLOR MORRISON OF FLORIDA INC 551 NORTH CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 45,560.40			1							
0305011993	0.25	1	TAYLOR MORRISON OF FLORIDA INC 551 NORTH CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 50,622.67					1					
0305011994	0.25	1	TAYLOR MORRISON OF FLORIDA INC 551 NORTH CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 50,622.67					1					

**LT Ranch Community Development District
Exhibit A - Assessment Roll - Area Two**

Folio #	Acres	Platted Unit Assigned to Folio	Property Owner	Total Assessment by Folio	Units By Folio Number									
					Twin Villas	42' Lots	52' Lots	62' Lots	76' Lots	90' Lots	Work Force - Multi-Family			
ESTIMATED ASSESSMENT PER UNIT BY PRODUCT TYPE					\$	43,029.27	\$	45,560.40	\$	50,622.67	\$	55,684.94	\$	35,435.87
0305011998	0.25	1	TAYLOR MORRISON OF FLORIDA INC 551 NORTH CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 50,622.67					1					
0305011991	0.26	1	TAYLOR MORRISON OF FLORIDA INC 551 NORTH CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 50,622.67					1					
0305012065	0.26	1	TAYLOR MORRISON OF FLORIDA INC 551 NORTH CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 50,622.67					1					
0305012064	0.26	1	TAYLOR MORRISON OF FLORIDA INC 551 NORTH CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 50,622.67					1					
0305012059	0.27	1	TAYLOR MORRISON OF FLORIDA INC 551 NORTH CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 50,622.67					1					
0305012060	0.27	1	TAYLOR MORRISON OF FLORIDA INC 551 NORTH CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 50,622.67					1					
0305012002	0.30	1	TAYLOR MORRISON OF FLORIDA INC 551 NORTH CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 45,560.40				1						
0305011999	0.31	1	TAYLOR MORRISON OF FLORIDA INC 551 NORTH CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 50,622.67					1					
0305012000	0.31	1	TAYLOR MORRISON OF FLORIDA INC 551 NORTH CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 50,622.67					1					
0305012003	0.33	1	TAYLOR MORRISON OF FLORIDA INC 551 NORTH CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 45,560.40				1						
0305012006	0.36	1	TAYLOR MORRISON OF FLORIDA INC 551 NORTH CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 45,560.40				1						
0305012005	0.41	1	TAYLOR MORRISON OF FLORIDA INC 551 NORTH CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 45,560.40				1						
0293042012	4.37	0	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 668,735.70										

**LT Ranch Community Development District
Exhibit A - Assessment Roll - Area Two**

Folio #	Acres	Platted Unit Assigned to Folio	Property Owner	Total Assessment by Folio	Units By Folio Number						
					Twin Villas	42' Lots	52' Lots	62' Lots	76' Lots	90' Lots	Work Force - Multi-Family
ESTIMATED ASSESSMENT PER UNIT BY PRODUCT TYPE						\$ 43,029.27	\$ 45,560.40	\$ 50,622.67	\$ 55,684.94		\$ 35,435.87
0293042001	5.98	0	TAYLOR MORRISON OF FLORIDA INC 551 NORTH CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 914,266.74							
0293042006	8.72	0	TAYLOR MORRISON OF FLORIDA INC 551 NORTH CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 1,334,206.53							
0293042017	10.36	0	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 1,584,381.52							
0293042011	15.62	0	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 2,388,949.57							
0293042018	35.85	0	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 5,484,076.79							
TOTAL	169.91	336		\$ 31,910,000.00	0	126	75	62	29	0	44

Total Assessment - All Assessment Area \$ 31,910,000.00
Total Assessment - Assigned to Platted Lots \$ 15,151,365.11
Total Unplatted Acreage 109.55
Total Assessment - Assigned to Unplatted Acreage \$ 16,758,634.89
Unplatted Per Acre Assessment \$ 152,977.81

**AGREEMENT FOR ENGINEERING SERVICES
(LORRAINE ROAD EXTENSION)**

THIS AGREEMENT (“Agreement”) is made and entered into this 31st day of August 2022, by and between:

LT Ranch Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, and located in Sarasota County, Florida (“**District**”); and

Stantec Consulting Services, Inc., providing professional engineering services with a mailing address of 6920 Professional Parkway, Sarasota, Florida 34240 (“**Engineer**”).

RECITALS

WHEREAS, the District is a local unit of special-purpose government established pursuant to the Uniform Community Development District Act of 1980, as codified in Chapter 190, *Florida Statutes*, and by an ordinance adopted by the Board of County Commissioners in and for Sarasota County, Florida; and

WHEREAS, the District is authorized to plan, finance, construct, install, acquire and/or maintain improvements, facilities and services in conjunction with the development of the lands within the District; and

WHEREAS, pursuant to Sections 190.033 and 287.055, *Florida Statutes*, the District solicited proposals from qualified firms to provide professional engineering services for the Lorraine Road extension project; and

WHEREAS, Engineer submitted a proposal to serve in this capacity; and

WHEREAS, the District's Board of Supervisors (“**Board**”) ranked Engineer as the most qualified firm to provide professional engineering services for the District and authorized the negotiation of a contract pursuant to Section 287.055, *Florida Statutes*; and

WHEREAS, the District intends to employ Engineer to perform engineering services including but not limited to construction administration, environmental management and permitting, financial and economic studies, as defined by a separate work authorization or work authorizations; and

WHEREAS, the Engineer shall serve as District’s professional representative in each service or project to which this Agreement applies and will give consultation and advice to the District during performance of these services.

NOW, THEREFORE, for and in consideration of the mutual covenants herein contained, the acts and deeds to be performed by the parties and the payments by the District to the Engineer of the sums of money herein specified, it is mutually covenanted and agreed as follows:

1. SCOPE OF SERVICES.

- a. The Engineer will provide general engineering services in connection with the Lorraine Road extension project, including:

- i. Preparation of any necessary reports and attendance at meetings of the Board.
- ii. Periodic visits to the site, or full-time construction management of the District project, as directed by District.
- iii. Processing of contractor's pay estimates.
- iv. Preparation of, and/or assistance with the preparation of, work authorizations, requisitions, change orders and acquisitions for review by the District Manager, District Counsel and the Board.
- v. Final inspection and requested certificates for construction including the final certificate of construction.
- vi. Consultation and advice during construction, including performing all roles and actions required of any construction contract between District and any contractor(s) in which Engineer is named as owner's representative or "Engineer."
- vii. Any other activity related to construction as authorized by the Board.

2. REPRESENTATIONS. The Engineer hereby represents to the District that:

- a. It has the experience and skill to perform the services required to be performed by this Agreement.
- b. It shall design to and comply with applicable federal, state, and local laws, and codes, including without limitation, professional registration and licensing requirements (both corporate and individual for all required basic disciplines) in effect during the term of this Agreement, and shall, if requested by District, provide certification of compliance with all registration and licensing requirements.
- c. It shall perform said services in accordance with generally accepted professional standards in the most expeditious and economical manner, and to the extent consistent with the best interests of District.
- d. It is adequately financed to meet any financial obligations it may be required to incur under this Agreement.

3. METHOD OF AUTHORIZATION. Each service or project shall be authorized in writing by the District. The written authorization shall be incorporated in a work authorization which shall include the scope of work, compensation, project schedule, and special provisions or conditions specific to the service or project being authorized ("**Work Authorization**"). Authorization of services or projects under the contract shall be at the sole option of the District.

4. COMPENSATION. It is understood and agreed that the payment of compensation for services under this Agreement shall be stipulated in each Work Authorization. One of the following methods will be utilized:

- a. Lump Sum Amount - The District and Engineer shall mutually agree to a lump sum amount for the services to be rendered payable monthly in direct proportion to the work accomplished. For any lump-sum or cost-plus-a-fixed-fee professional service contract over the threshold amount provided in Section 287.017, *Florida Statutes*, for CATEGORY FOUR, the District shall require the Engineer to execute a truth-in-negotiation certificate stating that wage rates and other factual unit costs supporting the compensation are accurate, complete, and current at the time of

contracting. The price for any lump sum Work Authorization, and any additions thereto, will be adjusted to exclude any significant sums by which the District determines the Work Authorization was increased due to inaccurate, incomplete, or noncurrent wage rates and other factual unit costs. All such adjustments must be made within 1 year following the completion of the work contemplated by the lump sum Work Authorization.

- b. Hourly Personnel Rates - For services or projects where scope of services is not clearly defined, or recurring services or other projects where the District desires to use the hourly compensation rates outlined in **Exhibit A** attached hereto. The District and Engineer may agree to a "not to exceed" amount when utilizing hourly personnel rates for a specific work authorization.

5. REIMBURSABLE EXPENSES. Reimbursable expenses consist of actual expenditures made by Engineer, its employees, or its consultants in the interest of the project for the incidental expenses as listed as follows:

- a. Expenses of transportation and living when traveling in connection with a project, for long distance phone calls and telegrams, and fees paid for securing approval of authorities having jurisdiction over the project. All expenditures shall be made in accordance with Chapter 112, *Florida Statutes*, and with the District's travel policy.
- b. Expense of reproduction, postage and handling of drawings and specifications.

6. TERM OF CONTRACT. It is understood and agreed that this Agreement is for engineering services. It is further understood and agreed that the term of this Agreement will be from the time of execution of this Agreement until terminated pursuant the terms herein.

7. SPECIAL SERVICES. When authorized in writing by the District, additional special consulting services may be utilized by Engineer and paid for on a cost basis.

8. BOOKS AND RECORDS. Engineer shall maintain comprehensive books and records relating to any services performed under this Agreement, which shall be retained by Engineer for a period of at least four (4) years from and after completion of any services hereunder (or such longer period to the extent required by Florida's public records retention laws). The District, or its authorized representative, shall have the right to audit such books and records at all reasonable times upon prior notice to Engineer. Notwithstanding the foregoing, the District's right to inspect, copy and audit shall not extend to the composition of the Engineer's rates and fees, percentage mark-ups or multipliers but shall apply only to their application to the applicable units.

9. OWNERSHIP OF DOCUMENTS.

- a. Upon full payment of all monies owed to Engineer, all rights in and title to all plans, drawings, specifications, ideas, concepts, designs, sketches, models, programs, software, creation, inventions, reports, or other tangible work product originally developed by Engineer pursuant to this Agreement ("**Work Product**") shall be and remain the sole and exclusive property of the District and shall be considered work for hire.
- b. The Engineer shall deliver all Work Product to the District upon completion thereof unless it is necessary for Engineer, to retain possession for a longer period of time.

The District shall have all rights to use any and all Work Product. Engineer shall retain copies of the Work Product for its permanent records, provided the Work Product is not used without the District's prior express written consent. Engineer agrees not to recreate any Work Product contemplated by this Agreement, or portions thereof, which if constructed or otherwise materialized, would be reasonably identifiable with the project. If said work product is used by the District for any purpose other than that purpose which is intended by this Agreement, the District shall indemnify Engineer from any and all claims and liabilities which may result from such re-use, in the event Engineer does not consent to such use.

- c. The District exclusively retains all manufacturing rights to all materials or designs developed under this Agreement. To the extent the services performed under this Agreement produce or include copyrightable or patentable materials or designs, such materials or designs are work made for hire for the District as the author, creator, or inventor thereof upon creation, and the District shall have all rights therein including, without limitation, the right of reproduction, with respect to such work. Engineer hereby assigns to the District any and all rights Engineer may have including, without limitation, the copyright, with respect to such work. The Engineer acknowledges that the District is the motivating factor for, and for the purpose of copyright or patent, has the right to direct and supervise the preparation of such copyrightable or patentable materials or designs.

10. ACCOUNTING RECORDS. Records of Engineer pertaining to the services provided hereunder shall be kept on a basis of generally accepted accounting principles and shall be available to the District or its authorized representative for observation or audit at mutually agreeable times. Notwithstanding the foregoing, the District's right to inspect, copy and audit shall not extend to the composition of the Engineer's rates and fees, percentage mark-ups or multipliers but shall apply only to their application to the applicable units.

11. REUSE OF DOCUMENTS. All documents including drawings and specifications furnished by Engineer pursuant to this Agreement are instruments of service. They are not intended or represented to be suitable for reuse by District or others on extensions of the work for which they were provided or on any other project. Any reuse without specific written consent by Engineer will be at the District's sole risk and without liability or legal exposure to Engineer. All documents including drawings, plans and specifications furnished by Engineer to District are subject to reuse in accordance with Section 287.055(10), *Florida Statutes*.

12. COST ESTIMATES. Since Engineer has no control over the cost of labor, materials or equipment or over a contractor's methods of determining prices, or over competitive bidding or market conditions, his opinions of probable cost provided as a service hereunder are to be made on the basis of his experience and qualifications and represent his best judgment as a design professional familiar with the construction industry, but Engineer cannot and does not guarantee that proposals, bids, or the construction costs will not vary from opinions of probable cost prepared by him. If the District wishes greater assurance as to the construction costs, it shall employ an independent cost estimator at its own expense. Services to modify approved documents to bring the construction cost within any limitation established by the District will be considered additional services and justify additional fees.

13. INSURANCE. Engineer shall, at its own expense, maintain insurance during the performance of its services under this Agreement, with limits of liability not less than the following:

Workers' Compensation	Statutory
General Liability	
Bodily Injury (including Contractual)	\$1,000,000/\$2,000,000
Property Damage (including Contractual)	\$1,000,000/\$2,000,000
Automobile Liability	Combined Single Limit \$1,000,000
Bodily Injury / Property Damage	
Professional Liability for Errors and Omissions	\$1,000,000

If any such policy of insurance is a "claims made" policy, and not an "occurrence" policy, the Engineer shall, without interruption, and at the District's option, maintain the insurance during the term of this Agreement and for at least five years after the termination of this Agreement.

The District, its officers, supervisors, agents, staff, and representatives shall be named as additional insured parties, except with respect to the Worker's Compensation Insurance and the Professional Liability for Errors and Omissions Insurance both for which only proof of insurance shall be provided. The Engineer shall furnish the District with the Certificate of Insurance evidencing compliance with the requirements of this Section. No certificate shall be acceptable to the District unless it provides that any change in coverage or limits or termination within the policy periods of the insurance coverage, as certified, shall not be effective without written notice to the District per the terms of the applicable policy. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the state of Florida.

If the Engineer fails to have secured and maintained the required insurance, the District has the right (without any obligation to do so, however), to secure such required insurance in which event, the Engineer shall pay the cost for that required insurance and shall furnish, upon demand, all information that may be required in connection with the District's obtaining the required insurance.

14. CONTINGENT FEE. The Engineer warrants that it has not employed or retained any company or person, other than a bona fide employee working solely for the Engineer, to solicit or secure this Agreement and that it has not paid or agreed to pay any person, company, corporation, individual, or firm, other than a bona fide employee working solely for the Engineer, any fee, commission, percentage, gift, or other consideration contingent upon or resulting from the award or making of this Agreement.

15. AUDIT. The Engineer agrees that the District or any of its duly authorized representatives shall, until the expiration of three years after expenditure of funds under this Agreement, have access to and the right to examine any books, documents, papers, and records of the Engineer involving transactions related to the Agreement. The Engineer agrees that payment made under the Agreement shall be subject to reduction for amounts charged thereto that are found on the basis of audit examination not to constitute allowable costs. All required records shall be maintained until an audit is completed and all questions arising therefrom are resolved, or three years after

completion of all work under the Agreement. Notwithstanding the foregoing, the District's right to inspect, copy and audit shall not extend to the composition of the Engineer's rates and fees, percentage mark-ups or multipliers but shall apply only to their application to the applicable units.

16. INDEMNIFICATION. Engineer agrees to indemnify and hold the District and the District's officers and employees harmless (but not defend) from liabilities, damages, losses, and costs, including, but not limited to, reasonable attorney's fees, which may come against the District and the District's officers and employees, to the extent caused by negligent, reckless, or intentionally wrongful acts, omissions, or defaults by Engineer or persons employed or utilized by Engineer in the course of any work done relating to this Agreement. Neither the District nor the Engineer shall be liable to the other or shall make any claim for any incidental, indirect or consequential damages arising out of or connected to this Agreement or the performance of the services on this Project. This mutual waiver includes, but is not limited to, damages related to loss of use, loss of profits, loss of income, unrealized energy savings, diminution of property value or loss of reimbursement or credits from governmental or other agencies. It is further agreed that the total amount of all claims the District may have against the Engineer under an individual Work Authorization or arising from the performance or non-performance of the Services called for by a specific individual Work Authorization under any theory of law, including but not limited to claims for negligence, negligent misrepresentation and breach of contract, shall be strictly limited to the greater of the fees paid to the Engineer pursuant to that individual Work Authorization or Two Million Dollars. No claim may be brought against the Engineer in contract or tort more than two (2) years after the cause of action arose. As the District's sole and exclusive remedy under this Agreement or any Work Authorization, any claim, demand or suit shall be directed and/or asserted only against the Engineer and not against any of the Engineer's employees, officers or directors.

17. INDIVIDUAL LIABILITY. UNDER THIS AGREEMENT, AND SUBJECT TO THE REQUIREMENTS OF SECTION 558.0035, FLORIDA STATUTES, WHICH REQUIREMENTS ARE EXPRESSLY INCORPORATED HEREIN, AN INDIVIDUAL EMPLOYEE OR AGENT MAY NOT BE HELD INDIVIDUALLY LIABLE FOR NEGLIGENCE.

18. SOVEREIGN IMMUNITY. The Engineer agrees and covenants that nothing in this Agreement shall constitute or be construed as a waiver of District's limitations on liability pursuant to Section 768.28, *Florida Statutes*, or any other statute or law.

19. PUBLIC RECORDS. The Engineer agrees and understands that Chapter 119, *Florida Statutes*, may be applicable to documents prepared in connection with work provided to the District and agrees to cooperate with public record requests made thereunder. In connection with this Agreement, Engineer agrees to comply with all provisions of Florida's public records laws, including but not limited to Section 119.0701, *Florida Statutes*, the terms of which are incorporated herein. Among other requirements, Engineer must:

- a. Keep and maintain public records required by the District to perform the service.
- b. Upon request from the District's custodian of public records, provide the District with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes* or as otherwise provided by law.
- c. Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of

the contract term and following completion of the Agreement if the Engineer does not transfer the records to the District.

- d. Upon completion of this Agreement, transfer, at no cost, to the District all public records in possession of the Engineer or keep and maintain public records required by the District to perform the service. If the Engineer transfers all public records to the District upon completion of this Agreement, the Engineer shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If the Engineer keeps and maintains public records upon completion of the Agreement, the Engineer shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the District, upon request from the District's custodian of public records, in a format that is compatible with the information technology systems of the District.

IF THE ENGINEER HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE ENGINEER'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT JAMES P. WARD, JPWARD & ASSOCIATES, LLC, 2301 NORTHEAST 37TH STREET, FORT LAUDERDALE, FLORIDA 33308, AND E-MAIL JIMWARD@JPWARDASSOCIATES.COM.

20. EMPLOYMENT VERIFICATION. The Engineer agrees that it shall bear the responsibility for verifying the employment status, under the Immigration Reform and Control Act of 1986, of all persons it employs in the performance of this Agreement.

21. CONFLICTS OF INTEREST. The Engineer shall bear the responsibility for acting in the District's best interests, shall avoid any conflicts of interest and shall abide by all applicable ethical canons and professional standards relating to conflicts of interest.

22. SUBCONTRACTORS. The Engineer may subcontract portions of the services, subject to the terms of this Agreement and subject to the prior written consent of the District, which may be withheld for any or no reason. Without in any way limiting any terms and conditions set forth in this Agreement, all subcontractors of Engineer shall be deemed to have made all of the representations and warranties of Engineer set forth herein and shall be subject to any and all obligations of Engineer hereunder. Prior to any subcontractor providing any services, Engineer shall obtain from each subcontractor its written consent to and acknowledgment of the terms of this Agreement. Engineer shall be responsible for all acts or omissions of any subcontractors.

23. INDEPENDENT CONTRACTOR. The District and the Engineer agree and acknowledge that the Engineer shall serve as an independent contractor of the District. Neither the Engineer nor employees of the Engineer, if any, are employees of the District under the meaning or application of any federal or state unemployment, insurance laws, or any other potentially applicable laws. The Engineer agrees to assume all liabilities or obligations by any one or more of such laws with respect to employees of the Engineer, if any, in the performance of this Agreement. The Engineer shall not have any authority to assume or create any obligation, express or implied, on behalf of the District and the Engineer shall have no authority to represent as agent, employee, or in any other capacity the District unless set forth differently herein or authorized by vote of the Board.

24. ASSIGNMENT. Neither the District nor the Engineer shall assign, sublet, or transfer any rights under or interest in this Agreement without the express written consent of the other. Nothing in

this paragraph shall prevent the Engineer from employing such independent professional associates and consultants as Engineer deems appropriate, pursuant to the terms of this Agreement.

25. THIRD PARTIES. Nothing in the Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred by operation of law.

26. CONTROLLING LAW. The Engineer and the District agree that this Agreement shall be controlled and governed by the laws of the State of Florida. Venue for any action arising under this Agreement shall be in the State Courts located in the jurisdiction in which the District is located.

27. TERMINATION. The District or Engineer may terminate this Agreement for cause immediately upon notice to the other party upon seven (7) days prior written notice. The District or the Engineer may terminate this Agreement without cause upon thirty (30) days written notice. At such time as the Engineer receives notification of the intent of the District to terminate the contract, the Engineer shall not perform any further services unless directed to do so in writing by the District. In the event of any termination or breach of any kind, the Engineer shall not be entitled to consequential damages of any kind (including but not limited to lost profits), but instead the Engineer's sole remedy will be to recover payment for services rendered to the date of the notice of termination, subject to any offsets.

28. RECOVERY OF COSTS AND FEES. In the event either party is required to enforce this Agreement by court proceedings or otherwise, then the prevailing party shall be entitled to recover from the other party all costs incurred, including reasonable attorneys' fees at all judicial levels.

29. 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 of the parties hereto and formally approved by the Board.

30. AGREEMENT. This Agreement reflects the negotiated agreement of the parties, each represented by competent legal counsel. Accordingly, this Agreement shall be construed as if both parties jointly prepared it, and no presumption against one party or the other shall govern the interpretation or construction of any of the provisions of this Agreement.

31. NOTICES. All notices, requests, consents and other communications hereunder ("**Notices**") shall be in writing and shall be delivered, mailed by First Class Mail, postage prepaid, or telecopied to the parties, and 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 District and counsel for the Engineer may deliver Notice on behalf of the District and the Engineer. 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) day's written notice to the parties and addressees set forth herein.

32. RECOVERY OF COSTS AND FEES. In the event either party is required to enforce this Agreement by court proceedings or otherwise, then the prevailing party shall be entitled to recover from the other party all costs incurred, including reasonable attorneys' fees.

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

34. ACCEPTANCE. Acceptance of this Agreement is indicated by the signature of the authorized representative of the District and the Engineer in the spaces provided below.

[CONTINUED ON FOLLOWING PAGE]

IN WITNESS WHEREOF, the parties hereto have caused these present to be executed the day and year first above written.

ATTEST:

LT RANCH COMMUNITY DEVELOPMENT DISTRICT

James P. Ward, Secretary

John Wollard, Board of Supervisors

STANTEC CONSULTING SERVICES, INC.



Witness



By: Kristopher A. Wilhoit, PE
Its: Vice President

EXHIBIT "A"



SCHEDULE OF FEES

Effective January 1, 2022

<u>Staff Level</u>	<u>Rate</u>
Level 3	\$ 105.00
Level 4	\$ 116.00
Level 5	\$ 132.00
Level 6	\$ 136.00
Level 7	\$ 144.00
Level 8	\$ 154.00
Level 9	\$ 159.00
Level 10	\$ 164.00
Level 11	\$ 179.00
Level 12	\$ 188.00
Level 13	\$ 198.00
Level 14	\$ 208.00
Level 15	\$ 220.00
Level 16	\$ 243.00
Level 17	\$ 251.00
Level 18	\$ 256.00
Level 19	\$ 266.00
Level 20	\$ 276.00
Level 21	\$ 293.00
1 Person Field Crew	\$ 100.00
2 Person Field Crew	\$ 145.00
3 Person Field Crew	\$ 165.00
4 Person Field Crew	\$ 185.00

Unit billings, such as printing and survey materials, will be billed at standard rates. All other out-of-pocket expenses will be billed at cost +10%.

RESOLUTION 2022-18

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LT RANCH COMMUNITY DEVELOPMENT DISTRICT CONFIRMING AND APPROVING THE ACTIONS OF THE CHAIRMAN AND DISTRICT STAFF REGARDING THE ACQUISITION OF CERTAIN SKYE RANCH NEIGHBORHOOD FOUR NORTH (PHASES 3 & 4) UTILITIES AND CONVEYANCE OF SKYE RANCH NEIGHBORHOOD FOUR NORTH (PHASES 3 & 4) UTILITIES TO SARASOTA COUNTY, FLORIDA; AND ADDRESSING SEVERABILITY AND AN EFFECTIVE DATE.

RECITALS

WHEREAS, the LT Ranch 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 Skye Ranch Neighborhood Four North, which plan is detailed in the *Master Engineer's Report*, dated April 2019, as revised November 6, 2019, as supplemented by the *2019 Project Supplement to the Master Engineer's Report*, dated April 2019, as revised November 6, 2019, and as supplemented by the *2022 Project Supplement to the Master Engineer's Report date April 2019 (as revised November 6, 2019)*, dated May 2022 (together, "**Capital Improvement Program**"); and

WHEREAS, the District has authorized an *Acquisition Agreement* dated October 1, 2019, and the *First Amendment to the Acquisition Agreement* dated December 20, 2019, with Taylor Morrison of Florida, Inc. ("**Developer**") which sets forth the process by which the District may acquire the improvements comprising the Capital Improvement Program; and

WHEREAS, the Developer has advanced, funded, commenced and completed certain utilities located within the plat known as Skye Ranch Neighborhood Four North, recorded in the Official Records of Sarasota County, Florida at Plat Book 54, Pages 218 et seq., and Skye Ranch Neighborhood Four North Phase I, recorded in the Official Records of Sarasota County, Florida at Plat Book 55, Pages 279 et seq. ("**Utilities**"); and

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

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE LT RANCH COMMUNITY DEVELOPMENT DISTRICT:

RESOLUTION 2022-18

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LT RANCH COMMUNITY DEVELOPMENT DISTRICT CONFIRMING AND APPROVING THE ACTIONS OF THE CHAIRMAN AND DISTRICT STAFF REGARDING THE ACQUISITION OF CERTAIN SKYE RANCH NEIGHBORHOOD FOUR NORTH (PHASES 3 & 4) UTILITIES AND CONVEYANCE OF SKYE RANCH NEIGHBORHOOD FOUR NORTH (PHASES 3 & 4) UTILITIES TO SARASOTA COUNTY, FLORIDA; AND ADDRESSING SEVERABILITY AND AN EFFECTIVE DATE.

SECTION 1. The acquisition of the Utilities, the execution of documents relating to such acquisition of the Utilities, the conveyance of the Utilities to the County, and all actions taken in the furtherance of the acquisition and conveyance of the Utilities, are hereby declared and affirmed as being in the best interests of the District and are hereby 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.

PASSED AND ADOPTED this 31st day of August 2022.

ATTEST:

**LT RANCH COMMUNITY
DEVELOPMENT DISTRICT**

James P. Ward, Secretary

John Wollard, Chairman

Exhibit A: Acquisition of Public Infrastructure Improvements & Work Product, Skye Ranch Neighborhood Four North Utilities, Phases 3 & 4.

Exhibit A

Acquisition of Public Infrastructure Improvements & Work Product,
Skye Ranch Neighborhood Four North Utilities, Phases 3 & 4.

Katie Ibarra

From: Philip Brannon <pbrannon@atwell-group.com>
Sent: Wednesday, April 27, 2022 10:16 AM
To: Katie Ibarra
Cc: Becky Hopkins; Andrew Gill; Ronald Schwied; Cori Dissinger; James P. Ward - JPWard & Associates LLC (JimWard@JPWardAssociates.com); Jere Earlywine
Subject: Skye Ranch Neighborhood 4 North - Phase 3 & 4 Utilities
Attachments: Utility Phasing Plan.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Description	CDD Eligible Amount	Paid to Date	Balance Owed
Potable Water	\$167,026.25	\$167,026.25	\$0.00
Wastewater	\$195,397.50	\$195,397.50	\$0.00
Reuse Water	\$127,690.00	\$127,690.00	\$0.00
Work Product	\$159,770.03	\$151,927.30	\$7,842.72
TOTAL:	\$649,883.78	\$642,041.05	\$7,842.72

Katie,

We have the next phase at Skye we need Utilities turned over to the CDD. Also attached is a phasing plan. LMK if there is anything else you need.

Thanks,

Philip Brannon, P.E.

Project Manager

ATWELL, LLC

941.379.8400 Tel

352.682.8169 Mobile

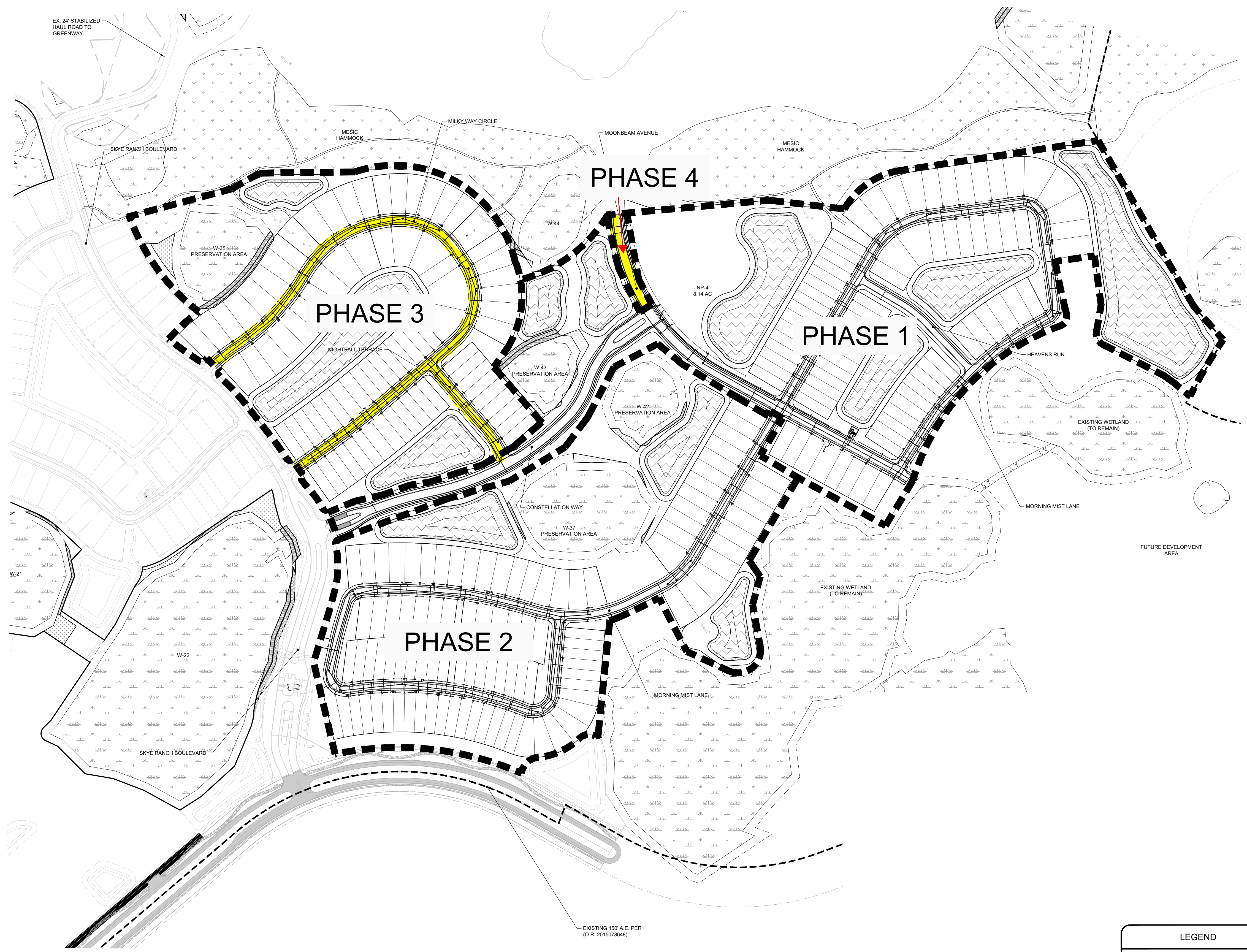
941.379.7788 Fax

551 N Cattlemen Rd | Suite 304 | Sarasota, FL 34232

www.atwell-group.com

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LEGEND

■ ■ ■ PHASE LINE



S:\Projects\388-11 (CT Ranch) Neighborhood Four S&CD\Drawings-Enhanced\388-11 LE17 Utility Phasing Plan\Current Plans\388-11 LE17.dwg
9/20/2021 1:05:01 PM

Katie Ibarra

From: Philip Brannon <pbrannon@atwell-group.com>
Sent: Wednesday, August 17, 2022 7:44 AM
To: Katie Ibarra; Aaron Ramjas
Subject: RE: Skye Ranch Neighborhood 4 North - Phase 3 & 4 Utilities
Attachments: 01-2005 Pay App #17RETREVA.pdf; Waldrop Eng AA 898 LT Ranch(Siesta Ranch) 20.pdf

Becky or Rita will have to give you the Construction Agreement.

Attached is the latest Pay Application for Phase 3&4 (note the pay app refers to Phase 3 of construction, known as the horseshoe). Also attached is the Professional Service agreement, which includes all phases.

Thanks,

Philip Brannon, P.E.

Project Manager

ATWELL, LLC

941.379.8400 Tel

352.682.8169 Mobile

941.379.7788 Fax

8725 Penderly Place | Suite 101 | Bradenton, FL 34201

www.atwell-group.com

From: Katie Ibarra <katie@kelawgroup.com>
Sent: Tuesday, August 16, 2022 9:38 PM
To: Philip Brannon <pbrannon@atwell-group.com>; Aaron Ramjas <aramjas@atwell-group.com>
Subject: RE: Skye Ranch Neighborhood 4 North - Phase 3 & 4 Utilities

Can you please send me the Construction Agreement, Last Pay Application, Professional Services Agreement and Related Invoices for Neighborhood 4 North, Phases 3 & 4? I'll need them as back-up for my acquisition package.

Thanks!

Katie Ibarra

Paralegal



katie@kelawgroup.com

Ph: (786) 255-5876

2016 Delta Boulevard, Suite 101

Tallahassee, Florida 32303

www.kelawgroup.com

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APPLICATION AND CERTIFICATION FOR PAYMENT

AIA DOCUMENT G702

TO OWNER: Taylor Morrison 501 N. Cattlemen Rd. Sarasota, FL 34232	PROJECT: Skye Ranch N4 Ph 3	APPLICATION NO: 17RETREVA	Distribution to: <input type="checkbox"/> OWNER <input type="checkbox"/> ENGINEER <input type="checkbox"/> CONTRACTOR <input type="checkbox"/> <input type="checkbox"/>
FROM CONTRACTOR: RIPA & Associates, LLC 1409 Tech Blvd., Ste. 1 Tampa, FL 33619	VIA ENGINEER: Waldrop Engineering PA 9432 Camden Field Pkwy Riverview, FL 33578	PERIOD TO: 2/28/2022	
CONTRACT FOR:		PROJECT NOS: 01-2005-	CONTRACT DATE: RA220210

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract Continuation Sheet, AIA Document G703, is attached

1. ORIGINAL CONTRACT SUM	\$ 1,831,267.50
2. NET CHANGES BY CHANGE ORDERS	\$ 685,568.71
3. CONTRACT SUM TO DATE (Line 1 + 2)	\$ 2,516,836.21
4. TOTAL COMPLETED & STORED TO DATE (Column G on G703)	\$ 2,516,836.21
5. RETAINAGE:	
a. 0% of Completed Work (Column D + E on G703)	\$ 0.00
b. Previously Billed Retainage (Column F on G703)	\$
Total Retainage (Lines 5a + 5b or Total in Column I of G703)	\$ 0.00
6. TOTAL EARNED LESS RETAINAGE (Line 4 Less Line 5 Total)	\$ 2,516,836.21
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)	\$ 2,515,322.95
8. CURRENT PAYMENT DUE THIS APPLICATION	\$ 1,513.26
9. BALANCE TO FINISH, INCLUDING RETAINAGE	\$ 0.00
10. PREVIOUS APPLICATIONS UNPAID	\$ 269,160.64
11. TOTAL AMOUNT UNPAID TO DATE	\$ 270,673.90

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	\$762,158.71	\$76,590.00
Total approved this Month	\$0.00	\$0.00
TOTALS	\$762,158.71	\$76,590.00
NET CHANGES by Change Order	\$685,568.71	

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR: RIPA & Associates, LLC

By: John Flinn, Project Manager Date: 5/11/22
 State of Florida County of: Hillsborough
 Subscribed and sworn to before me this 11 day of May, 2022
 Notary Public: Emily Rich
 My Commission expires: _____



ENGINEER'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising the application, the Engineer certifies to the Owner that to the best of the Engineer's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED \$ _____

(Attach explanation if amount certified differs from the amount applied. Initial all figures on this Application and on the Continuation Sheet that are changed to conform with the amount certified.)

ENGINEER:
 By: [Signature] Date: 6/17/2022

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract

APPLICATION FOR PAYMENT

PAY APP
FROM
TO

17RETREVA
2/1/2022
2/28/2022

RIPA & ASSOCIATES PROJECT # 01-2025

ITEM NO	DESCRIPTION OF WORK	QTY	CONTRACT SUM TO DATE										PERCENT COMPLETE	BALANCE TO FINISH TO DATE	0% RETAINAGE TO DATE		
			BASE CONTRACT			ESTIMATED QUANTITY			TOTAL WORK IN PLACE	TOTAL WORK IN PLACE	TOTAL WORK IN PLACE	TO DATE				TO DATE	TO DATE
			UNIT	UNIT PRICE	VALUE	THIS ESTIMATE	PREV ESTIMATE	TOTAL ESTIMATE	THIS PERIOD	PREV APPLICATION	TO DATE	TO DATE				TO DATE	
SCHEDULE																	
GENERAL CONDITIONS/EARTHWORK																	
1	MOBILIZATION	1.00	LS	\$45,000.00	\$45,000.00	0.00	1.00	1.00	\$0.00	\$45,000.00	\$45,000.00	100%	\$0.00	\$0.00			
2	NPDES COMPLIANCE	1.00	LS	\$14,000.00	\$14,000.00	0.00	1.00	1.00	\$0.00	\$14,000.00	\$14,000.00	100%	\$0.00	\$0.00			
3	CONST STAKEOUT / RECORD SURVEY	1.00	LS	\$50,000.00	\$50,000.00	0.00	1.00	1.00	\$0.00	\$50,000.00	\$50,000.00	100%	\$0.00	\$0.00			
4	GEOTECHNICAL & MATERIAL TESTING	1.00	LS	\$25,000.00	\$25,000.00	0.00	1.00	1.00	\$0.00	\$25,000.00	\$25,000.00	100%	\$0.00	\$0.00			
5	CONSTRUCTION ENTRANCE	2.00	EA	\$4,350.00	\$8,700.00	0.00	2.00	2.00	\$0.00	\$8,700.00	\$8,700.00	100%	\$0.00	\$0.00			
6	SILT FENCE	3,400.00	LF	\$1.35	\$4,590.00	0.00	3400.00	3400.00	\$0.00	\$4,590.00	\$4,590.00	100%	\$0.00	\$0.00			
7	DOUBLE SILT FENCE	2,050.00	LF	\$2.75	\$5,637.50	0.00	2050.00	2050.00	\$0.00	\$5,637.50	\$5,637.50	100%	\$0.00	\$0.00			
8	TREE BARRICADE FOR GRAND TREES	3.00	EA	\$500.00	\$1,500.00	0.00	3.00	3.00	\$0.00	\$1,500.00	\$1,500.00	100%	\$0.00	\$0.00			
9	INLET PROTECTION	31.00	EA	\$115.00	\$3,565.00	0.00	31.00	31.00	\$0.00	\$3,565.00	\$3,565.00	100%	\$0.00	\$0.00			
10	CLEAR/DISC/PREP SITE	27.60	AC	\$550.00	\$15,180.00	0.00	27.60	27.60	\$0.00	\$15,180.00	\$15,180.00	100%	\$0.00	\$0.00			
11	SITE EXCAVATION, MIX, HAUL FROM AMENITY	90,980.00	CY	\$3.70	\$336,626.00	0.00	90980.00	90980.00	\$0.00	\$336,626.00	\$336,626.00	100%	\$0.00	\$0.00			
12	SOD 2' BOC / EOP - BAHIA	1,215.00	SY	\$2.75	\$3,341.25	0.00	1215.00	1215.00	\$0.00	\$3,341.25	\$3,341.25	100%	\$0.00	\$0.00			
13	SOD POND AND 4 1 OR STEEPER SLOPES - BAHIA	12,800.00	SY	\$2.75	\$35,200.00	0.00	12800.00	12800.00	\$0.00	\$35,200.00	\$35,200.00	100%	\$0.00	\$0.00			
14	SEED & MULCH DISTURBED AREAS- AMENITY CENTER	16,200.00	SY	\$0.30	\$4,860.00	0.00	16200.00	16200.00	\$0.00	\$4,860.00	\$4,860.00	100%	\$0.00	\$0.00			
15	SEED & MULCH DISTURBED AREAS	89,180.00	SY	\$0.30	\$26,754.00	0.00	89180.00	89180.00	\$0.00	\$26,754.00	\$26,754.00	100%	\$0.00	\$0.00			
16	WETLAND DEMUCKING (ASSUMES 2' DEPTH)	6,900.00	CY	\$5.00	\$34,500.00	0.00	6900.00	6900.00	\$0.00	\$34,500.00	\$34,500.00	100%	\$0.00	\$0.00			
17	FINAL GRADE- AMENITY CENTER	1.00	LS	\$4,994.00	\$4,994.00	0.00	1.00	1.00	\$0.00	\$4,994.00	\$4,994.00	100%	\$0.00	\$0.00			
18	FINAL GRADING	1.00	LS	\$22,500.00	\$22,500.00	0.00	1.00	1.00	\$0.00	\$22,500.00	\$22,500.00	100%	\$0.00	\$0.00			
TOTAL GENERAL CONDITIONS/EARTHWORK					\$641,947.75				\$0.00	\$641,947.75	\$641,947.75	100%	\$0.00	\$0.00			
ROADWAY IMPROVEMENTS																	
1	SAWCUT & MATCH EXIST ASPHALT	3.00	LS	\$550.00	\$1,650.00	0.00	3.00	3.00	\$0.00	\$1,650.00	\$1,650.00	100%	\$0.00	\$0.00			
2	1" TYPE SP 9.5 ASPHALT (INITIAL LIFT)	6,175.00	SY	\$8.85	\$54,648.75	0.00	6175.00	6175.00	\$0.00	\$54,648.75	\$54,648.75	100%	\$0.00	\$0.00			
3	1" TYPE SP 9.5 ASPHALT (FINAL LIFT)	6,175.00	SY	\$7.00	\$43,225.00	0.00	6175.00	6175.00	\$0.00	\$43,225.00	\$43,225.00	100%	\$0.00	\$0.00			
4	7" ROAD BASE	6,175.00	SY	\$13.00	\$80,275.00	0.00	6175.00	6175.00	\$0.00	\$80,275.00	\$80,275.00	100%	\$0.00	\$0.00			
5	8" STABILIZED SUBGRADE (LBR-40)	6,175.00	SY	\$2.50	\$15,437.50	0.00	6175.00	6175.00	\$0.00	\$15,437.50	\$15,437.50	100%	\$0.00	\$0.00			
6	MIAMI CURB W/ STABILIZATION	5,050.00	LF	\$13.75	\$69,437.50	0.00	5050.00	5050.00	\$0.00	\$69,437.50	\$69,437.50	100%	\$0.00	\$0.00			
7	TYPE "F" CURB W/ STABILIZATION	450.00	LF	\$17.25	\$7,762.50	0.00	450.00	450.00	\$0.00	\$7,762.50	\$7,762.50	100%	\$0.00	\$0.00			
8	4" CONCRETE SIDEWALK	280.00	SY	\$36.50	\$10,220.00	0.00	280.00	280.00	\$0.00	\$10,220.00	\$10,220.00	100%	\$0.00	\$0.00			
9	4" CONCRETE SIDEWALK TRAIL	285.00	SY	\$36.50	\$10,402.50	0.00	285.00	285.00	\$0.00	\$10,402.50	\$10,402.50	100%	\$0.00	\$0.00			
10	ADA HANDICAPPED RAMP	2.00	EA	\$825.00	\$1,650.00	0.00	2.00	2.00	\$0.00	\$1,650.00	\$1,650.00	100%	\$0.00	\$0.00			
11	SIGNAGE & STRIPING	1.00	LS	\$2,752.25	\$2,752.25	0.00	1.00	1.00	\$0.00	\$2,752.25	\$2,752.25	100%	\$0.00	\$0.00			
TOTAL ROADWAY IMPROVEMENTS					\$297,461.00				\$0.00	\$297,461.00	\$297,461.00	100%	\$0.00	\$0.00			
STORM SYSTEM																	
1	CONNECT TO EXISTING STORM INLET	3.00	EA	\$3,000.00	\$9,000.00	0.00	3.00	3.00	\$0.00	\$9,000.00	\$9,000.00	100%	\$0.00	\$0.00			

Skye Ranch N4 Ph 3

APPLICATION FOR PAYMENT

PAY APP
FROM
TO

17RETREVA
2/1/2022
2/20/2022

RIPA & ASSOCIATES PROJECT # 01-2005

ITEM NO	DESCRIPTION OF WORK	QTY	CONTRACT SUM TO DATE										BALANCE TO FINISH TO DATE	0% RETAINAGE TO DATE
			BASE CONTRACT			ESTIMATED QUANTITY			TOTAL WORK IN PLACE	TOTAL WORK IN PLACE	TOTAL WORK IN PLACE	PERCENT COMPLETE		
			UNIT	UNIT PRICE	VALUE	THIS ESTIMATE	PREV ESTIMATE	TOTAL ESTIMATE	THIS PERIOD	PREV APPLICATION	TO DATE	TO DATE		
2	24" CLASS III RCP STORM	200.00	LF	\$70.00	\$14,000.00	0.00	200.00	200.00	\$0.00	\$14,000.00	\$14,000.00	100%	\$0.00	\$0.00
3	30" CLASS III RCP STORM	825.00	LF	\$90.00	\$74,250.00	0.00	825.00	825.00	\$0.00	\$74,250.00	\$74,250.00	100%	\$0.00	\$0.00
4	36" CLASS III RCP STORM	145.00	LF	\$115.00	\$16,675.00	0.00	145.00	145.00	\$0.00	\$16,675.00	\$16,675.00	100%	\$0.00	\$0.00
5	48" CLASS III RCP STORM	690.00	LF	\$180.00	\$124,200.00	0.00	690.00	690.00	\$0.00	\$124,200.00	\$124,200.00	100%	\$0.00	\$0.00
6	12" HDPE STORM	1,090.00	LF	\$21.75	\$23,707.50	0.00	1090.00	1090.00	\$0.00	\$23,707.50	\$23,707.50	100%	\$0.00	\$0.00
7	15" HDPE STORM	300.00	LF	\$42.75	\$12,825.00	0.00	300.00	300.00	\$0.00	\$12,825.00	\$12,825.00	100%	\$0.00	\$0.00
8	18" HDPE STORM	130.00	LF	\$48.75	\$6,337.50	0.00	130.00	130.00	\$0.00	\$6,337.50	\$6,337.50	100%	\$0.00	\$0.00
9	TYPE C GRATE INLET	2.00	EA	\$2,650.00	\$5,300.00	0.00	2.00	2.00	\$0.00	\$5,300.00	\$5,300.00	100%	\$0.00	\$0.00
10	TYPE D INLET	2.00	EA	\$3,750.00	\$7,500.00	0.00	2.00	2.00	\$0.00	\$7,500.00	\$7,500.00	100%	\$0.00	\$0.00
11	VALLEY GUTTER INLET	7.00	EA	\$5,300.00	\$37,100.00	0.00	7.00	7.00	\$0.00	\$37,100.00	\$37,100.00	100%	\$0.00	\$0.00
12	STORM MANHOLE	1.00	EA	\$3,750.00	\$3,750.00	0.00	1.00	1.00	\$0.00	\$3,750.00	\$3,750.00	100%	\$0.00	\$0.00
13	CONTROL STRUCTURE TYPE H	1.00	EA	\$10,500.00	\$10,500.00	0.00	1.00	1.00	\$0.00	\$10,500.00	\$10,500.00	100%	\$0.00	\$0.00
14	YARD DRAIN	12.00	EA	\$975.00	\$11,700.00	0.00	12.00	12.00	\$0.00	\$11,700.00	\$11,700.00	100%	\$0.00	\$0.00
15	30" RCP FES	6.00	EA	\$2,650.00	\$15,900.00	0.00	6.00	6.00	\$0.00	\$15,900.00	\$15,900.00	100%	\$0.00	\$0.00
16	36" RCP FES	2.00	EA	\$3,400.00	\$6,800.00	0.00	2.00	2.00	\$0.00	\$6,800.00	\$6,800.00	100%	\$0.00	\$0.00
17	48" RCP FES	3.00	EA	\$4,300.00	\$12,900.00	0.00	3.00	3.00	\$0.00	\$12,900.00	\$12,900.00	100%	\$0.00	\$0.00
18	12" FES	1.00	EA	\$850.00	\$850.00	0.00	1.00	1.00	\$0.00	\$850.00	\$850.00	100%	\$0.00	\$0.00
19	18" FES	1.00	EA	\$950.00	\$950.00	0.00	1.00	1.00	\$0.00	\$950.00	\$950.00	100%	\$0.00	\$0.00
20	ADJUST/COMPLETE INLET TOPS	3.00	EA	\$500.00	\$1,500.00	0.00	3.00	3.00	\$0.00	\$1,500.00	\$1,500.00	100%	\$0.00	\$0.00
21	CONNECT STORM TO EXISTING POND	1.00	EA	\$6,000.00	\$6,000.00	0.00	1.00	1.00	\$0.00	\$6,000.00	\$6,000.00	100%	\$0.00	\$0.00
	TOTAL STORM SYSTEM				\$401,745.00				\$0.00	\$401,745.00	\$401,745.00	100%	\$0.00	\$0.00
	SANITARY SEWER													
1	CONNECT TO EXISTING SANITARY	2.00	EA	\$9,000.00	\$18,000.00	0.00	2.00	2.00	\$0.00	\$18,000.00	\$18,000.00	100%	\$0.00	\$0.00
2	8" PVC (0-6' CUT)	1,430.00	LF	\$17.50	\$25,025.00	0.00	1430.00	1430.00	\$0.00	\$25,025.00	\$25,025.00	100%	\$0.00	\$0.00
3	8" PVC (6'-8' CUT)	680.00	LF	\$18.50	\$12,580.00	0.00	680.00	680.00	\$0.00	\$12,580.00	\$12,580.00	100%	\$0.00	\$0.00
4	8" PVC (8'-10' CUT)	160.00	LF	\$19.75	\$3,160.00	0.00	160.00	160.00	\$0.00	\$3,160.00	\$3,160.00	100%	\$0.00	\$0.00
5	8" PVC (10'-12' CUT)	160.00	LF	\$21.50	\$3,440.00	0.00	160.00	160.00	\$0.00	\$3,440.00	\$3,440.00	100%	\$0.00	\$0.00
6	8" PVC (12'-14' CUT)	20.00	LF	\$25.25	\$505.00	0.00	20.00	20.00	\$0.00	\$505.00	\$505.00	100%	\$0.00	\$0.00
7	SANITARY MANHOLE (0'-6' CUT)	8.00	EA	\$3,400.00	\$27,200.00	0.00	8.00	8.00	\$0.00	\$27,200.00	\$27,200.00	100%	\$0.00	\$0.00
8	SANITARY MANHOLE (6'-8' CUT)	3.00	EA	\$4,050.00	\$12,150.00	0.00	3.00	3.00	\$0.00	\$12,150.00	\$12,150.00	100%	\$0.00	\$0.00
9	SINGLE SERVICE	9.00	EA	\$825.00	\$7,425.00	0.00	9.00	9.00	\$0.00	\$7,425.00	\$7,425.00	100%	\$0.00	\$0.00
10	DOUBLE SERVICE	33.00	EA	\$1,100.00	\$36,300.00	0.00	33.00	33.00	\$0.00	\$36,300.00	\$36,300.00	100%	\$0.00	\$0.00
11	DEWATERING	2,450.00	LF	\$12.75	\$31,237.50	0.00	2450.00	2450.00	\$0.00	\$31,237.50	\$31,237.50	100%	\$0.00	\$0.00
12	SANITARY SEWER TESTING	2,450.00	LF	\$7.50	\$18,375.00	0.00	2450.00	2450.00	\$0.00	\$18,375.00	\$18,375.00	100%	\$0.00	\$0.00
	TOTAL SANITARY SEWER				\$195,397.50				\$0.00	\$195,397.50	\$195,397.50	100%	\$0.00	\$0.00
	WATER & FIRE DISTRIBUTION													

Skye Ranch N4 Ph 3

APPLICATION FOR PAYMENT

PAY APP
FROM
TO

17RETRVA
2/1/2022
2/28/2022

RIPA & ASSOCIATES PROJECT # 01-2005

ITEM NO.	DESCRIPTION OF WORK	QTY	CONTRACT SUM TO DATE										BALANCE TO FINISH TO DATE	0% RETAINAGE TO DATE
			BASE CONTRACT			ESTIMATED QUANTITY			TOTAL WORK IN PLACE	TOTAL WORK IN PLACE	TOTAL WORK IN PLACE	PERCENT COMPLETE		
			UNIT	UNIT PRICE	VALUE	THIS ESTIMATE	PREV ESTIMATE	TOTAL ESTIMATE	THIS PERIOD	PREV APPLICATION	TO DATE	TO DATE		
1	CONNECT TO EXISTING WATERMAIN	3.00	EA	\$1,850.00	\$5,550.00	0.00	3.00	3.00	\$0.00	\$5,550.00	\$5,550.00	100%	\$0.00	\$0.00
2	TEMPORARY JUMPER	1.00	EA	\$2,350.00	\$2,350.00	0.00	1.00	1.00	\$0.00	\$2,350.00	\$2,350.00	100%	\$0.00	\$0.00
3	12" PVC WATER MAIN (DR 18) W/ FITTINGS	1,130.00	LF	\$39.50	\$44,635.00	0.00	1130.00	1130.00	\$0.00	\$44,635.00	\$44,635.00	100%	\$0.00	\$0.00
4	6" PVC WATER MAIN (DR 18) W/ FITTINGS	1,615.00	LF	\$19.25	\$31,088.75	0.00	1615.00	1615.00	\$0.00	\$31,088.75	\$31,088.75	100%	\$0.00	\$0.00
5	12" GATE VALVE ASSEMBLY	1.00	EA	\$2,650.00	\$2,650.00	0.00	1.00	1.00	\$0.00	\$2,650.00	\$2,650.00	100%	\$0.00	\$0.00
6	6" GATE VALVE ASSEMBLY	2.00	EA	\$1,150.00	\$2,300.00	0.00	2.00	2.00	\$0.00	\$2,300.00	\$2,300.00	100%	\$0.00	\$0.00
7	FIRE HYDRANT ASSEMBLY	4.00	EA	\$5,000.00	\$20,000.00	0.00	4.00	4.00	\$0.00	\$20,000.00	\$20,000.00	100%	\$0.00	\$0.00
8	SINGLE SERVICE SHORT	35.00	EA	\$715.00	\$25,025.00	0.00	35.00	35.00	\$0.00	\$25,025.00	\$25,025.00	100%	\$0.00	\$0.00
9	SINGLE SERVICE LONG	33.00	EA	\$805.00	\$26,565.00	0.00	33.00	33.00	\$0.00	\$26,565.00	\$26,565.00	100%	\$0.00	\$0.00
10	CHLORINATION & PRESSURE TESTING	2,745.00	LF	\$2.50	\$6,862.50	0.00	2745.00	2745.00	\$0.00	\$6,862.50	\$6,862.50	100%	\$0.00	\$0.00
	TOTAL WATER & FIRE DISTRIBUTION				\$167,026.25				\$0.00	\$167,026.25	\$167,026.25	100%	\$0.00	\$0.00
	RECLAIMED WATER DISTRIBUTION													
1	CONNECT TO EXISTING RECLAIMED	3.00	EA	\$1,850.00	\$5,550.00	0.00	3.00	3.00	\$0.00	\$5,550.00	\$5,550.00	100%	\$0.00	\$0.00
2	6" PVC RECLAIMED MAIN (DR 18) W/ FITTINGS	2,820.00	LF	\$18.75	\$52,875.00	0.00	2820.00	2820.00	\$0.00	\$52,875.00	\$52,875.00	100%	\$0.00	\$0.00
3	6" GATE VALVE ASSEMBLY	3.00	EA	\$1,150.00	\$3,450.00	0.00	3.00	3.00	\$0.00	\$3,450.00	\$3,450.00	100%	\$0.00	\$0.00
4	SINGLE SERVICE SHORT	9.00	EA	\$700.00	\$6,300.00	0.00	9.00	9.00	\$0.00	\$6,300.00	\$6,300.00	100%	\$0.00	\$0.00
5	DOUBLE SERVICE SHORT	14.00	EA	\$1,200.00	\$16,800.00	0.00	14.00	14.00	\$0.00	\$16,800.00	\$16,800.00	100%	\$0.00	\$0.00
6	SINGLE SERVICE LONG	3.00	EA	\$810.00	\$2,430.00	0.00	3.00	3.00	\$0.00	\$2,430.00	\$2,430.00	100%	\$0.00	\$0.00
7	DOUBLE SERVICE LONG	19.00	EA	\$1,400.00	\$26,600.00	0.00	19.00	19.00	\$0.00	\$26,600.00	\$26,600.00	100%	\$0.00	\$0.00
8	2" IRRIGATION SERVICE TO COMMON AREA	5.00	EA	\$1,750.00	\$8,750.00	0.00	5.00	5.00	\$0.00	\$8,750.00	\$8,750.00	100%	\$0.00	\$0.00
9	PRESSURE TESTING	2,820.00	LF	\$1.75	\$4,935.00	0.00	2820.00	2820.00	\$0.00	\$4,935.00	\$4,935.00	100%	\$0.00	\$0.00
	TOTAL RECLAIMED WATER DISTRIBUTION				\$127,690.00				\$0.00	\$127,690.00	\$127,690.00	100%	\$0.00	\$0.00
	CHANGE ORDER #1 - CP-1													
	EARTHWORK													
1	MOBILIZATION	1.00	LS	\$12,000.00	\$12,000.00	0.00	1.00	1.00	\$0.00	\$12,000.00	\$12,000.00	100%	\$0.00	\$0.00
2	NPDES COMPLIANCE	1.00	LS	\$2,000.00	\$2,000.00	0.00	1.00	1.00	\$0.00	\$2,000.00	\$2,000.00	100%	\$0.00	\$0.00
3	CONST STAKEOUT (MASS GRADE & PHASE 2 ONLY)	1.00	LS	\$26,406.25	\$26,406.25	0.00	1.00	1.00	\$0.00	\$26,406.25	\$26,406.25	100%	\$0.00	\$0.00
4	CONSTRUCTION ENTRANCE	1.00	EA	\$5,000.00	\$5,000.00	0.00	1.00	1.00	\$0.00	\$5,000.00	\$5,000.00	100%	\$0.00	\$0.00
5	SILT FENCE	5,400.00	LF	\$1.25	\$6,750.00	0.00	5400.00	5400.00	\$0.00	\$6,750.00	\$6,750.00	100%	\$0.00	\$0.00
6	SITE EXCAVATION	25,285.00	CY	\$3.30	\$83,440.50	0.00	25285.00	25285.00	\$0.00	\$83,440.50	\$83,440.50	100%	\$0.00	\$0.00
7	SITE EXCAVATION NEEDED TO COMPLETE (FILL DIRT LOCATION T	18,325.00	CY	\$0.00	\$0.00	0.00	18325.00	18325.00	\$0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
8	SEED & MULCH DISTURBED AREAS	85,275.00	SY	\$0.25	\$21,318.75	0.00	85275.00	85275.00	\$0.00	\$21,318.75	\$21,318.75	100%	\$0.00	\$0.00
9	SOD - BAHIA	18,200.00	SY	\$2.25	\$40,950.00	0.00	18200.00	18200.00	\$0.00	\$40,950.00	\$40,950.00	100%	\$0.00	\$0.00
10	DEMO EXISTING CURB	60.00	LF	\$32.50	\$1,950.00	0.00	60.00	60.00	\$0.00	\$1,950.00	\$1,950.00	100%	\$0.00	\$0.00
11	DEMO EXISTING SIDEWALK	60.00	LF	\$21.59	\$1,295.40	0.00	60.00	60.00	\$0.00	\$1,295.40	\$1,295.40	100%	\$0.00	\$0.00
12	TYPE "D" CURB (HAND POUR)	60.00	LF	\$12.00	\$720.00	0.00	60.00	60.00	\$0.00	\$720.00	\$720.00	100%	\$0.00	\$0.00

APPLICATION FOR PAYMENT

PAY APP
FROM
TO

17RETREVA
2/1/2022
2/28/2022

RIPA & ASSOCIATES PROJECT # 01-2005

ITEM NO.	DESCRIPTION OF WORK	QTY	CONTRACT SUM TO DATE										BALANCE TO FINISH TO DATE	0% RETAINAGE TO DATE
			BASE CONTRACT			ESTIMATED QUANTITY			TOTAL WORK IN PLACE	TOTAL WORK IN PLACE	TOTAL WORK IN PLACE	PERCENT COMPLETE		
			UNIT	UNIT PRICE	VALUE	THIS ESTIMATE	PREV ESTIMATE	TOTAL ESTIMATE	THIS PERIOD	PREV APPLICATION	TO DATE	TO DATE		
13	4" CONCRETE SIDEWALK	300.00	SF	\$5.67	\$1,701.00	0.00	300.00	300.00	\$0.00	\$1,701.00	\$1,701.00	100%	\$0.00	\$0.00
14	DEWATER EXISTING PONDS (BYPASS WETLANDS 2 Pumps 1 Month	1.00	LS	\$17,453.14	\$17,453.14	0.00	1.00	1.00	\$0.00	\$17,453.14	\$17,453.14	100%	\$0.00	\$0.00
15	DEMO EXISTING STORM SEWER	75.00	LF	\$17.45	\$1,308.75	0.00	75.00	75.00	\$0.00	\$1,308.75	\$1,308.75	100%	\$0.00	\$0.00
STORM SYSTEM														
1	15" RCP FES	1.00	EA	\$5,150.54	\$5,150.54	0.00	1.00	1.00	\$0.00	\$5,150.54	\$5,150.54	100%	\$0.00	\$0.00
2	15" CLASS III RCP STORM	315.00	LF	\$62.25	\$19,608.75	0.00	315.00	315.00	\$0.00	\$19,608.75	\$19,608.75	100%	\$0.00	\$0.00
3	18" CLASS III RCP STORM	155.00	LF	\$75.50	\$11,702.50	0.00	155.00	155.00	\$0.00	\$11,702.50	\$11,702.50	100%	\$0.00	\$0.00
4	18" RCP FES	2.00	EA	\$4,227.97	\$8,455.94	0.00	2.00	2.00	\$0.00	\$8,455.94	\$8,455.94	100%	\$0.00	\$0.00
5	FDOT TYPE P-9 CURB INLET	1.00	EA	\$4,550.00	\$4,550.00	0.00	1.00	1.00	\$0.00	\$4,550.00	\$4,550.00	100%	\$0.00	\$0.00
6	TYPE C GRATE INLET	1.00	EA	\$2,750.00	\$2,750.00	0.00	1.00	1.00	\$0.00	\$2,750.00	\$2,750.00	100%	\$0.00	\$0.00
7	TYPE E GRATE INLET	4.00	EA	\$3,500.00	\$14,000.00	0.00	4.00	4.00	\$0.00	\$14,000.00	\$14,000.00	100%	\$0.00	\$0.00
8	STORM MANHOLE	1.00	EA	\$4,200.00	\$4,200.00	0.00	1.00	1.00	\$0.00	\$4,200.00	\$4,200.00	100%	\$0.00	\$0.00
9	INLET PROTECTION	9.00	EA	\$125.00	\$1,125.00	0.00	9.00	9.00	\$0.00	\$1,125.00	\$1,125.00	100%	\$0.00	\$0.00
STORM SYSTEM 2														
1	CONTROL STRUCTURE -N1 BB & DD	2.00	EA	\$4,481.33	\$8,962.66	0.00	2.00	2.00	\$0.00	\$8,962.66	\$8,962.66	100%	\$0.00	\$0.00
2	42" CLASS III RCP STORM- BB	64.00	LF	\$157.39	\$10,072.96	0.00	64.00	64.00	\$0.00	\$10,072.96	\$10,072.96	100%	\$0.00	\$0.00
3	42" RCP FES- BB	1.00	EA	\$4,815.32	\$4,815.32	0.00	1.00	1.00	\$0.00	\$4,815.32	\$4,815.32	100%	\$0.00	\$0.00
4	36" CLASS III RCP STORM- DD	70.00	LF	\$118.71	\$8,309.70	0.00	70.00	70.00	\$0.00	\$8,309.70	\$8,309.70	100%	\$0.00	\$0.00
5	36" FES- DD	1.00	EA	\$2,378.81	\$2,378.81	0.00	1.00	1.00	\$0.00	\$2,378.81	\$2,378.81	100%	\$0.00	\$0.00
6	24" CLASS III RCP STORM	302.00	LF	\$63.38	\$19,140.76	0.00	302.00	302.00	\$0.00	\$19,140.76	\$19,140.76	100%	\$0.00	\$0.00
7	24" RCP FES	1.00	EA	\$2,695.23	\$2,695.23	0.00	1.00	1.00	\$0.00	\$2,695.23	\$2,695.23	100%	\$0.00	\$0.00
8	DEMO EXISTING STORM SEWER	55.00	LF	\$9.81	\$539.55	0.00	55.00	55.00	\$0.00	\$539.55	\$539.55	100%	\$0.00	\$0.00
9	15" RCP FES	1.00	EA	\$4,146.57	\$4,146.57	0.00	1.00	1.00	\$0.00	\$4,146.57	\$4,146.57	100%	\$0.00	\$0.00
10	15" CLASS III RCP STORM	191.00	LF	\$62.25	\$11,889.75	0.00	191.00	191.00	\$0.00	\$11,889.75	\$11,889.75	100%	\$0.00	\$0.00
11	18" RCP FES	1.00	EA	\$4,227.97	\$4,227.97	0.00	1.00	1.00	\$0.00	\$4,227.97	\$4,227.97	100%	\$0.00	\$0.00
12	CONNECT TO EXISTING STORM	2.00	EA	\$1,865.09	\$3,730.18	0.00	2.00	2.00	\$0.00	\$3,730.18	\$3,730.18	100%	\$0.00	\$0.00
13	18" CLASS III RCP STORM	55.00	LF	\$75.50	\$4,152.50	0.00	55.00	55.00	\$0.00	\$4,152.50	\$4,152.50	100%	\$0.00	\$0.00
14	TYPE E GRATE INLET	2.00	EA	\$3,500.00	\$7,000.00	0.00	2.00	2.00	\$0.00	\$7,000.00	\$7,000.00	100%	\$0.00	\$0.00
15	JUNCTION BOX	1.00	EA	\$4,375.00	\$4,375.00	0.00	1.00	1.00	\$0.00	\$4,375.00	\$4,375.00	100%	\$0.00	\$0.00
ROADWAY IMPROVEMENTS														
1	1" TYPE SP 9.5 ASPHALT (INITIAL LIFT)	3,025.00	SY	\$8.00	\$24,200.00	0.00	3,025.00	3,025.00	\$0.00	\$24,200.00	\$24,200.00	100%	\$0.00	\$0.00
2	1" TYPE SP 9.5 ASPHALT (FINAL LIFT)	3,025.00	SY	\$8.00	\$24,200.00	0.00	3,025.00	3,025.00	\$0.00	\$24,200.00	\$24,200.00	100%	\$0.00	\$0.00
3	4" SHELL BASE- SOD PARKING	783.00	SY	\$12.25	\$9,591.75	0.00	783.00	783.00	\$0.00	\$9,591.75	\$9,591.75	100%	\$0.00	\$0.00
4	6" STABILIZED SUBGRADE - SOD PARKING	3,478.00	SY	\$11.00	\$38,258.00	0.00	3,478.00	3,478.00	\$0.00	\$38,258.00	\$38,258.00	100%	\$0.00	\$0.00
5	SOD PARKING- BAHIA	783.00	SY	\$2.25	\$1,761.75	0.00	783.00	783.00	\$0.00	\$1,761.75	\$1,761.75	100%	\$0.00	\$0.00
6	6" SHELL BASE	3,025.00	SY	\$12.75	\$38,568.75	0.00	3,025.00	3,025.00	\$0.00	\$38,568.75	\$38,568.75	100%	\$0.00	\$0.00
7	8" STABILIZED SUBGRADE (LBR-40)	3,478.00	SY	\$11.50	\$39,997.00	0.00	3,478.00	3,478.00	\$0.00	\$39,997.00	\$39,997.00	100%	\$0.00	\$0.00
8	2' VALLEY GUTTER	71.00	LF	\$18.00	\$1,278.00	0.00	71.00	71.00	\$0.00	\$1,278.00	\$1,278.00	100%	\$0.00	\$0.00

APPLICATION FOR PAYMENT

PAY APP
FROM
TO

17RETREVA
2/1/2022
2/29/2022

RIPA & ASSOCIATES PROJECT # 01-2005

ITEM NO	DESCRIPTION OF WORK	QTY	CONTRACT SUM TO DATE											BALANCE TO FINISH TO DATE	0% RETAINAGE TO DATE
			BASE CONTRACT			ESTIMATED QUANTITY			TOTAL WORK IN PLACE	TOTAL WORK IN PLACE	TOTAL WORK IN PLACE	PERCENT COMPLETE			
			UNIT	UNIT PRICE	VALUE	THIS ESTIMATE	PREV ESTIMATE	TOTAL ESTIMATE	THIS PERIOD	PREV APPLICATION	TO DATE	TO DATE	TO DATE		
9	TYPE "A" CURB	157 00	LF	\$23 25	\$3,650 25	0 00	157 00	157 00	\$0 00	\$3,650 25	\$3,650 25	100%	\$0 00	\$0 00	
10	TYPE "D" CURB - TRENCH	382 00	LF	\$12 00	\$4,584 00	0 00	382 00	382 00	\$0 00	\$4,584 00	\$4,584 00	100%	\$0 00	\$0 00	
11	TYPE "F" CURB	496 00	LF	\$19 50	\$9,672 00	0 00	496 00	496 00	\$0 00	\$9,672 00	\$9,672 00	100%	\$0 00	\$0 00	
12	4" CONCRETE SIDEWALK	703 00	SY	\$51 00	\$35,853 00	0 00	703 00	703 00	\$0 00	\$35,853 00	\$35,853 00	100%	\$0 00	\$0 00	
13	CONCRETE WHEELSTOP	87 00	EA	\$75 00	\$6,525 00	0 00	87 00	87 00	\$0 00	\$6,525 00	\$6,525 00	100%	\$0 00	\$0 00	
14	SOD 2' BOC / EOP - BAHIA	306 00	SY	\$2 60	\$795 60	0 00	306 00	306 00	\$0 00	\$795 60	\$795 60	100%	\$0 00	\$0 00	
15	TEMP STRIPING (NO SIGNAGE)	1 00	LS	\$3,549 38	\$3,549 38	0 00	1 00	1 00	\$0 00	\$3,549 38	\$3,549 38	100%	\$0 00	\$0 00	
16	5' ADA HANDICAPPED RAMP	2 00	EA	\$1,350 00	\$2,700 00	0 00	2 00	2 00	\$0 00	\$2,700 00	\$2,700 00	100%	\$0 00	\$0 00	
17	8' ADA HANDICAPPED RAMP	2 00	EA	\$1,865 00	\$3,730 00	0 00	2 00	2 00	\$0 00	\$3,730 00	\$3,730 00	100%	\$0 00	\$0 00	
WATER & FIRE DISTRIBUTION															
1	1" WATER SERVICE PIPE	125 00	LF	\$17 50	\$2,187 50	0 00	125 00	125 00	\$0 00	\$2,187 50	\$2,187 50	100%	\$0 00	\$0 00	
2	2" WATER SERVICE PIPE	460 00	LF	\$20 00	\$9,200 00	0 00	460 00	460 00	\$0 00	\$9,200 00	\$9,200 00	100%	\$0 00	\$0 00	
3	2" GATE VALVE ASSEMBLY	1 00	EA	\$715 00	\$715 00	0 00	1 00	1 00	\$0 00	\$715 00	\$715 00	100%	\$0 00	\$0 00	
4	TEMPORARY BLOWOFF ASSEMBLY	2 00	EA	\$1,150 00	\$2,300 00	0 00	2 00	2 00	\$0 00	\$2,300 00	\$2,300 00	100%	\$0 00	\$0 00	
5	6" PVC FIRE MAIN (DR 14)	220 00	LF	\$38 50	\$8,470 00	0 00	220 00	220 00	\$0 00	\$8,470 00	\$8,470 00	100%	\$0 00	\$0 00	
6	CONNECT TO EXISTING 6" WATERMAIN	1 00	EA	\$2,225 00	\$2,225 00	0 00	1 00	1 00	\$0 00	\$2,225 00	\$2,225 00	100%	\$0 00	\$0 00	
7	1" RPZ ASSEMBLY W/ METER	1 00	EA	\$2,225 00	\$2,225 00	0 00	1 00	1 00	\$0 00	\$2,225 00	\$2,225 00	100%	\$0 00	\$0 00	
8	6" DDCVA	1 00	EA	\$10,000 00	\$10,000 00	0 00	1 00	1 00	\$0 00	\$10,000 00	\$10,000 00	100%	\$0 00	\$0 00	
9	CHLORINATION & PRESSURE TESTING	220 00	LF	\$10 00	\$2,200 00	0 00	220 00	220 00	\$0 00	\$2,200 00	\$2,200 00	100%	\$0 00	\$0 00	
IRRIGATION															
1	16" X 6" TAPPING SLEEVE & VALVE	1 00	EA	\$7,196 05	\$7,196 05	0 00	1 00	1 00	\$0 00	\$7,196 05	\$7,196 05	100%	\$0 00	\$0 00	
2	6" PVC IRRIGATION MAIN (DR 18)	10 00	LF	\$122 13	\$1,221 30	0 00	10 00	10 00	\$0 00	\$1,221 30	\$1,221 30	100%	\$0 00	\$0 00	
3	6" MJ CAP	1 00	EA	\$146 20	\$146 20	0 00	1 00	1 00	\$0 00	\$146 20	\$146 20	100%	\$0 00	\$0 00	
SANITARY SEWER															
1	SANITARY SERVICE W/ CLEANOUTS	332 00	LF	\$55 00	\$18,260 00	0 00	332 00	332 00	\$0 00	\$18,260 00	\$18,260 00	100%	\$0 00	\$0 00	
TOTAL CHANGE ORDER #1 - CP-1					\$705,534.01				\$0.00	\$705,534.01	\$705,534.01	100%	\$0.00	\$0.00	
CHANGE ORDER #2															
IRRIGATION															
1	PERMANENT BLOWOFF ASSEMBLY	1 00	EA	\$1,750 00	\$1,750 00	0 00	1 00	1 00	\$0 00	\$1,750 00	\$1,750 00	100%	\$0 00	\$0 00	
2	2" GATE VALVE ASSEMBLY	1 00	EA	\$961 39	\$961 39	0 00	1 00	1 00	\$0 00	\$961 39	\$961 39	100%	\$0 00	\$0 00	
3	2" PVC SLEEVE	175 00	LF	\$7 47	\$1,307 25	0 00	175 00	175 00	\$0 00	\$1,307 25	\$1,307 25	100%	\$0 00	\$0 00	
4	4" GATE VALVE ASSEMBLY	3 00	EA	\$1,081 71	\$3,245 13	0 00	3 00	3 00	\$0 00	\$3,245 13	\$3,245 13	100%	\$0 00	\$0 00	
5	4" MJ BEND	19 00	EA	\$243 02	\$4,617 38	0 00	19 00	19 00	\$0 00	\$4,617 38	\$4,617 38	100%	\$0 00	\$0 00	
6	4" PVC RECLAIMED MAIN (DR 18)	633 00	LF	\$15 15	\$9,589 95	0 00	633 00	633 00	\$0 00	\$9,589 95	\$9,589 95	100%	\$0 00	\$0 00	
7	4" MJ TEE	2 00	EA	\$459 89	\$919 78	0 00	2 00	2 00	\$0 00	\$919 78	\$919 78	100%	\$0 00	\$0 00	
8	8" GATE VALVE ASSEMBLY	1 00	EA	\$1,725 89	\$1,725 89	0 00	1 00	1 00	\$0 00	\$1,725 89	\$1,725 89	100%	\$0 00	\$0 00	
9	8" MJ BEND	5 00	EA	\$415 37	\$2,076 85	0 00	5 00	5 00	\$0 00	\$2,076 85	\$2,076 85	100%	\$0 00	\$0 00	

Skye Ranch N4 Ph 3

APPLICATION FOR PAYMENT

PAY APP
FROM
TO

17RETRVA
2/1/2022
2/28/2022

RIPA & ASSOCIATES PROJECT # 01-2005

ITEM NO	DESCRIPTION OF WORK	QTY	CONTRACT SUM TO DATE											BALANCE TO FINISH TO DATE	0% RETAINAGE TO DATE
			BASE CONTRACT			ESTIMATED QUANTITY			TOTAL WORK IN PLACE	TOTAL WORK IN PLACE	TOTAL WORK IN PLACE	PERCENT COMPLETE			
			UNIT	UNIT PRICE	VALUE	THIS ESTIMATE	PREV ESTIMATE	TOTAL ESTIMATE	THIS PERIOD	PREV APPLICATION	TO DATE	TO DATE	TO DATE		
10	8" PVC RECLAIMED MAIN (DR 18)	137.00	LF	\$33.12	\$4,537.44	0.00	137.00	137.00	\$0.00	\$4,537.44	\$4,537.44	100%	\$0.00	\$0.00	
11	8" MJ TEE	1.00	EA	\$568.60	\$568.60	0.00	1.00	1.00	\$0.00	\$568.60	\$568.60	100%	\$0.00	\$0.00	
12	SINGLE SERVICE SHORT	3.00	EA	\$1,635.23	\$4,905.69	0.00	3.00	3.00	\$0.00	\$4,905.69	\$4,905.69	100%	\$0.00	\$0.00	
13	PRESSURE TESTING	1.00	LS	\$1,539.15	\$1,539.15	0.00	1.00	1.00	\$0.00	\$1,539.15	\$1,539.15	100%	\$0.00	\$0.00	
	TOTAL CHANGE ORDER #2				\$37,744.50				\$0.00	\$37,744.50	\$37,744.50	100%	\$0.00	\$0.00	
	CHANGE ORDER #														
	LITTORAL PLANTINGS														
1	LITTORAL PLANTINGS	1.00	LS	-\$9,165.00	-\$9,165.00	0.00	1.00	1.00	\$0.00	(\$9,165.00)	(\$9,165.00)	100%	\$0.00	\$0.00	
	TOTAL CHANGE ORDER #				-\$9,165.00				\$0.00	(\$9,165.00)	(\$9,165.00)	100%	\$0.00	\$0.00	
	CHANGE ORDER #3														
	ROADWAY IMPROVEMENTS														
1	1" TYPE SP 9 5 ASPHALT (FINAL LIFT)	(6,175.00)	SY	\$7.00	-\$43,225.00	0.00	-6175.00	-6175.00	\$0.00	(\$43,225.00)	(\$43,225.00)	100%	\$0.00	\$0.00	
	TOTAL CHANGE ORDER #3				-\$43,225.00				\$0.00	(\$43,225.00)	(\$43,225.00)	100%	\$0.00	\$0.00	
	CHANGE ORDER #4														
	ROADWAY IMPROVEMENTS - CP-1														
1	1" TYPE SP 9 5 ASPHALT (FINAL LIFT)	(3,025.00)	SY	\$8.00	-\$24,200.00	0.00	-3025.00	-3025.00	\$0.00	(\$24,200.00)	(\$24,200.00)	100%	\$0.00	\$0.00	
	TOTAL CHANGE ORDER #4				-\$24,200.00				\$0.00	(\$24,200.00)	(\$24,200.00)	100%	\$0.00	\$0.00	
	CHANGE ORDER #5														
	SLEEVES														
1	2" PVC SLEEVE	640.00	LF	\$4.53	\$2,899.20	0.00	640.00	640.00	\$0.00	\$2,899.20	\$2,899.20	100%	\$0.00	\$0.00	
2	4" PVC SLEEVE	640.00	LF	\$10.71	\$6,854.40	0.00	640.00	640.00	\$0.00	\$6,854.40	\$6,854.40	100%	\$0.00	\$0.00	
3	6" PVC SLEEVE	360.00	LF	\$19.80	\$7,128.00	0.00	360.00	360.00	\$0.00	\$7,128.00	\$7,128.00	100%	\$0.00	\$0.00	
4	1" WATER SERVICE PIPE	1.00	EA	\$1,998.60	\$1,998.60	0.00	1.00	1.00	\$0.00	\$1,998.60	\$1,998.60	100%	\$0.00	\$0.00	
	TOTAL CHANGE ORDER #5				\$18,880.20				\$0.00	\$18,880.20	\$18,880.20	100%	\$0.00	\$0.00	
	CONTRACT SUMMARY														
1	GENERAL CONDITIONS/EARTHWORK				\$641,947.75				\$0.00	\$641,947.75	\$641,947.75	100%	\$0.00	\$0.00	
2	ROADWAY IMPROVEMENTS				\$297,461.00				\$0.00	\$297,461.00	\$297,461.00	100%	\$0.00	\$0.00	
3	STORM SYSTEM				\$401,745.00				\$0.00	\$401,745.00	\$401,745.00	100%	\$0.00	\$0.00	
4	SANITARY SEWER				\$195,397.50				\$0.00	\$195,397.50	\$195,397.50	100%	\$0.00	\$0.00	
5	WATER & FIRE DISTRIBUTION				\$167,026.25				\$0.00	\$167,026.25	\$167,026.25	100%	\$0.00	\$0.00	
6	RECLAIMED WATER DISTRIBUTION				\$127,690.00				\$0.00	\$127,690.00	\$127,690.00	100%	\$0.00	\$0.00	
	TOTAL ALL SCHEDULES				\$1,831,267.50				\$0.00	\$1,831,267.50	\$1,831,267.50	100%	\$0.00	\$0.00	

Skye Ranch N4 Ph 3

APPLICATION FOR PAYMENT

PAY APP
FROM
TO

17RETREVA
2/1/2022
2/28/2022

RIPA & ASSOCIATES PROJECT # 01-2005

ITEM NO	DESCRIPTION OF WORK	QTY	CONTRACT SUM TO DATE										BALANCE TO FINISH TO DATE	0% RETAINAGE TO DATE
			BASE CONTRACT			ESTIMATED QUANTITY			TOTAL WORK IN PLACE	TOTAL WORK IN PLACE	TOTAL WORK IN PLACE	PERCENT COMPLETE		
			UNIT	UNIT PRICE	VALUE	THIS ESTIMATE	PREV ESTIMATE	TOTAL ESTIMATE	THIS PERIOD	PREV APPLICATION	TO DATE	TO DATE		
	CHANGE ORDER #1 - CP-1				\$705,534.01				\$0.00	\$705,534.01	\$705,534.01	100%	\$0.00	\$0.00
	CHANGE ORDER #2				\$37,744.50				\$0.00	\$37,744.50	\$37,744.50	100%	\$0.00	\$0.00
	CHANGE ORDER #				-\$9,165.00				\$0.00	(\$9,165.00)	(\$9,165.00)	100%	\$0.00	\$0.00
	CHANGE ORDER #3				-\$43,225.00				\$0.00	(\$43,225.00)	(\$43,225.00)	100%	\$0.00	\$0.00
	CHANGE ORDER #4				-\$24,200.00				\$0.00	(\$24,200.00)	(\$24,200.00)	100%	\$0.00	\$0.00
	CHANGE ORDER #5				\$18,880.20				\$0.00	\$18,880.20	\$18,880.20	100%	\$0.00	\$0.00
	TOTAL CHANGE ORDERS				\$685,568.71				\$0.00	\$685,568.71	\$685,568.71	100%	\$0.00	\$0.00
	ADJUSTED CONTRACT TOTAL				\$2,516,836.21				\$0.00	\$2,516,836.21	\$2,516,836.21	100%	\$0.00	\$0.00

AUTHORIZING ADDENDUM #898 LT Ranch(Siesta Ranch) 20
TO
MASTER PROFESSIONAL SERVICES AGREEMENT

TAYLOR MORRISON:

Taylor Morrison of Florida, Inc.,
a Florida corporation

CONSULTANT:

Waldrop Engineering, P.A.
a Florida corporation

Job Code: 14280100
PO: 14280100-27
Notice to Proceed: 10/2/2018
Substantial Completion Date: 12/2/2018

DESCRIPTION OF WORK:

This Authorizing Addendum to Master Professional Services Agreement (“**Authorizing Addendum**”) is made and entered into effective as of 2nd day of October, 2018 by and between Taylor Morrison of Florida, Inc., a Florida corporation (“**Taylor Morrison**”) and Waldrop Engineering, PA, a Florida corporation (“**CONSULTANT**”), with respect to the Master Professional Services Agreement between Taylor Morrison and Consultant dated October 20, 2011 (the “**Agreement**”).

1. Services. Pursuant to the Agreement, Consultant shall perform the Services for the Approved Budget within the time frame set forth on **Exhibit A** attached hereto and subject to the insurance coverage requirements set forth in Paragraph 7.1 of the Agreement.

2. Site. The Work will be performed at the job site (the “**Site**”), the location of which is identified on **Exhibit B** attached hereto.

Unless otherwise defined herein, all capitalized terms used in this Authorizing Addendum shall have the meanings set forth in the Agreement. This Authorizing Addendum may be executed simultaneously or in counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument. In the event of a conflict between the provisions of the Agreement and this Authorizing Addendum, the Agreement shall control except to the extent that the Authorizing Addendum specifically states that a provision is intended to modify the Agreement. Except as supplemented by this Authorizing Addendum, all provisions of the Agreement shall remain in full force and effect.

TAYLOR MORRISON:

Taylor Morrison of Florida, Inc.,
a Florida corporation

By: _____

Print Name: Drew Miller

Title: Manager- Land Development

Date: _____

CONSULTANT:

Waldrop Engineering, P.A.
a Florida corporation

By: _____ 

Print Name: Jeremy Arnold

Title: VP

Date: 10.2.18

**AUTHORIZING ADDENDUM #898 LT Ranch(Siesta Ranch) 20
TO
MASTER PROFESSIONAL SERVICES AGREEMENT**

**EXHIBIT A
SCOPE/CONTRACT PRICE/SCHEDULE**

Taylor Morrison's Representative: Drew Miller
Contractor's Representative: Ron Waldrop

Consultant shall provide the following services for the Project (the "Services"): Neighborhood 4

I. Design Development

A. Master Site Planning

- *Update and finalize master plan base plan based on Preliminary site plan, input from owner and development standards pursuant to zoning and or LDC.*
- *Compile final lot fit plan (up to 2 lot fit scenarios), survey information and other critical site information into a final CAD design file to be used for construction plan preparation.*

B. Meetings

- *Prepare for & attend Project Team Meetings with client to review master site plans, project budgets, schedules, permitting strategy, and other similar project parameters. Assumes 4 meetings.*
- *Attend pre-application meetings with governmental agencies as required, assumes 2 meetings. (SWFWMD, Sarasota County Land Development, Sarasota County Utilities and Fire/EMS).*

II. Master Engineering

A. Potable Water System

- *Prepare Plan for this phase of the projects potable water system. The potable water plan will be based on the Master Utility Plan approved by Sarasota County Utilities for the entire LT Ranch development.*
- *Prepare Engineering Report for this phase of the projects water system. Report to include domestic water demands, fire demands, peak factors, and other design parameters per the Sarasota County Uniform Water, Wastewater, and Reclaimed Water Systems Code (UWWRWSC).*
- *Prepare Hydraulic Model for this phase of the projects water distribution system based on information provided in the Engineering Report.*

B. Wastewater System

- *Prepare Wastewater Plan for this phase of the projects wastewater transmission system including layout of sanitary sewer, pump stations, and force mains. The wastewater plan will be based on the Master Utility Plan approved by Sarasota County Utilities for the entire LT Ranch development.*
- *Prepare Engineering Report for this phase of the projects wastewater system. Report to include domestic wastewater demands, peak factors, and other design parameters per the Sarasota County UWWRWSC.*
- *Prepare Hydraulic Model for the overall project wastewater distribution system based on information provided in the Engineering Report. Model to include pump stations and force mains.*

C. Irrigation System

- *Prepare Irrigation Plan for this phase of the projects irrigation distribution system. The wastewater plan will be based on the Master Utility Plan approved by Sarasota County Utilities for the entire LT Ranch development.*
- *Prepare Engineering Report for this phase of the projects irrigation system. Report to include irrigation demands and other design parameters per the Sarasota County UWWRWSC.*
- *Prepare Hydraulic Model for this phase of the projects irrigation distribution system based on information provided in the Engineering Report.*

III. Sarasota County S&D Plans and Permitting

Sarasota County S&D

- *Based on Client approved final site plan, prepare engineering plans and technical specifications for the Project, which will include signage & striping, grading, paving, drainage and master utility plans.*
- *Coordinate the permit applications and with Project Team. Prepare and assemble one (1) set of the following permit applications:*
 - *Sarasota County S&D Application.*
- *Prepare and submit responses to Requests for Additional Information (RAI). The fee assumes a maximum of two (2) rounds of responses. Additional RAI responses will be billed on an hourly rate if changes from the client requires additional submittals.*

IV. Sarasota County Utility Permitting

- *Prepare Utility Construction plans to include portable water, wastewater collection & transmission system, irrigation water and plan & profiles.*
- *Coordinate the permit applications with the Project Team. Prepare and assemble one (1) set of the following permit applications:*
 - *Sarasota County Utility Application*
 - *FDEP Permits for Potable Water and Wastewater Permit Applications*
- *Prepare Engineering Reports for Water, Wastewater and Irrigation design*
- *Attend the Contractor Utility Construction permit meeting with Sarasota County Utilities.*
- *Prepare and submit responses to Requests for Additional Information (RAI). The fee assumes a maximum of two (2) rounds of responses. Additional RAI responses will be billed on an hourly rate if changes from the client requires additional submittals.*

V. Watershed Model Update

- *Master Stormwater Model*
 - *Prepare Land Use Summary*
 - *Update the approved master watershed model for the project to include the proposed development.*
 - *Prepare model and run design storms, provide DBF Comparator to summary model revisions*
 - *Run and analyze the 100-yr/24-hr storm event per the requirements of the Sarasota County Stormwater Department to demonstrate no impacts to offsite nodes (no rise).*
 - *Update the Stormwater Management Report for proposed development and model results*

VI. SWFWMD ERP Modification

- *Prepare and submit ERP Modification to Mass Grading ERP to Construct and Operate for this phase of project*
- *Prepare stormwater routing model & drainage calculations in support of the ERP Modification application.*
- *Prepare Stormwater Management Report based on the Final Site Plan.*
- *Prepare and submit responses to Requests for Additional Information (RAI). The fee assumes a maximum of two (2) rounds of responses. Additional RAI responses will be billed on an hourly rate if changes from the client requires additional submittals.*

VII. Bidding Services

Assumes all parcels & streets within this project will be sent out to bid at one-time, additional bidding will require additional fees.

- *Prepare plans and bid tabs.*
- *Provide bid quantities to owner.*
- *Coordinate bids with select contractors and provide additional information as needed*

VIII. Final Plat Coordination

- Coordinate with project surveyor and team to prepare final plat/plat recording application and documentation.
- Prepare Engineer's Opinion of Probable Costs for Bonds.
- Coordinate with county staff final plat recordation.

IX. Tree Removal Permit

- A. Prepare and submit Sarasota County Tree Removal Application.
- B. Client to provide tree survey based on Sarasota County requirements for Waldrop Engineering to prepare Tree Removal Plan based on proposed development.

X. Engineering Construction Phase Services

Provide engineering construction phase services for the following projects/permits on the assumed per phase basis (additional phases will require additional fees):

1. Neighborhood 4 North S&D
 2. Neighborhood 4 North Utility
- A. Attend weekly construction meetings as necessary (assumes 24 weeks).
 - B. Attend scheduled utility testing per Sarasota County Utility requirements
 - C. Complete conduit Crossing plans and coordinate with dry utilities (FPL, Frontier, Comcast, and TECO) on design, crossing locations, above ground appurtenance locations, and construction start dates.
 - D. Provide construction observation of the Contractor's progress on work designed by Waldrop Engineering for certification purposes only.
 - E. Review shop drawings for conformance with development plans and technical specifications, as required.
 - F. Review pay requests and change orders.
 - G. Conduct walk through/site inspection with Client and Contractor for work designed by Waldrop Engineering (assumes 2 inspections).

XI. Engineering S&D Certification Services

Provide engineering certification services to include:

- A. Prepare the following certification packages:
 - Sarasota County – S&D Acceptance Package
- B. Contractors' Surveyor shall provide "as-built" record drawings for the stormwater infrastructure, site grading and stormwater management system designed by Waldrop Engineering. Waldrop shall coordinate the submittal of the Surveyor's record drawings for the certification with Sarasota County S&D and Sarasota County Utilities. If the surveyor does not provide the "as-built" record drawings and only provides the as-built information to Waldrop Engineering, then the client will be billed an hourly rate for Waldrop Engineering to prepare the record drawings for certifications.
- C. Prepare and submit a bond reduction for work complete to Sarasota County.

XII. Final Utility Certification Services

- A. Prepare and submit the following certification packages:
 - Sarasota County – Utility Turnover Package
 - FDEP Potable Water System Clearance Package
 - FDEP Wastewater Clearance Package
- B. Coordinate with client and contractor on final site walk punch list items.
- C. Conduct walk through/site inspection with Client and Contractor for work designed by Waldrop Engineering (assumes 2 inspections).
- D. Contractors' Surveyor shall provide "as-built" record drawings for the utility infrastructure system designed by Waldrop Engineering. Waldrop shall coordinate the submittal of the Surveyor's record drawings for the certification with Sarasota County S&D and Sarasota County Utilities. If the surveyor does not provide the "as-built" record drawings and only provides the as-built information to Waldrop Engineering, then the client will be billed an hourly rate for Waldrop Engineering to prepare the record drawings for certifications.

XIII. Reimbursable Expenses

Expenses for blueprints, reproduction services, overnight delivery, courier service, and other Project related charges will be billed at cost plus 10%.

The SCOPE OF SERVICES will be provided based on the following fee structure: NTE \$428,500.00

	SCOPE OF SERVICE	FEE TYPE	FEE
1.	Design Development	Fixed	\$5,000
2.	Master Engineering	Fixed	\$225,000
3.	Sarasota County S&D Plans and Permitting	Fixed	\$40,000
4.	Sarasota County Utility Permitting	Fixed	\$20,000
5.	Watershed Model Update	Fixed	\$55,000
6.	SWFWMD ERP Modification	Fixed	\$10,000
7.	Bidding Services	Fixed	\$10,000
8.	Final Plat Coordination	Fixed	\$10,000
9.	Tree Removal Permit	Fixed	\$1,500
10.	Engineering Construction Phase Services (Per Phase)		
	1. S&D Construction	Hourly	\$15,000
	2. Utility Construction	Hourly	\$15,000
11.	Engineering S&D Certification Services		
	1. S&D Certification	Hourly	\$5,000
12.	Final Utility Certification Services (Per Phase)		
	Sarasota County Utility Turnover Package Certification	Hourly	\$10,000
	FDEP Potable Water System Certification	Hourly	\$2,500
	FDEP Wastewater Certification	Hourly	\$2,500
13.	Reimbursable Expenses	NTE	\$2,000

Consultant's hourly fee schedule (including time period for which rates apply) is as follows:

CLASSIFICATION	CODE	RATE
PROFESSIONAL CONSULTANT		
Professional Consultant I	PCI	\$95/hr
Professional Consultant II	PCII	\$100/hr
Professional Consultant III	PCIII	\$105/hr
Professional Consultant IV	PCIV	\$110/hr
Professional Consultant V	PCV	\$115/hr
Professional Consultant VI	PCVI	\$120/hr
Professional Consultant VII	PCVII	\$125/hr
Professional Consultant VIII	PCVIII	\$130/hr
Professional Consultant IX	PCIX	\$135/hr
Professional Consultant X	PCX	\$140/hr
Professional Consultant XI	PCXI	\$145/hr
Professional Consultant X11	PCXII	\$150/hr
Professional Consultant XIII	PCXIII	\$155/hr
Professional Consultant XIV	PCXIV	\$160/hr
Professional Consultant XV	PCXV	\$165/hr
Professional Consultant XVI	PCXVI	\$170/hr
Professional Consultant XVII	PCXVII	\$175 hr
EXPERT CONSULTANT		
Expert Consultant I	ECI	\$125/hr
Expert Consultant II	ECII	\$150/hr

Expert Consultant III	ECIII	\$175/hr
ADMINISTRATIVE		
Administrative Assistant I	AAI	\$50/hr
Administrative Assistant II	AAII	\$60/hr
Administrative Assistant III	AAIII	\$70/hr
Administrative Assistant IV	AAIV	\$80/hr
Administrative Assistant V	AAV	\$90/hr
Administrative Assistant VI	AAVI	\$100/hr
REIMBURSABLE EXPENSES		
Reimbursable expenses will be charged at cost plus 10%		

**AUTHORIZING ADDENDUM #898 LT Ranch(Siesta Ranch) 20
TO
MASTER PROFESSIONAL SERVICES AGREEMENT**

**EXHIBIT B
JOB SITE**

LT RANCH

Sections 15, 16, 21, 27, 28 & 33, Township 37 South, Range 19 East,
Sarasota County, Florida



—Vicinity Map—
Not to Scale

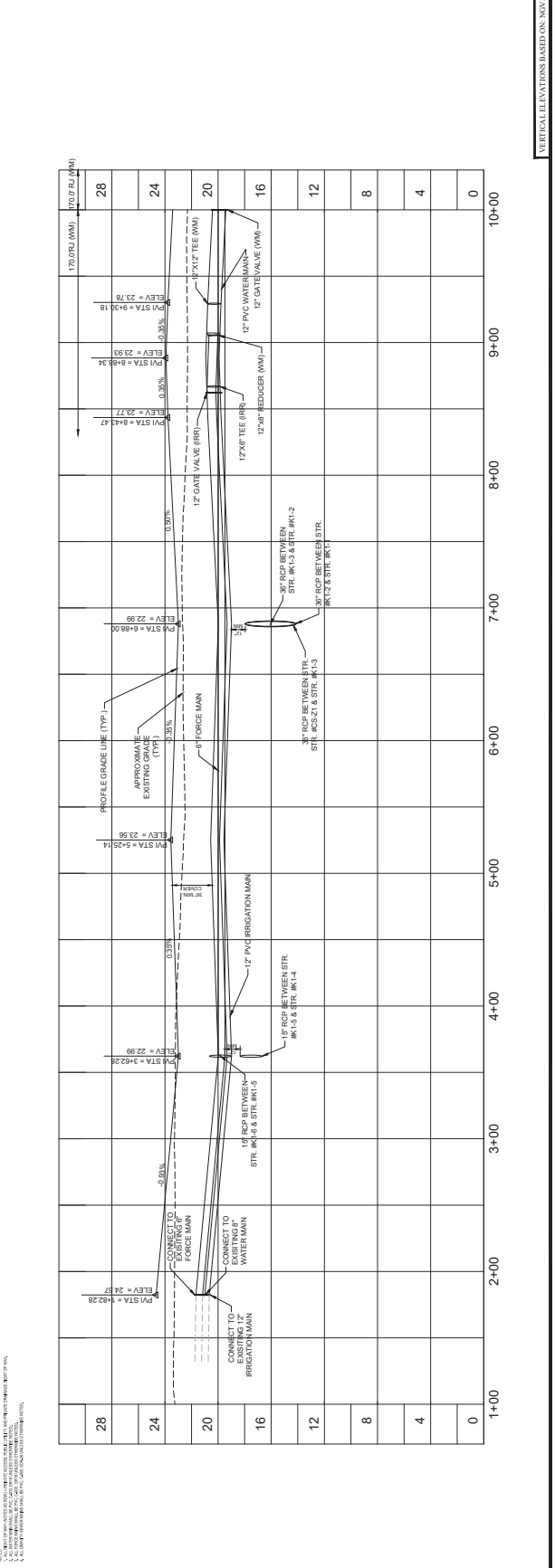
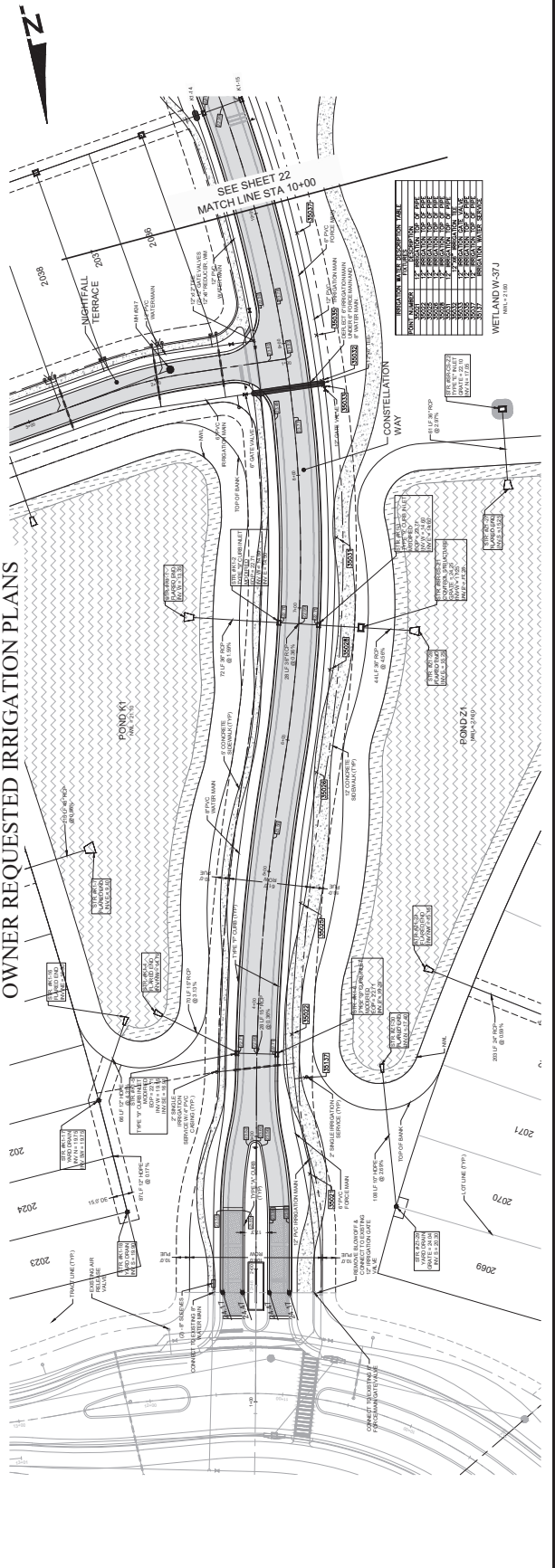


CONCURRENT SUBDIVISION CONSTRUCTION PLANS FOR
SKYE RANCH
 CLIENT: TAYLOR MORRISON OF FLORIDA, INC.
 NEIGHBORHOOD 4 NORTH
 PLAN AND PROFILE - CONSTELLATION WAY (STA. 0+00 TO 10+00)

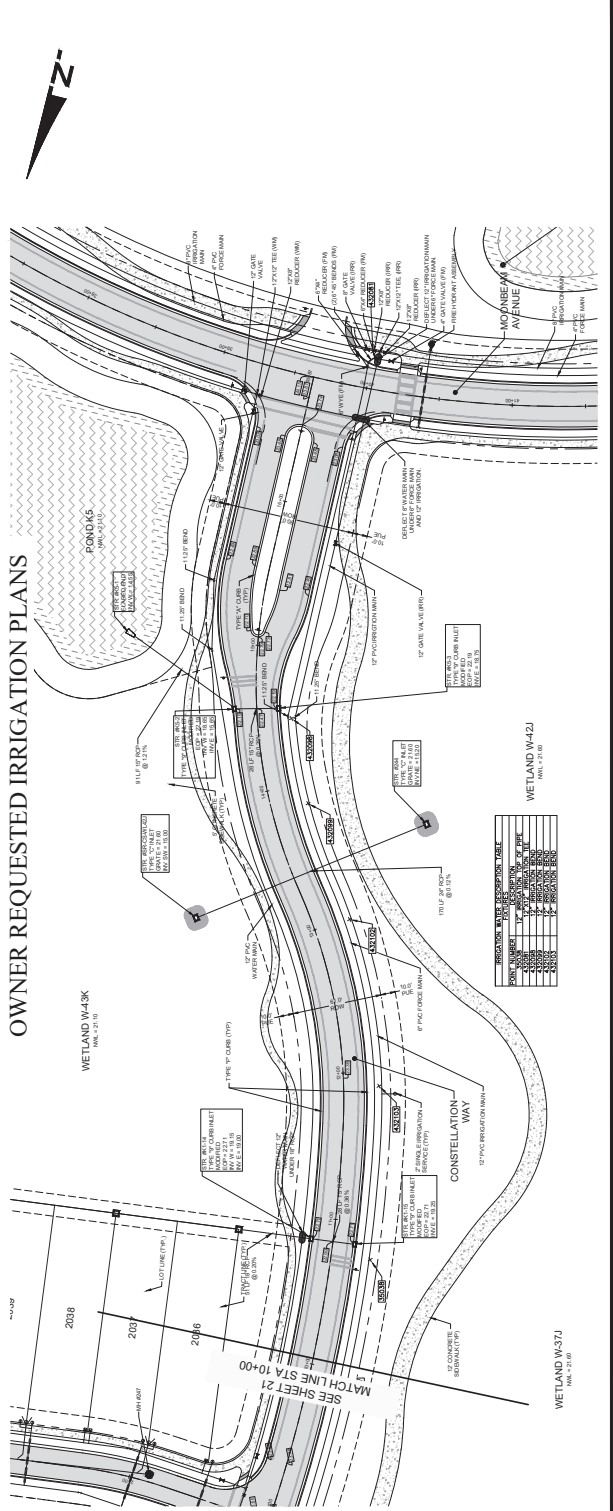
PLAN REVISIONS

NO.	DATE	DESCRIPTION
01	08/11/2023	ISSUED FOR PERMITS AND DEVELOPMENT PLANS PER PERM REVIEW
02	08/11/2023	ISSUED FOR PERMITS AND DEVELOPMENT PLANS PER PERM REVIEW
03	08/11/2023	ISSUED FOR PERMITS AND DEVELOPMENT PLANS PER PERM REVIEW
04	08/11/2023	ISSUED FOR PERMITS AND DEVELOPMENT PLANS PER PERM REVIEW
05	08/11/2023	ISSUED FOR PERMITS AND DEVELOPMENT PLANS PER PERM REVIEW
06	08/11/2023	ISSUED FOR PERMITS AND DEVELOPMENT PLANS PER PERM REVIEW
07	08/11/2023	ISSUED FOR PERMITS AND DEVELOPMENT PLANS PER PERM REVIEW
08	08/11/2023	ISSUED FOR PERMITS AND DEVELOPMENT PLANS PER PERM REVIEW
09	08/11/2023	ISSUED FOR PERMITS AND DEVELOPMENT PLANS PER PERM REVIEW
10	08/11/2023	ISSUED FOR PERMITS AND DEVELOPMENT PLANS PER PERM REVIEW
11	08/11/2023	ISSUED FOR PERMITS AND DEVELOPMENT PLANS PER PERM REVIEW
12	08/11/2023	ISSUED FOR PERMITS AND DEVELOPMENT PLANS PER PERM REVIEW
13	08/11/2023	ISSUED FOR PERMITS AND DEVELOPMENT PLANS PER PERM REVIEW
14	08/11/2023	ISSUED FOR PERMITS AND DEVELOPMENT PLANS PER PERM REVIEW
15	08/11/2023	ISSUED FOR PERMITS AND DEVELOPMENT PLANS PER PERM REVIEW
16	08/11/2023	ISSUED FOR PERMITS AND DEVELOPMENT PLANS PER PERM REVIEW
17	08/11/2023	ISSUED FOR PERMITS AND DEVELOPMENT PLANS PER PERM REVIEW
18	08/11/2023	ISSUED FOR PERMITS AND DEVELOPMENT PLANS PER PERM REVIEW
19	08/11/2023	ISSUED FOR PERMITS AND DEVELOPMENT PLANS PER PERM REVIEW
20	08/11/2023	ISSUED FOR PERMITS AND DEVELOPMENT PLANS PER PERM REVIEW
21	08/11/2023	ISSUED FOR PERMITS AND DEVELOPMENT PLANS PER PERM REVIEW
22	08/11/2023	ISSUED FOR PERMITS AND DEVELOPMENT PLANS PER PERM REVIEW
23	08/11/2023	ISSUED FOR PERMITS AND DEVELOPMENT PLANS PER PERM REVIEW
24	08/11/2023	ISSUED FOR PERMITS AND DEVELOPMENT PLANS PER PERM REVIEW
25	08/11/2023	ISSUED FOR PERMITS AND DEVELOPMENT PLANS PER PERM REVIEW
26	08/11/2023	ISSUED FOR PERMITS AND DEVELOPMENT PLANS PER PERM REVIEW
27	08/11/2023	ISSUED FOR PERMITS AND DEVELOPMENT PLANS PER PERM REVIEW
28	08/11/2023	ISSUED FOR PERMITS AND DEVELOPMENT PLANS PER PERM REVIEW

DESIGNED BY: JACOB
 CHECKED BY: JACOB
 DRAWN BY: JACOB
 DATE: 08/11/2023

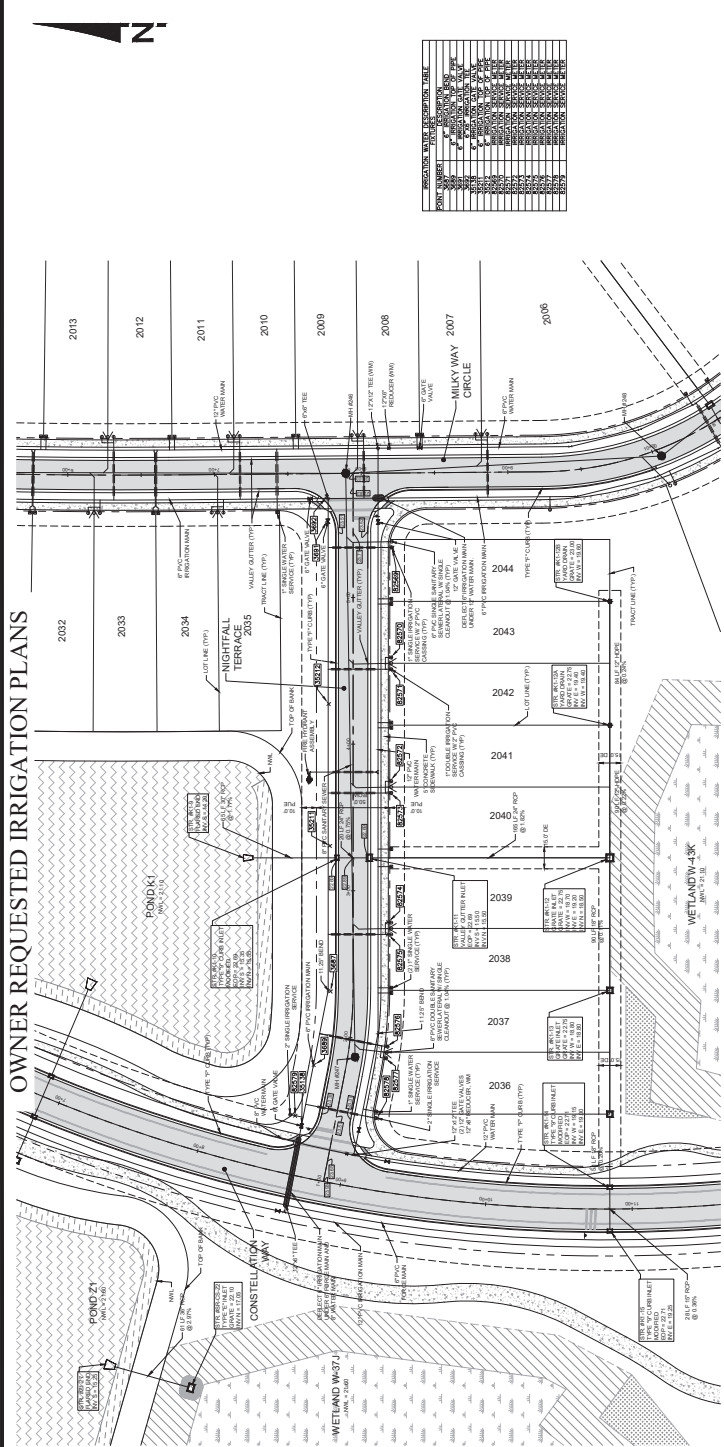


NO.	REVISION	DATE	BY	CHECKED	DESCRIPTION
1	ISSUED FOR PERMITS	08/14/2018
2	REVISIONS TO PERMITS	08/14/2018
3	REVISIONS TO PERMITS	08/14/2018
4	REVISIONS TO PERMITS	08/14/2018
5	REVISIONS TO PERMITS	08/14/2018
6	REVISIONS TO PERMITS	08/14/2018
7	REVISIONS TO PERMITS	08/14/2018
8	REVISIONS TO PERMITS	08/14/2018
9	REVISIONS TO PERMITS	08/14/2018
10	REVISIONS TO PERMITS	08/14/2018
11	REVISIONS TO PERMITS	08/14/2018
12	REVISIONS TO PERMITS	08/14/2018
13	REVISIONS TO PERMITS	08/14/2018
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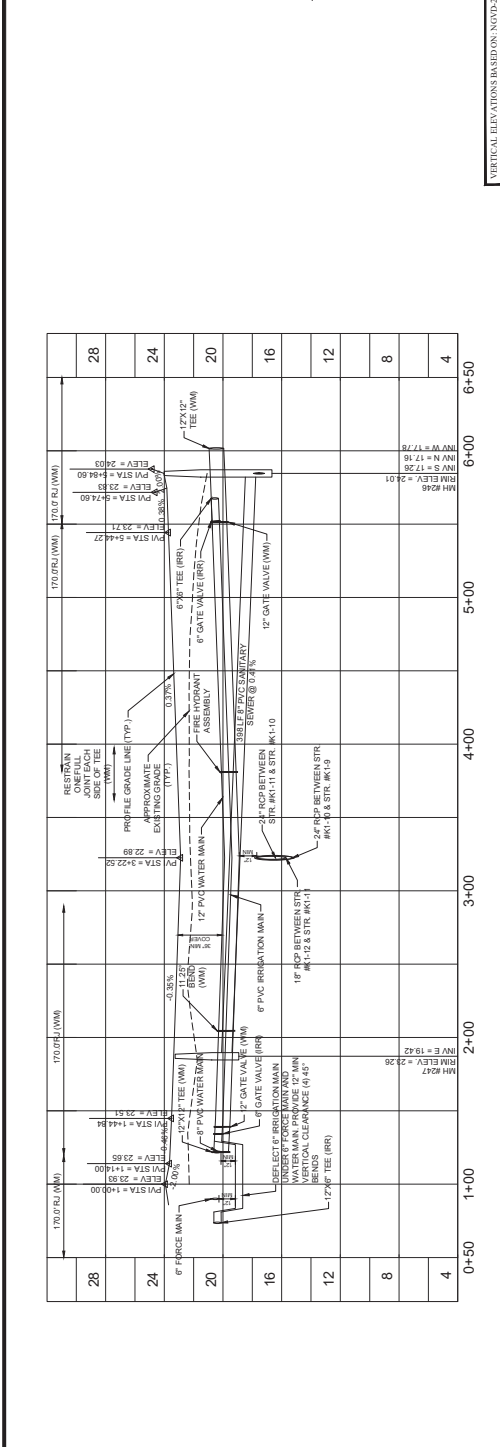


STATION	ELEVATION (FT)	PIPE TYPE	DIAMETER (IN)	LENGTH (FT)	VERTICAL CURVE DATA
10+00	28.00	12" PVC	12"	170.00	12.00% (170.00)
11+00	27.99	12" PVC	12"	170.00	12.00% (170.00)
12+00	27.98	12" PVC	12"	170.00	12.00% (170.00)
13+00	27.97	12" PVC	12"	170.00	12.00% (170.00)
14+00	27.96	12" PVC	12"	170.00	12.00% (170.00)
15+00	27.95	12" PVC	12"	170.00	12.00% (170.00)
16+00	27.94	12" PVC	12"	170.00	12.00% (170.00)
17+00	27.93	12" PVC	12"	170.00	12.00% (170.00)
18+00	27.92	12" PVC	12"	170.00	12.00% (170.00)
19+00	27.91	12" PVC	12"	170.00	12.00% (170.00)
20+00	27.90	12" PVC	12"	170.00	12.00% (170.00)
21+00	27.89	12" PVC	12"	170.00	12.00% (170.00)
22+00	27.88	12" PVC	12"	170.00	12.00% (170.00)
23+00	27.87	12" PVC	12"	170.00	12.00% (170.00)
24+00	27.86	12" PVC	12"	170.00	12.00% (170.00)
25+00	27.85	12" PVC	12"	170.00	12.00% (170.00)
26+00	27.84	12" PVC	12"	170.00	12.00% (170.00)
27+00	27.83	12" PVC	12"	170.00	12.00% (170.00)
28+00	27.82	12" PVC	12"	170.00	12.00% (170.00)

NO.	DATE	DESCRIPTION
01	08/15/23	ISSUED FOR PERMIT REVIEW
02	08/15/23	ISSUED FOR PERMIT REVIEW
03	08/15/23	ISSUED FOR PERMIT REVIEW
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NO.	DATE	DESCRIPTION
01	08/15/23	ISSUED FOR PERMIT REVIEW
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27	08/15/23	ISSUED FOR PERMIT REVIEW
28	08/15/23	ISSUED FOR PERMIT REVIEW



1. THE INFORMATION CONTAINED HEREIN IS THE PROPERTY OF WALDROP ENGINEERING, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF WALDROP ENGINEERING, INC.

2. THIS DOCUMENT IS THE PROPERTY OF WALDROP ENGINEERING, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF WALDROP ENGINEERING, INC.

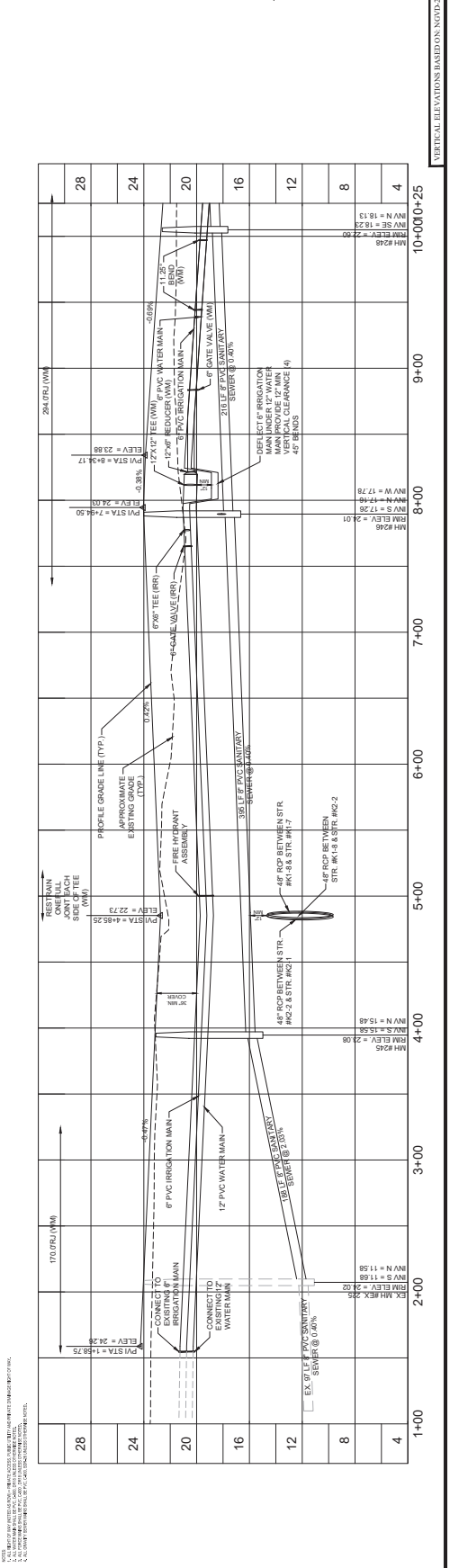
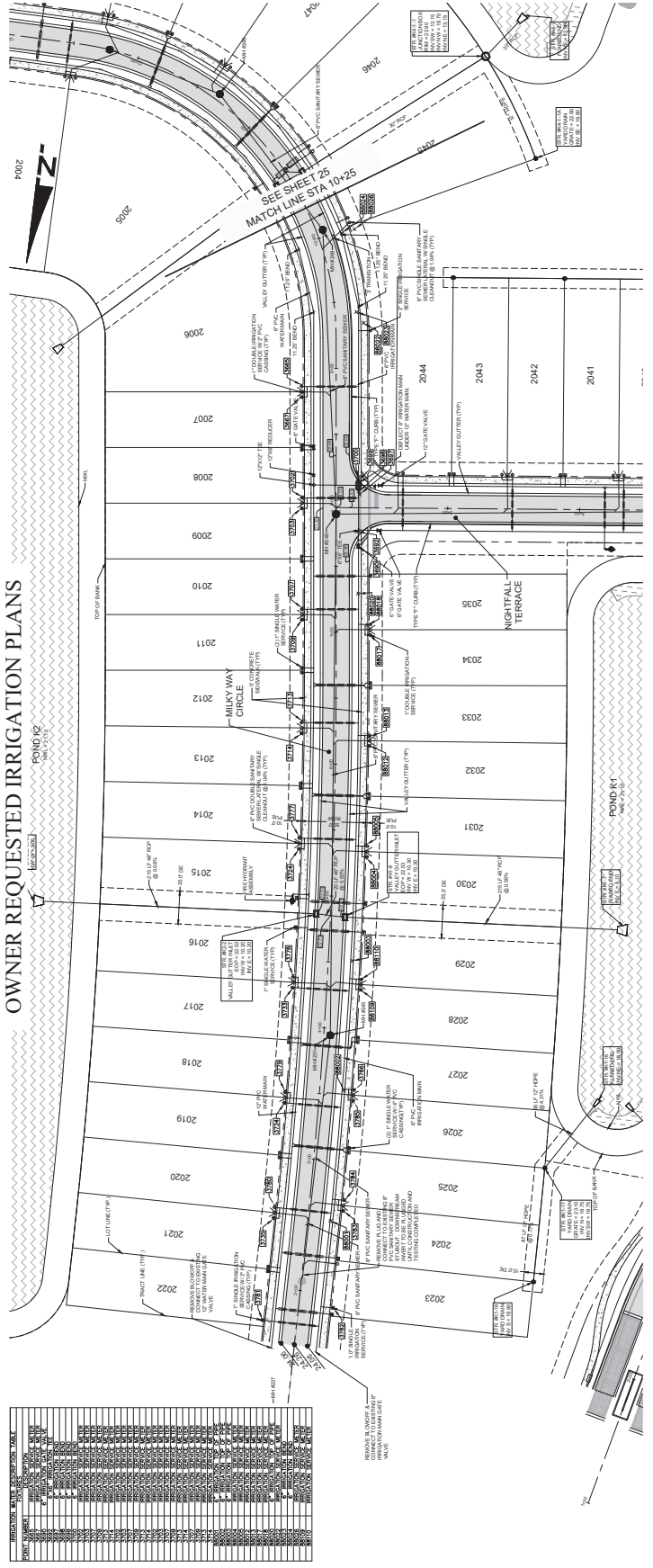
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CONCURRENT SUBDIVISION CONSTRUCTION PLANS FOR
 SKYE RANCH
 CLIENT: TAYLOR MORRISON OF FLORIDA, INC.
 PLAN AND PROFILE - MILKY WAY CIRCLE (STA. 1+00 TO 10+25)

PLAN REVISIONS

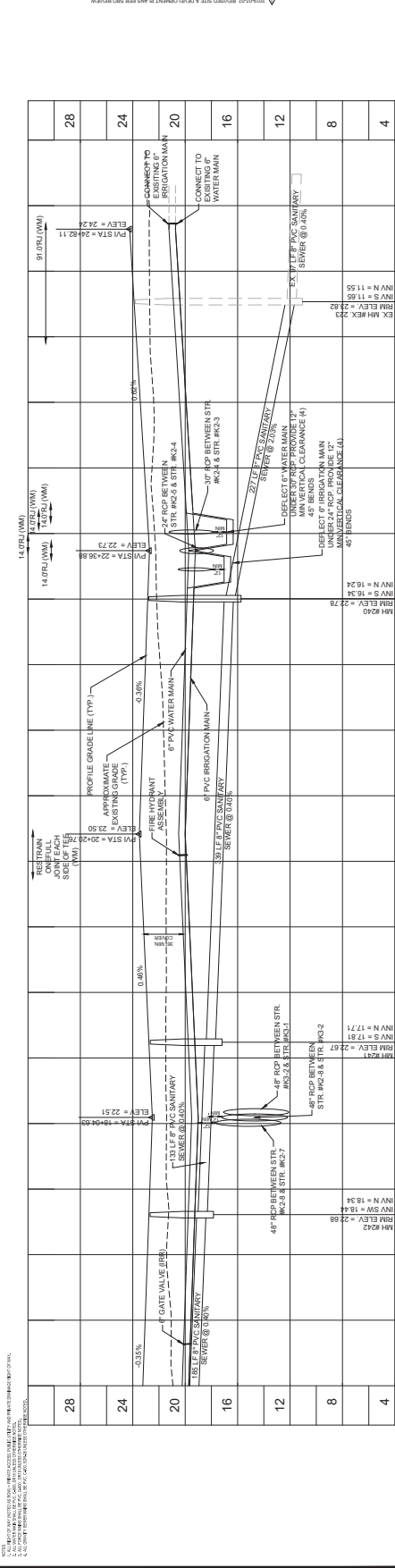
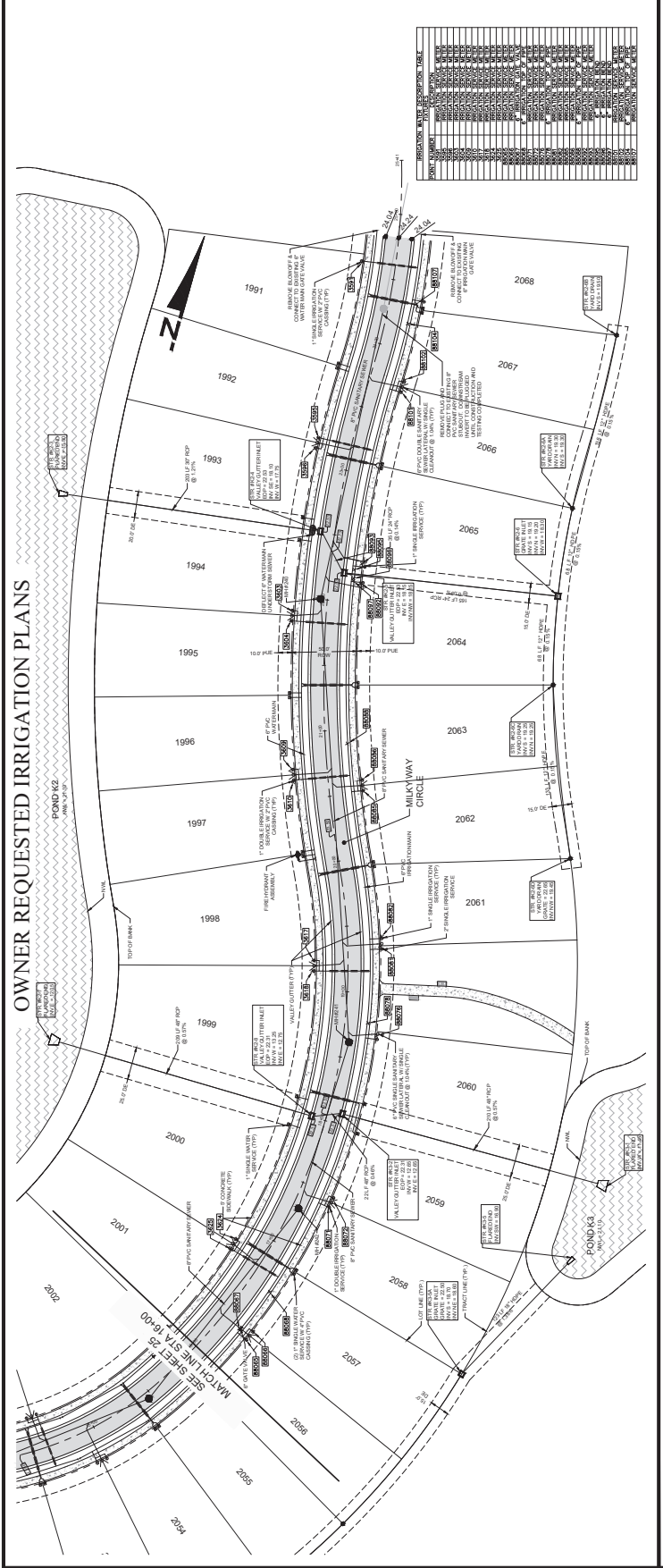
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NO. 50	ISSUED FOR PERMITS



CONCURRENT SUBDIVISION CONSTRUCTION PLANS FOR SKYE RANCH CLIENT: TAYLOR MORRISON OF FLORIDA, INC. PLAN AND PROFILE - MILKY WAY CIRCLE (STA. 16+00 TO END)

NO.	DESCRIPTION	DATE
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3	REVISED PERMITS COMMENTS	09/15/24
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PLAN REVISIONS
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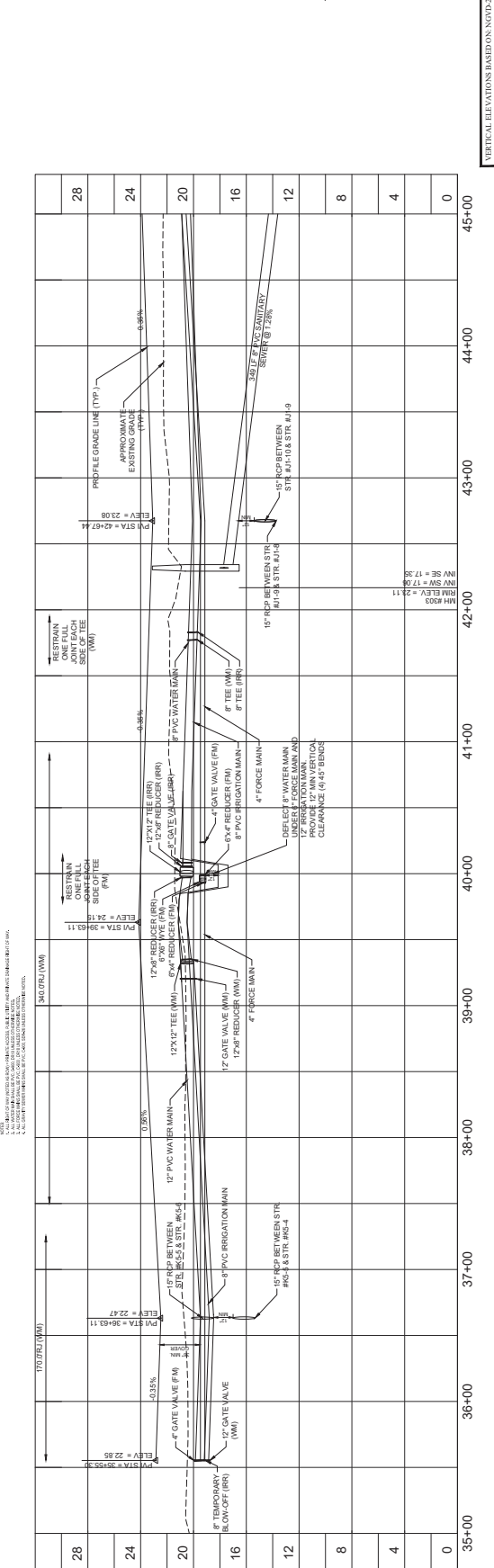
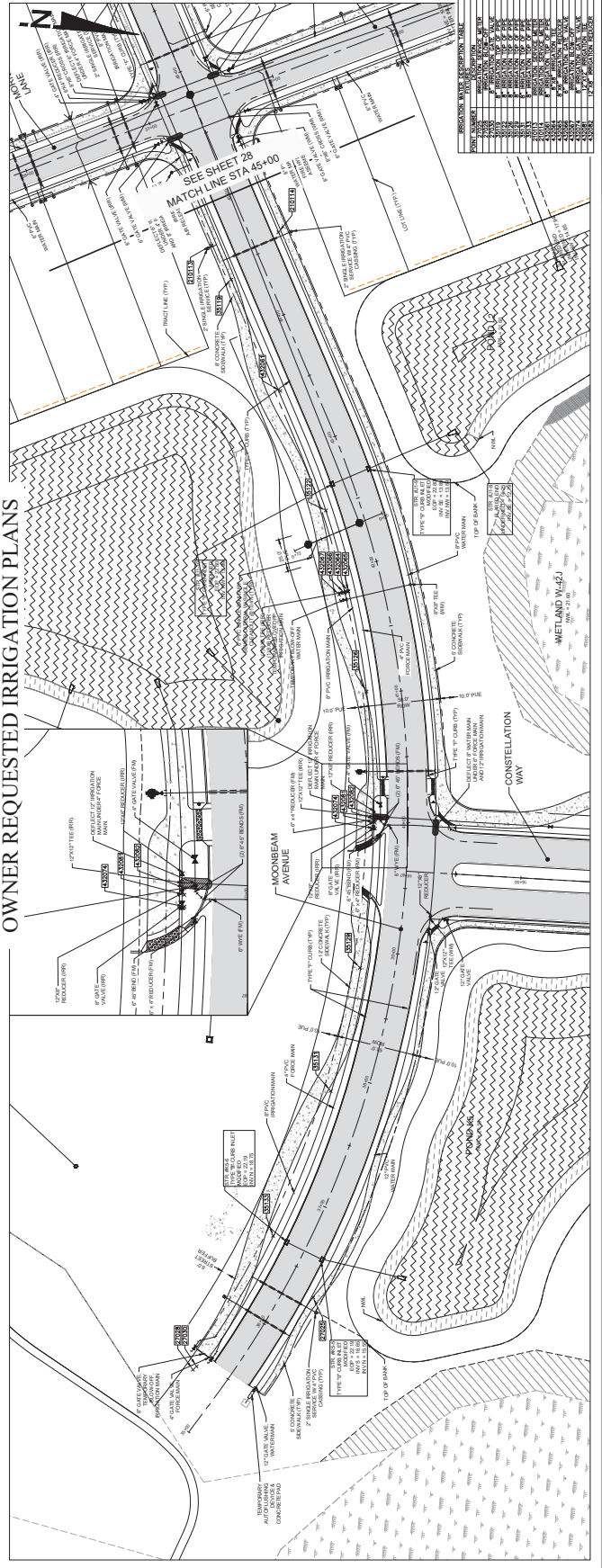


STATION	ELEVATION (FT)	DESCRIPTION
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16+00	8	MANHOLE
16+00	16	MANHOLE
16+00	20	MANHOLE
16+00	24	MANHOLE
16+00	28	MANHOLE
17+00	4	MANHOLE
17+00	8	MANHOLE
17+00	16	MANHOLE
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26+50	16	MANHOLE
26+50	20	MANHOLE
26+50	24	MANHOLE
26+50	28	MANHOLE



CONCURRENT SUBDIVISION CONSTRUCTION PLANS FOR
SKYE RANCH
 CLIENT: TAYLOR MORRISON OF FLORIDA, INC.
 NEIGHBORHOOD 4 NORTH
 PLAN AND PROFILE - MOONBEAM AVENUE (STA. 35+00 TO 45+00)

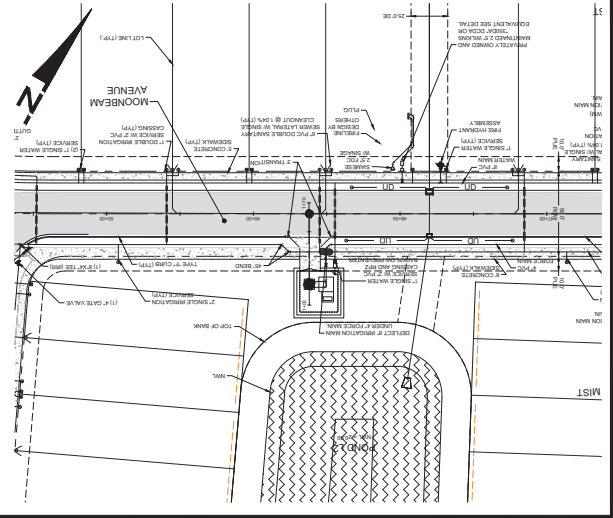
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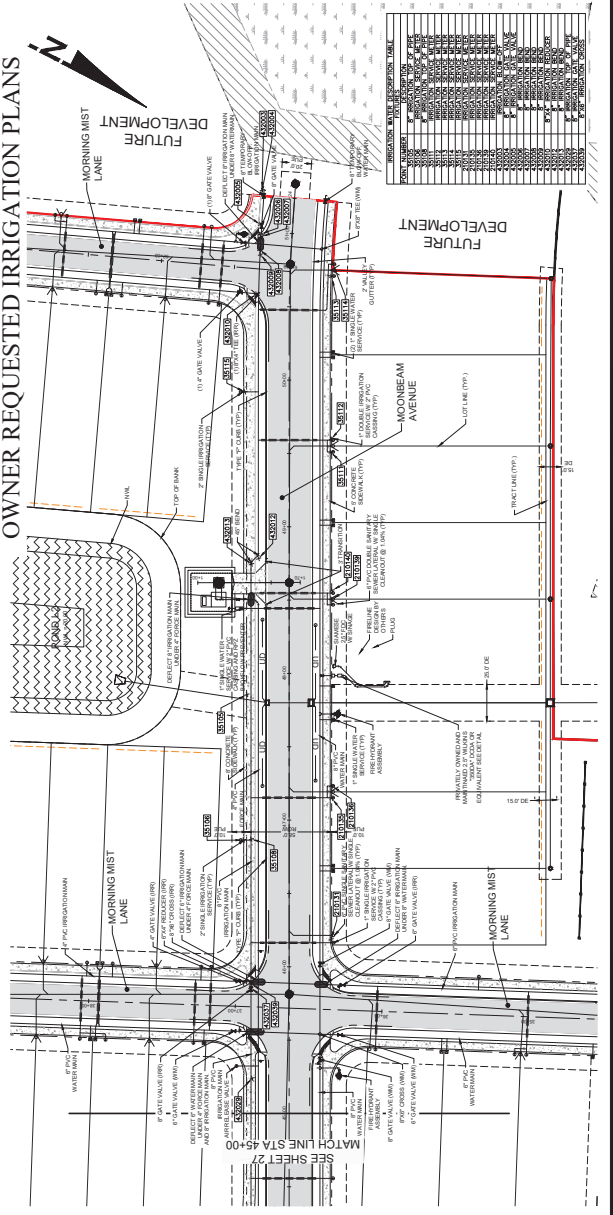
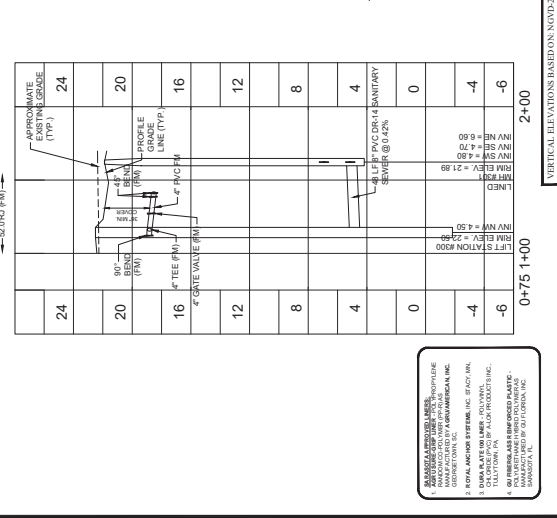
OWNER REQUESTED IRRIGATION PLANS

PLAN REVISIONS

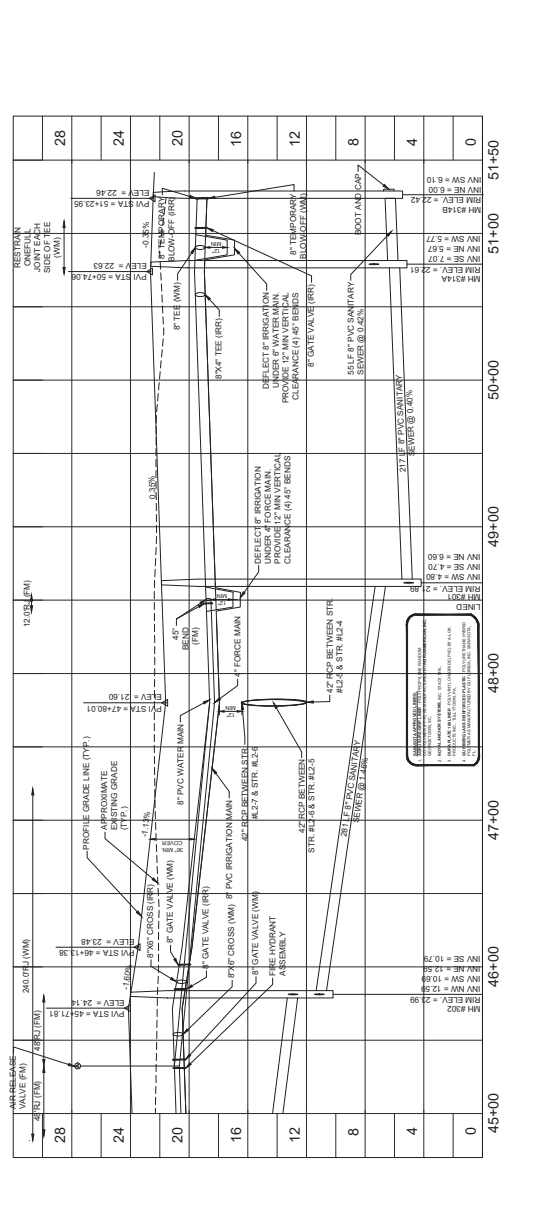
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24	08-19-16	ISSUED FOR PERMITS



NOTES:
 1. ALL UTILITIES SHOWN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY DATA.
 2. ALL UTILITIES SHALL BE DEEPENED TO THE PROPOSED GRADE.
 3. ALL UTILITIES SHALL BE PROTECTED BY CONCRETE CURBS AND WALKWAYS.
 4. ALL UTILITIES SHALL BE MAINTAINED AT ALL TIMES.



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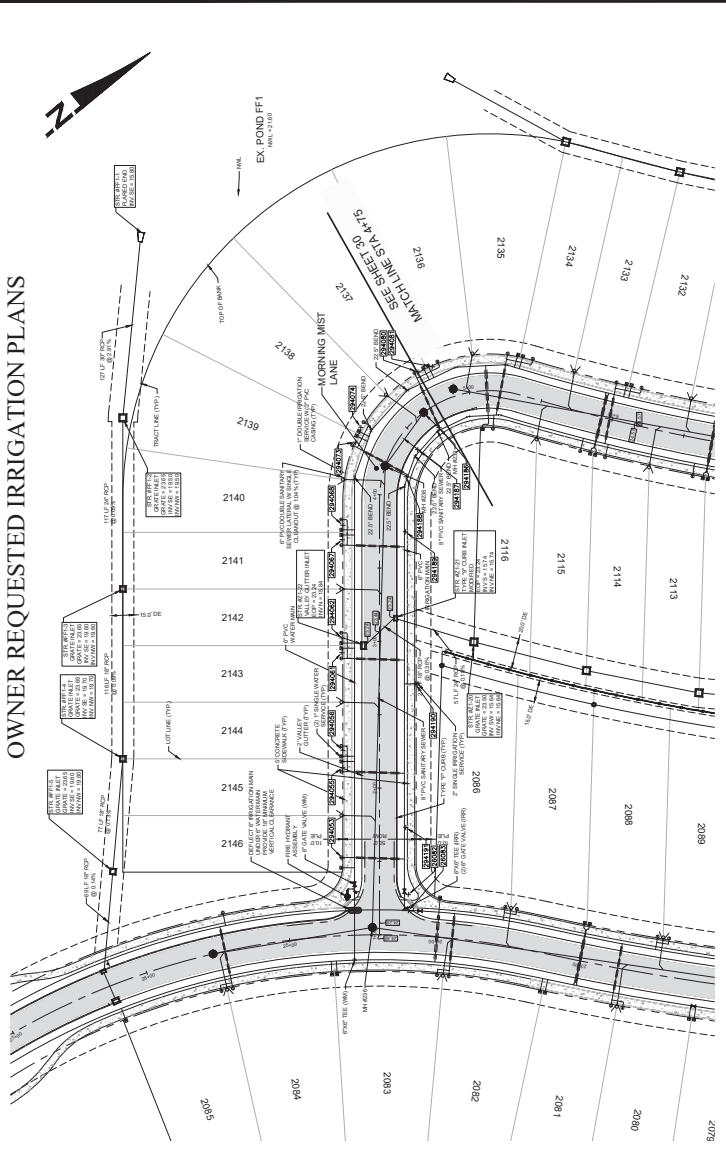
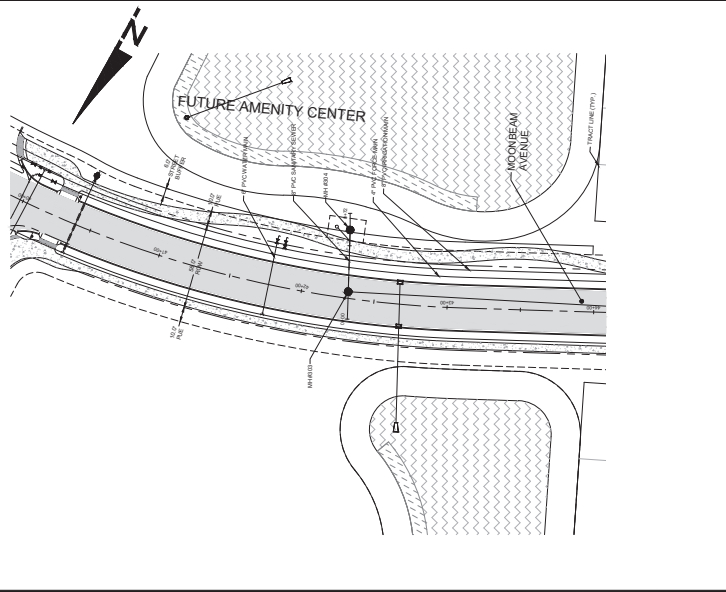


551 CULLEN ROAD - SUITE 304 - MADISON, FL 34222
P: 813-778-4000 F: 813-778-7788 EMAIL: info@wdropengineering.com

CONCURRENT SUBDIVISION CONSTRUCTION PLANS FOR SKYE RANCH NEIGHBORHOOD 4 NORTH CLIENT: TAYLOR MORRISON OF FLORIDA, INC.

PLAN AND PROFILE - MORNING MIST LANE (STA. 1+00 TO 4+75)

NO.	DATE	DESCRIPTION
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28	03/13/16	ISSUED FOR PERMIT REVIEW



VERTICAL ELEVATION SUBDIVISION CONSTRUCTION

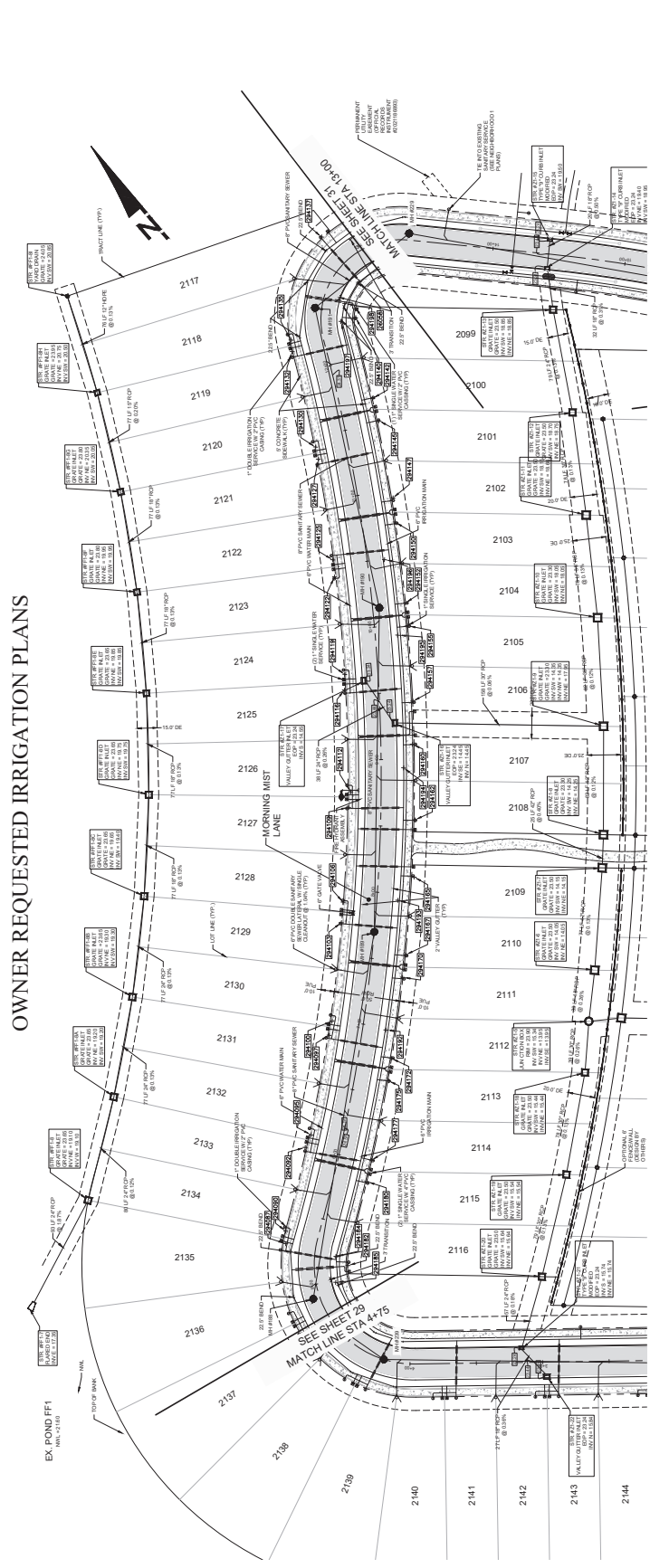
STATION	0+00	0+25	0+50
MM #228	MM ELEV = 28.11	MM ELEV = 28.29	MM ELEV = 28.47
MM #229	MM ELEV = 28.11	MM ELEV = 28.29	MM ELEV = 28.47
IN/SE	IN/SE = 17.35	IN/SE = 17.35	IN/SE = 17.35
IN/NW	IN/NW = 17.35	IN/NW = 17.35	IN/NW = 17.35
4" FORCE MAIN	28	24	20
4" LE PF PVC SANITARY SEWER @ 0.40%	16	12	8
4" FORCE MAIN	20	16	12
4" FORCE MAIN	24	20	16
4" FORCE MAIN	28	24	20

VERTICAL ELEVATION SUBDIVISION CONSTRUCTION

STATION	1+00	1+25	1+50	2+00	2+25	2+50	3+00	3+25	3+50	4+00	4+25	4+75
MM #228	MM ELEV = 19.78	MM ELEV = 19.78	MM ELEV = 19.78	MM ELEV = 19.78	MM ELEV = 19.78	MM ELEV = 19.78	MM ELEV = 19.78	MM ELEV = 19.78	MM ELEV = 19.78	MM ELEV = 19.78	MM ELEV = 19.78	MM ELEV = 19.78
MM #229	MM ELEV = 18.67	MM ELEV = 18.67	MM ELEV = 18.67	MM ELEV = 18.67	MM ELEV = 18.67	MM ELEV = 18.67	MM ELEV = 18.67	MM ELEV = 18.67	MM ELEV = 18.67	MM ELEV = 18.67	MM ELEV = 18.67	MM ELEV = 18.67
IN/SE	IN/SE = 15.51	IN/SE = 15.51	IN/SE = 15.51	IN/SE = 15.51	IN/SE = 15.51	IN/SE = 15.51	IN/SE = 15.51	IN/SE = 15.51	IN/SE = 15.51	IN/SE = 15.51	IN/SE = 15.51	IN/SE = 15.51
IN/NW	IN/NW = 15.51	IN/NW = 15.51	IN/NW = 15.51	IN/NW = 15.51	IN/NW = 15.51	IN/NW = 15.51	IN/NW = 15.51	IN/NW = 15.51	IN/NW = 15.51	IN/NW = 15.51	IN/NW = 15.51	IN/NW = 15.51
4" FORCE MAIN	24	20	16	12	8	4	0	0	0	0	0	0
4" LE PF PVC SANITARY SEWER @ 0.40%	16	12	8	4	0	0	0	0	0	0	0	0
4" FORCE MAIN	20	16	12	8	4	0	0	0	0	0	0	0
4" FORCE MAIN	24	20	16	12	8	4	0	0	0	0	0	0
4" FORCE MAIN	28	24	20	16	12	8	4	0	0	0	0	0

PLAN REVISIONS

NO.	DATE	DESCRIPTION
1	10/15/18	ISSUED FOR PERMITS
2	10/15/18	ISSUED FOR PERMITS
3	10/15/18	ISSUED FOR PERMITS
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100	10/15/18	ISSUED FOR PERMITS



VERTICAL RELATIONS ELEVATION AND PROFILE

STATION	PROPOSED FINISH GRADE (FT)	PROPOSED GROUND SURFACE (FT)	PROPOSED PAVEMENT (FT)	PROPOSED CURB TOP (FT)	PROPOSED SIDEWALK (FT)	PROPOSED UTILITY DEPTH (FT)	PROPOSED UTILITY TYPE
4+75	24.00	24.00	24.00	24.00	24.00	24.00	8\"/>

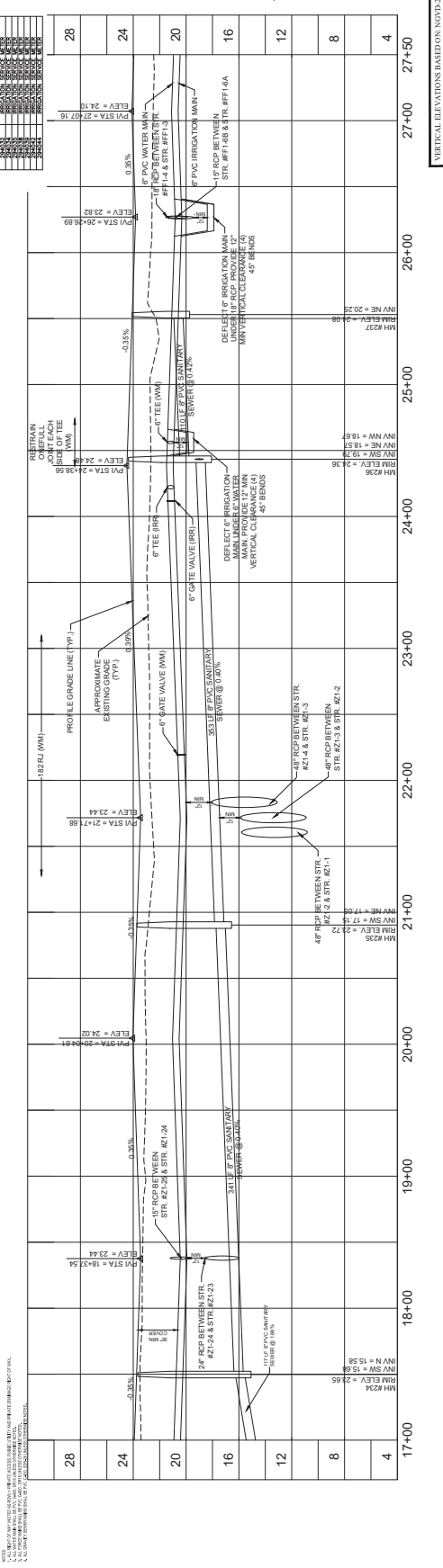
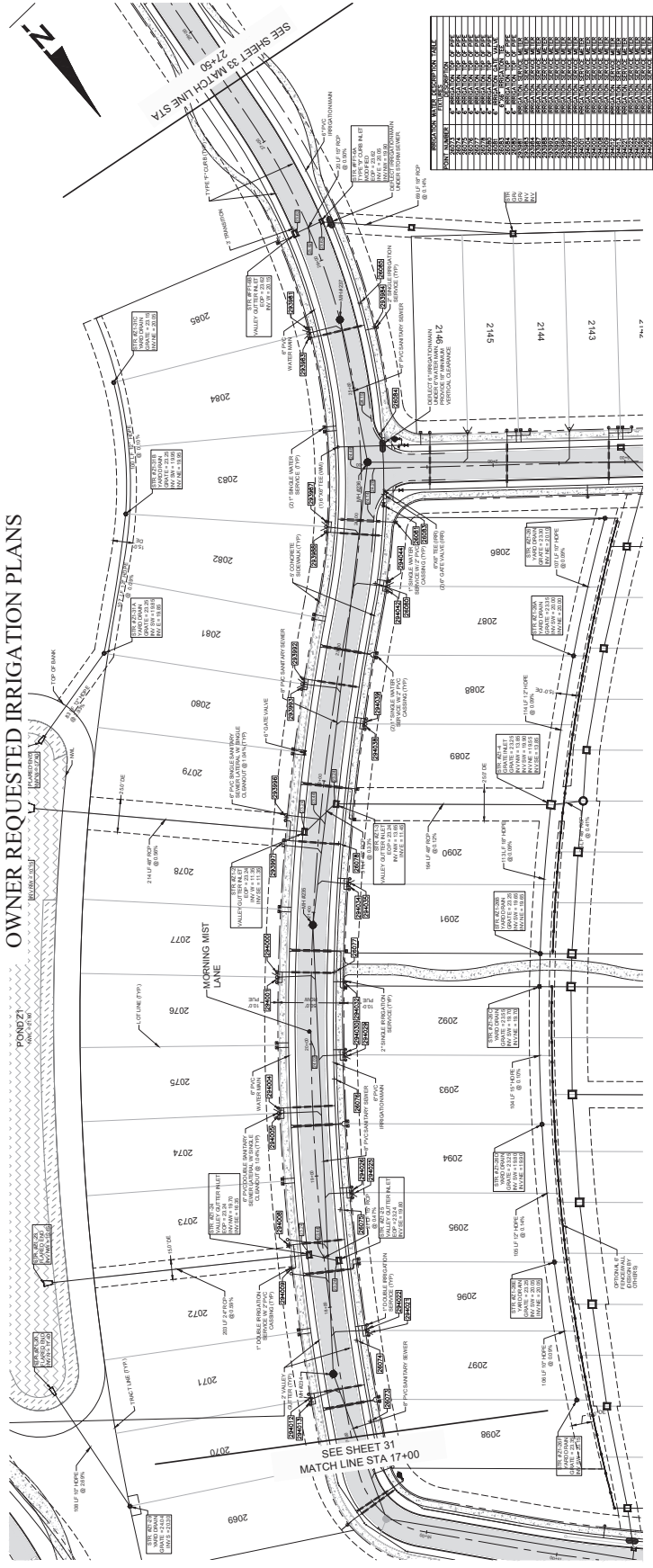
STATION	PROPOSED FINISH GRADE (FT)	PROPOSED GROUND SURFACE (FT)	PROPOSED PAVEMENT (FT)	PROPOSED CURB TOP (FT)	PROPOSED SIDEWALK (FT)	PROPOSED UTILITY DEPTH (FT)	PROPOSED UTILITY TYPE
4+75	24.00	24.00	24.00	24.00	24.00	24.00	8\"/>



CONCURRENT SUBDIVISION CONSTRUCTION PLANS FOR
 SKYE RANCH
 CLIENT: TAYLOR MORRISON OF FLORIDA, INC.
 NEIGHBORHOOD 4 NORTH
 PLAN AND PROFILE - MORNING MIST LANE (STA. 17+00 TO 27+50)

PLAN REVISIONS

NO.	DATE	DESCRIPTION
1	08/15/24	ISSUED FOR PERMITS & DEVELOPMENT PLAN PERMS REVIEW
2	08/15/24	ISSUED FOR PERMITS & DEVELOPMENT PLAN PERMS REVIEW
3	08/15/24	ISSUED FOR PERMITS & DEVELOPMENT PLAN PERMS REVIEW
4	08/15/24	ISSUED FOR PERMITS & DEVELOPMENT PLAN PERMS REVIEW
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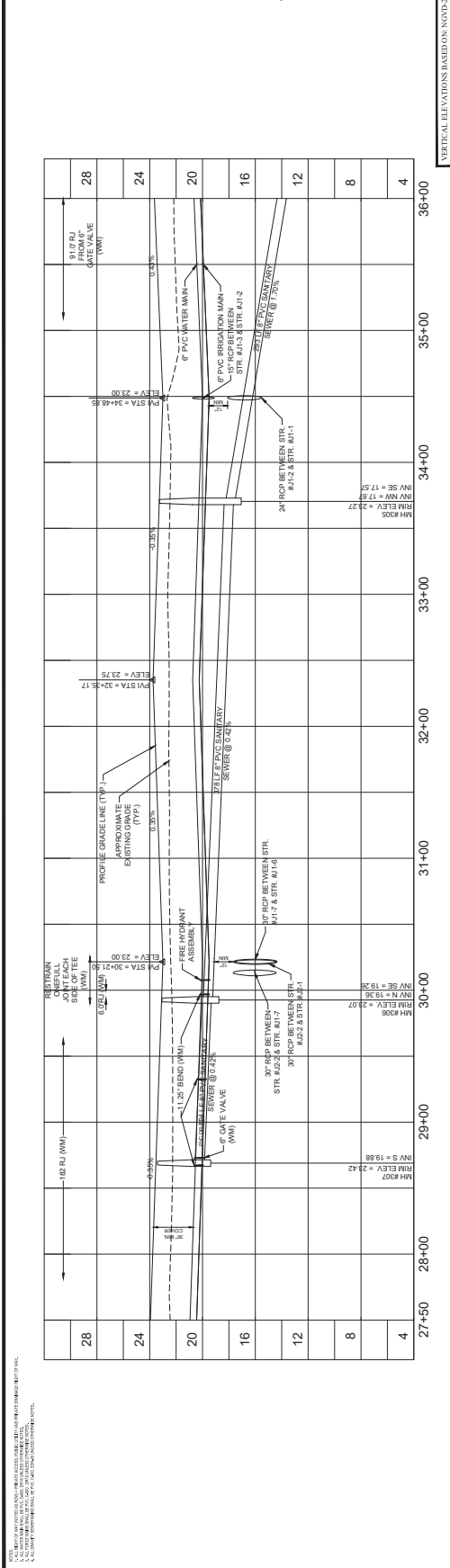
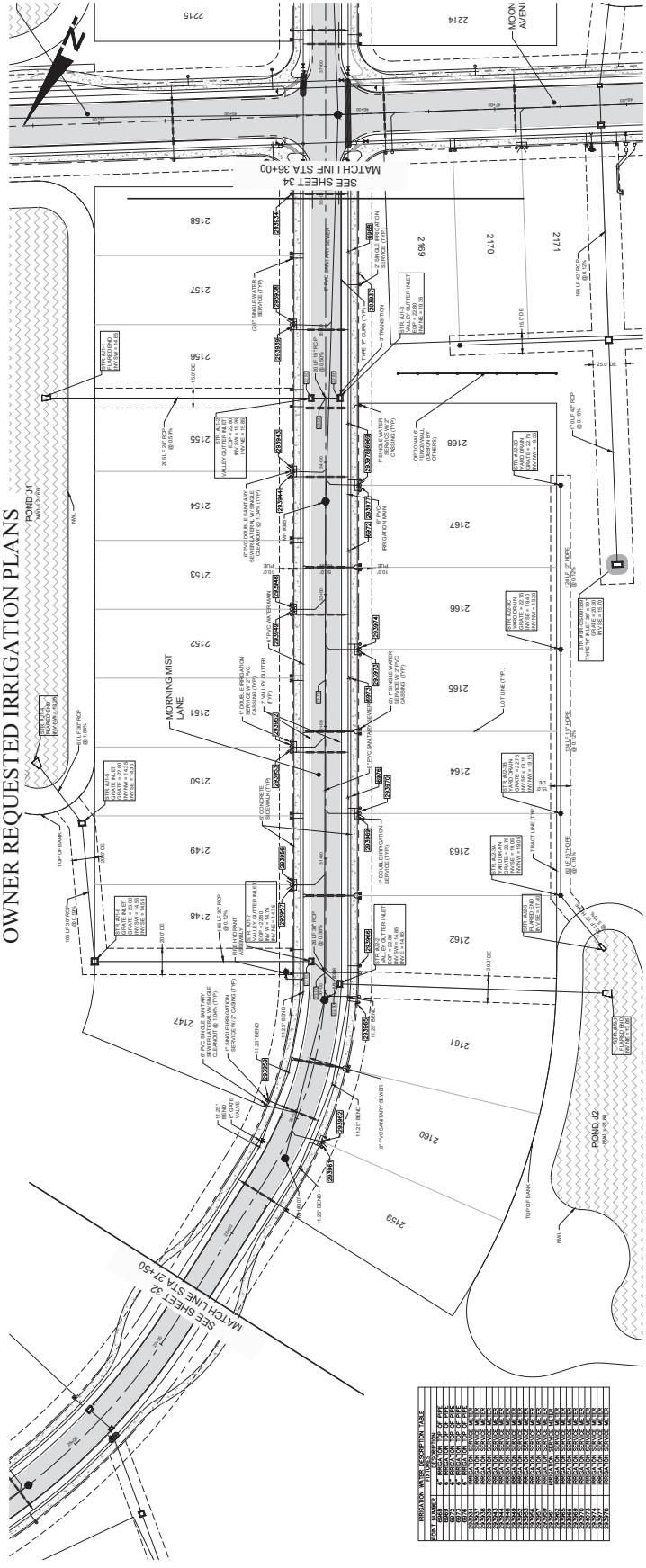




CONCURRENT SUBDIVISION CONSTRUCTION PLANS FOR
SKYE RANCH
 CLIENT: TAYLOR MORRISON OF FLORIDA, INC.
 NEIGHBORHOOD 4 NORTH
 PLAN AND PROFILE - MORNING MIST LANE (STA. 27+50 TO 36+00)

PLAN REVISIONS

NO. 1	ISSUED FOR PERMITS
NO. 2	ISSUED FOR PERMITS
NO. 3	ISSUED FOR PERMITS
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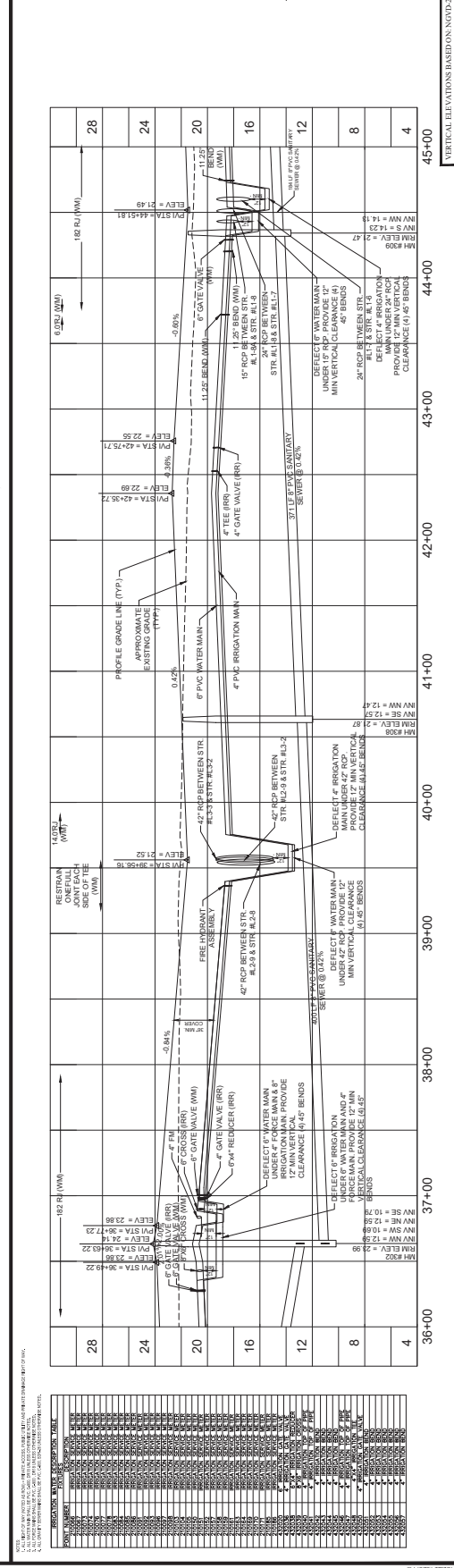
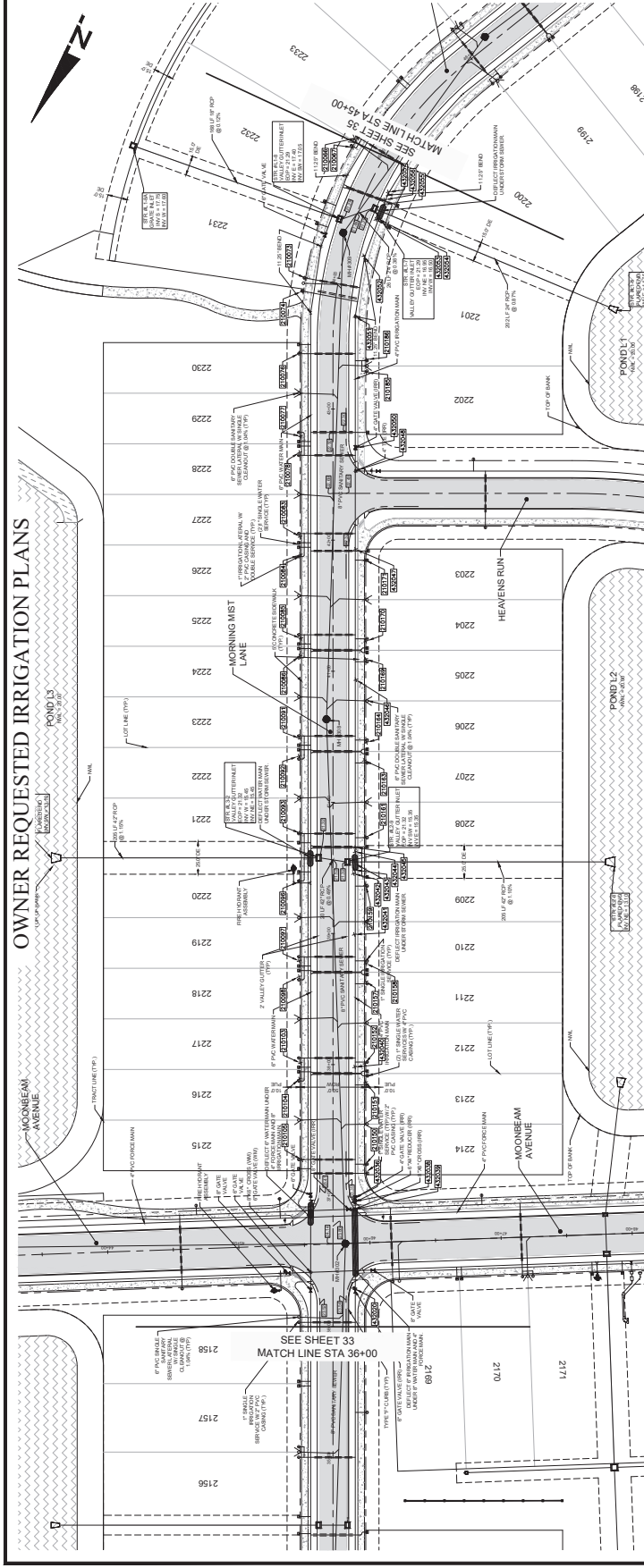
VERTICAL ELEVATIONS SUBDIVISION NO. 29

28	36+00
24	35+00
20	34+00
16	33+00
12	32+00
8	31+00
4	30+00
	29+00
	28+00
	27+50

CONCURRENT SUBDIVISION CONSTRUCTION PLANS FOR
SKYE RANCH
 CLIENT: TAYLOR MORRISON OF FLORIDA, INC.
 NEIGHBORHOOD 4 NORTH
 PLAN AND PROFILE - MORNING MIST LANE (STA. 36+00 TO 45+00)

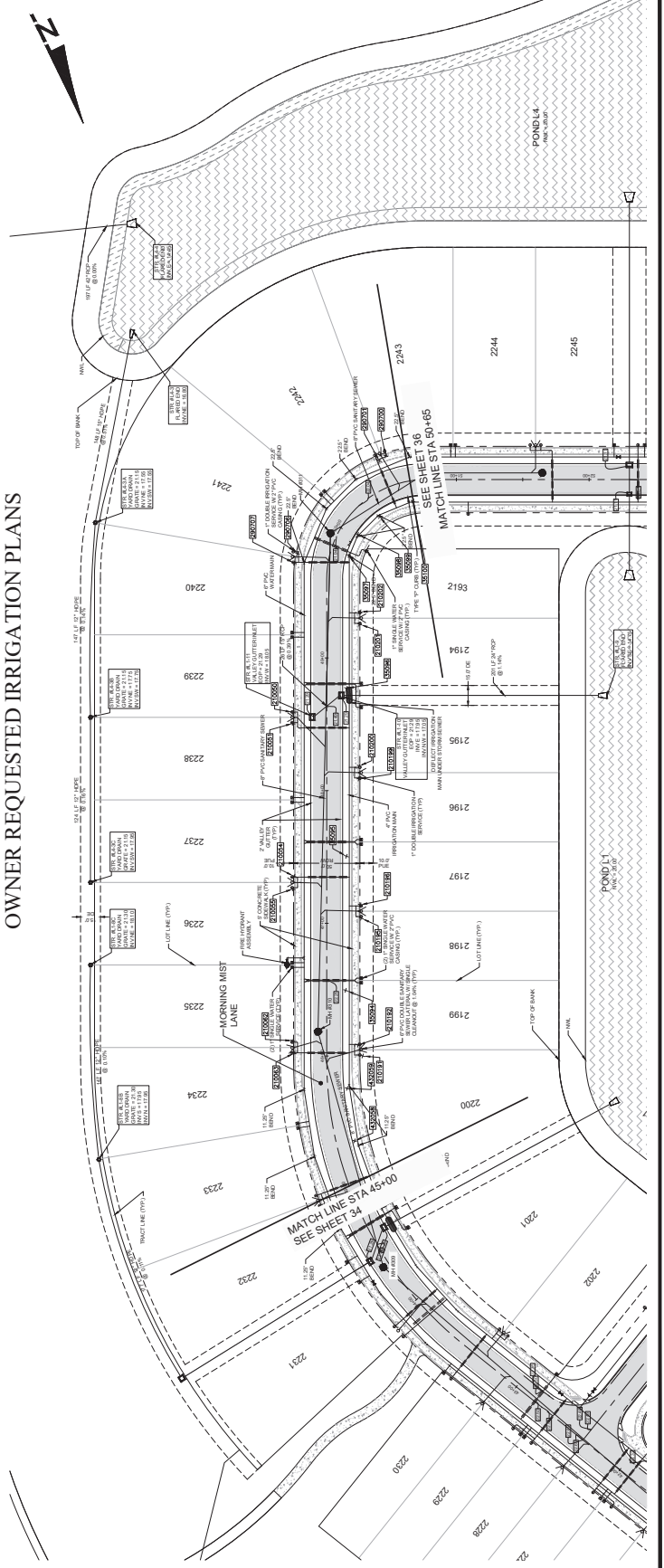
REVISIONS

NO.	DATE	DESCRIPTION
1	10/24/23	ISSUE FOR PERMIT REVIEW
2	11/14/23	REVISIONS TO ADDRESS COMMENTS FROM PERMIT REVIEW
3	11/14/23	REVISIONS TO ADDRESS COMMENTS FROM PERMIT REVIEW
4	11/14/23	REVISIONS TO ADDRESS COMMENTS FROM PERMIT REVIEW
5	11/14/23	REVISIONS TO ADDRESS COMMENTS FROM PERMIT REVIEW
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PLAN REVISIONS

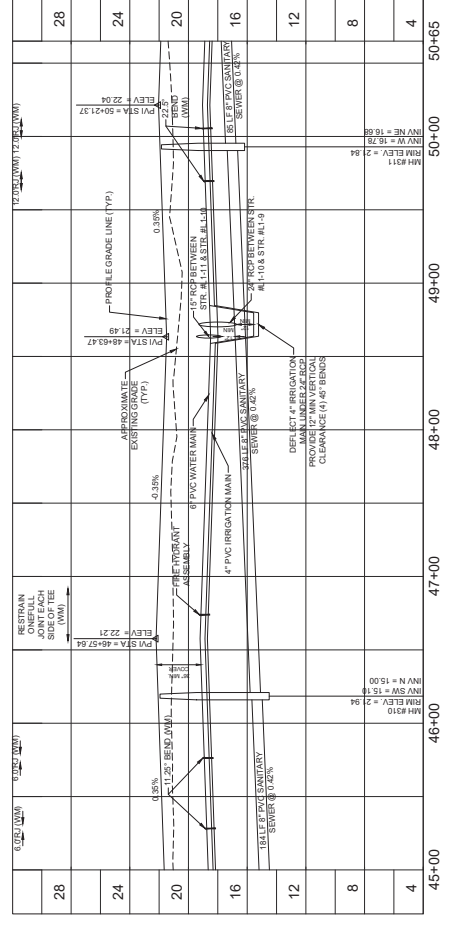
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NO. 30	ISSUED FOR PERMITS & DEVELOPMENT PLANS PER PERMITS



OWNER REQUESTED IRRIGATION PLANS

IRREGULAR SURFACE ELEVATION TABLE

STATION	ELEVATION
45+00	2245.00
45+10	2244.50
45+20	2244.00
45+30	2243.50
45+40	2243.00
45+50	2242.50
45+60	2242.00
45+70	2241.50
45+80	2241.00
45+90	2240.50
46+00	2240.00
46+10	2239.50
46+20	2239.00
46+30	2238.50
46+40	2238.00
46+50	2237.50
46+60	2237.00
46+70	2236.50
46+80	2236.00
46+90	2235.50
47+00	2235.00
47+10	2234.50
47+20	2234.00
47+30	2233.50
47+40	2233.00
47+50	2232.50
47+60	2232.00
47+70	2231.50
47+80	2231.00
47+90	2230.50
48+00	2230.00
48+10	2229.50
48+20	2229.00
48+30	2228.50
48+40	2228.00
48+50	2227.50
48+60	2227.00
48+70	2226.50
48+80	2226.00
48+90	2225.50
49+00	2225.00
49+10	2224.50
49+20	2224.00
49+30	2223.50
49+40	2223.00
49+50	2222.50
49+60	2222.00
49+70	2221.50
49+80	2221.00
49+90	2220.50
50+00	2220.00
50+10	2219.50
50+20	2219.00
50+30	2218.50
50+40	2218.00
50+50	2217.50
50+60	2217.00
50+65	2216.50



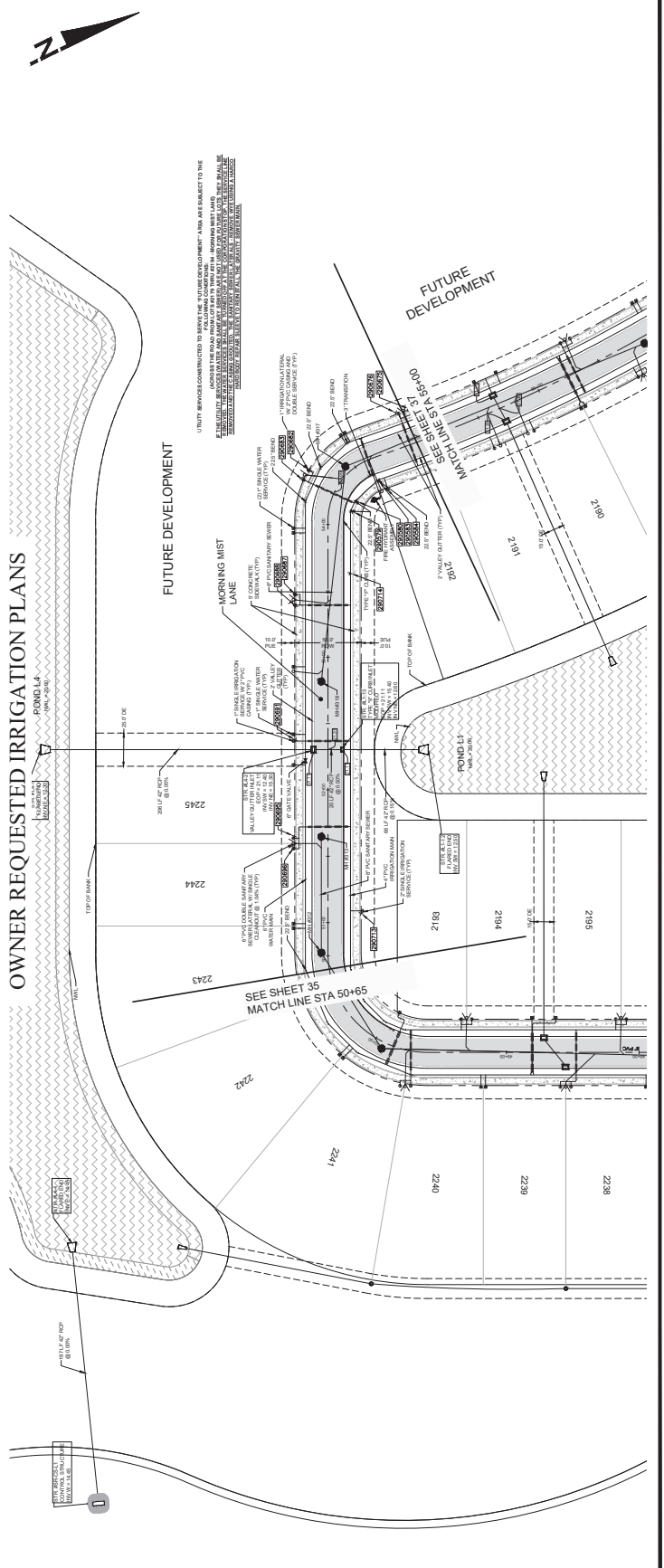
1. ALL DIMENSIONS ARE IN FEET AND INCHES UNLESS OTHERWISE SPECIFIED.
 2. ALL DISTANCES ARE MEASURED ALONG THE CENTERLINE OF THE ROADWAY.
 3. ALL CORNER POINTS SHALL BE SET BY THE SURVEYOR.
 4. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE ILLINOIS CONSTRUCTION CODES.



CONCURRENT SUBDIVISION CONSTRUCTION PLANS FOR
 SKYE RANCH
 CLIENT: TAYLOR MORRISON OF FLORIDA, INC.
 PLAN AND PROFILE - MORNING MIST LANE (STA. 50+65 TO 55)

PLAN REVISIONS

NO.	DATE	DESCRIPTION
1	08/15/17	ISSUED SET & DEVELOPMENT PLANS PER PERM REVIEW
2	08/15/17	ISSUED SET & DEVELOPMENT PLANS PER PERM REVIEW
3	08/15/17	ISSUED SET & DEVELOPMENT PLANS PER PERM REVIEW
4	08/15/17	ISSUED SET & DEVELOPMENT PLANS PER PERM REVIEW
5	08/15/17	ISSUED SET & DEVELOPMENT PLANS PER PERM REVIEW
6	08/15/17	ISSUED SET & DEVELOPMENT PLANS PER PERM REVIEW
7	08/15/17	ISSUED SET & DEVELOPMENT PLANS PER PERM REVIEW
8	08/15/17	ISSUED SET & DEVELOPMENT PLANS PER PERM REVIEW
9	08/15/17	ISSUED SET & DEVELOPMENT PLANS PER PERM REVIEW
10	08/15/17	ISSUED SET & DEVELOPMENT PLANS PER PERM REVIEW
11	08/15/17	ISSUED SET & DEVELOPMENT PLANS PER PERM REVIEW
12	08/15/17	ISSUED SET & DEVELOPMENT PLANS PER PERM REVIEW
13	08/15/17	ISSUED SET & DEVELOPMENT PLANS PER PERM REVIEW
14	08/15/17	ISSUED SET & DEVELOPMENT PLANS PER PERM REVIEW
15	08/15/17	ISSUED SET & DEVELOPMENT PLANS PER PERM REVIEW
16	08/15/17	ISSUED SET & DEVELOPMENT PLANS PER PERM REVIEW
17	08/15/17	ISSUED SET & DEVELOPMENT PLANS PER PERM REVIEW
18	08/15/17	ISSUED SET & DEVELOPMENT PLANS PER PERM REVIEW
19	08/15/17	ISSUED SET & DEVELOPMENT PLANS PER PERM REVIEW
20	08/15/17	ISSUED SET & DEVELOPMENT PLANS PER PERM REVIEW
21	08/15/17	ISSUED SET & DEVELOPMENT PLANS PER PERM REVIEW
22	08/15/17	ISSUED SET & DEVELOPMENT PLANS PER PERM REVIEW
23	08/15/17	ISSUED SET & DEVELOPMENT PLANS PER PERM REVIEW
24	08/15/17	ISSUED SET & DEVELOPMENT PLANS PER PERM REVIEW
25	08/15/17	ISSUED SET & DEVELOPMENT PLANS PER PERM REVIEW
26	08/15/17	ISSUED SET & DEVELOPMENT PLANS PER PERM REVIEW
27	08/15/17	ISSUED SET & DEVELOPMENT PLANS PER PERM REVIEW
28	08/15/17	ISSUED SET & DEVELOPMENT PLANS PER PERM REVIEW



VERTICAL CURVE DATA

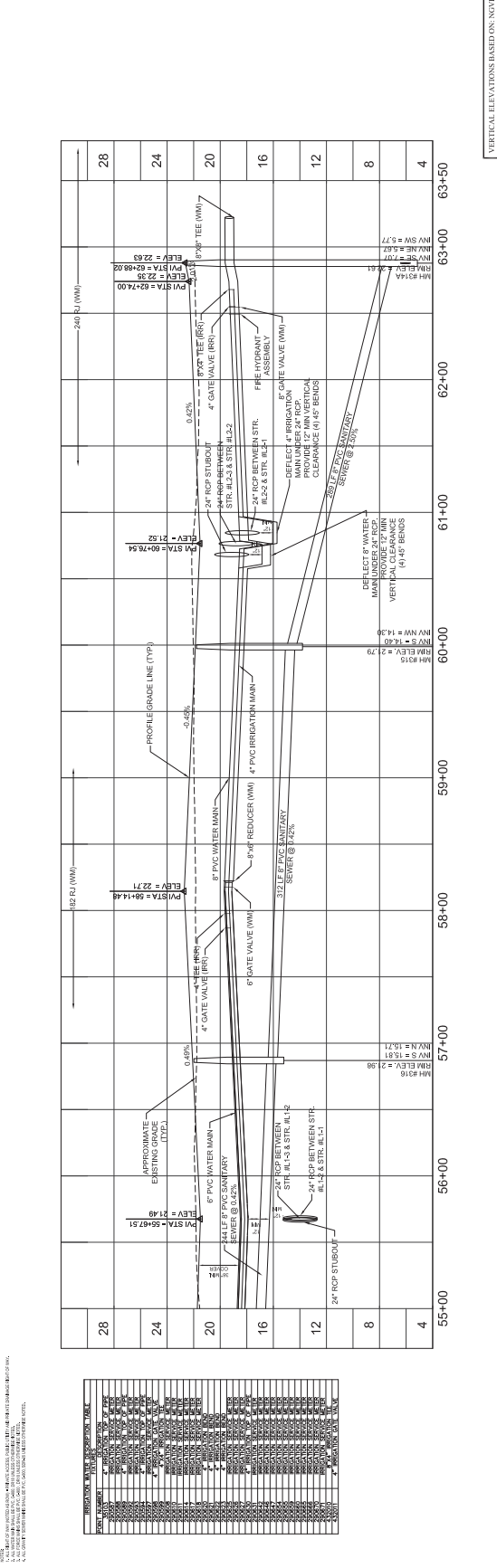
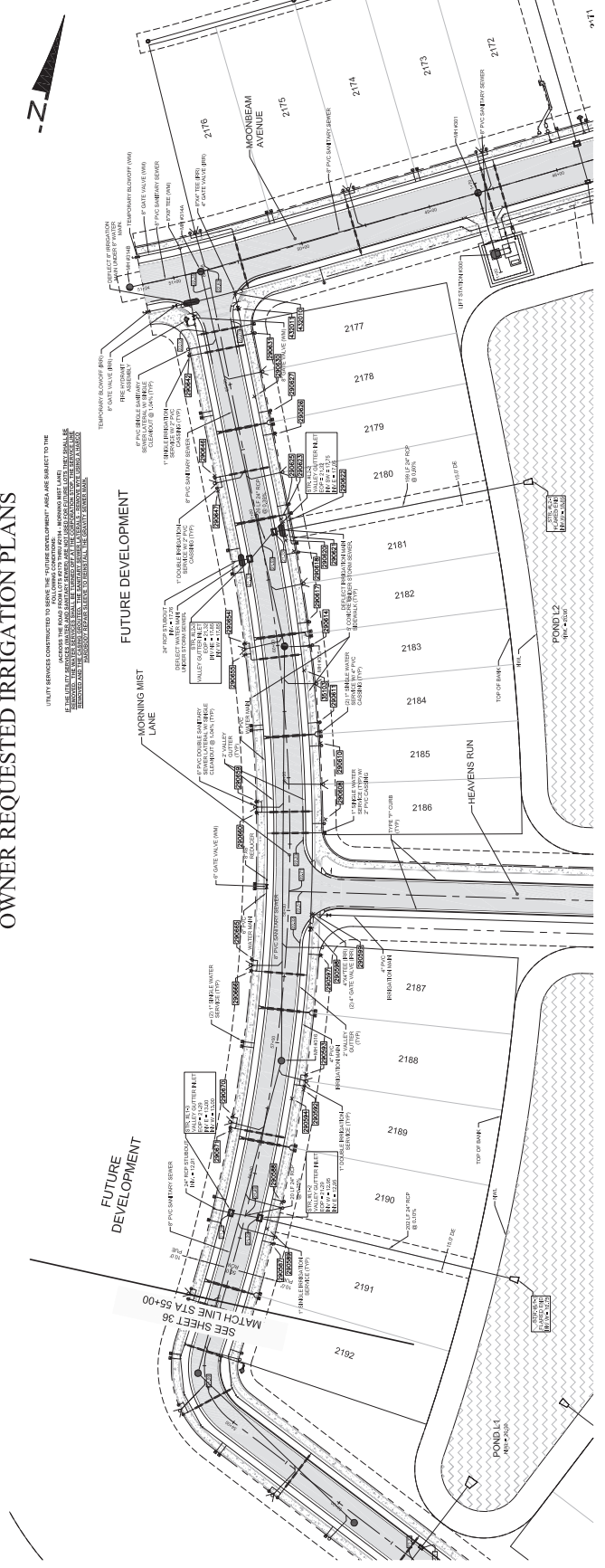
STATION	ELEVATION	TYPE
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50+75	14.14	BEND (V.M.)
50+85	17.63	BEND (V.M.)
50+95	21.13	BEND (V.M.)
51+00	21.75	BEND (V.M.)
51+10	17.14	BEND (V.M.)
51+20	14.14	BEND (V.M.)
51+30	13.25	BEND (V.M.)
51+40	16.83	BEND (V.M.)
51+50	16.83	BEND (V.M.)
51+60	16.83	BEND (V.M.)
51+70	16.83	BEND (V.M.)
51+80	16.83	BEND (V.M.)
51+90	16.83	BEND (V.M.)
52+00	16.83	BEND (V.M.)
52+10	16.83	BEND (V.M.)
52+20	16.83	BEND (V.M.)
52+30	16.83	BEND (V.M.)
52+40	16.83	BEND (V.M.)
52+50	16.83	BEND (V.M.)
52+60	16.83	BEND (V.M.)
52+70	16.83	BEND (V.M.)
52+80	16.83	BEND (V.M.)
52+90	16.83	BEND (V.M.)
53+00	16.83	BEND (V.M.)
53+10	16.83	BEND (V.M.)
53+20	16.83	BEND (V.M.)
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53+40	16.83	BEND (V.M.)
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53+60	16.83	BEND (V.M.)
53+70	16.83	BEND (V.M.)
53+80	16.83	BEND (V.M.)
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54+40	16.83	BEND (V.M.)
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54+80	16.83	BEND (V.M.)
54+90	16.83	BEND (V.M.)
55+00	16.83	BEND (V.M.)

VERTICAL ELEVATION SECTION (MCH25)

STATION	ELEVATION	DESCRIPTION
50+65	13.25	BEND (V.M.)
50+75	14.14	BEND (V.M.)
50+85	17.63	BEND (V.M.)
50+95	21.13	BEND (V.M.)
51+00	21.75	BEND (V.M.)
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51+70	16.83	BEND (V.M.)
51+80	16.83	BEND (V.M.)
51+90	16.83	BEND (V.M.)
52+00	16.83	BEND (V.M.)
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52+30	16.83	BEND (V.M.)
52+40	16.83	BEND (V.M.)
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52+70	16.83	BEND (V.M.)
52+80	16.83	BEND (V.M.)
52+90	16.83	BEND (V.M.)
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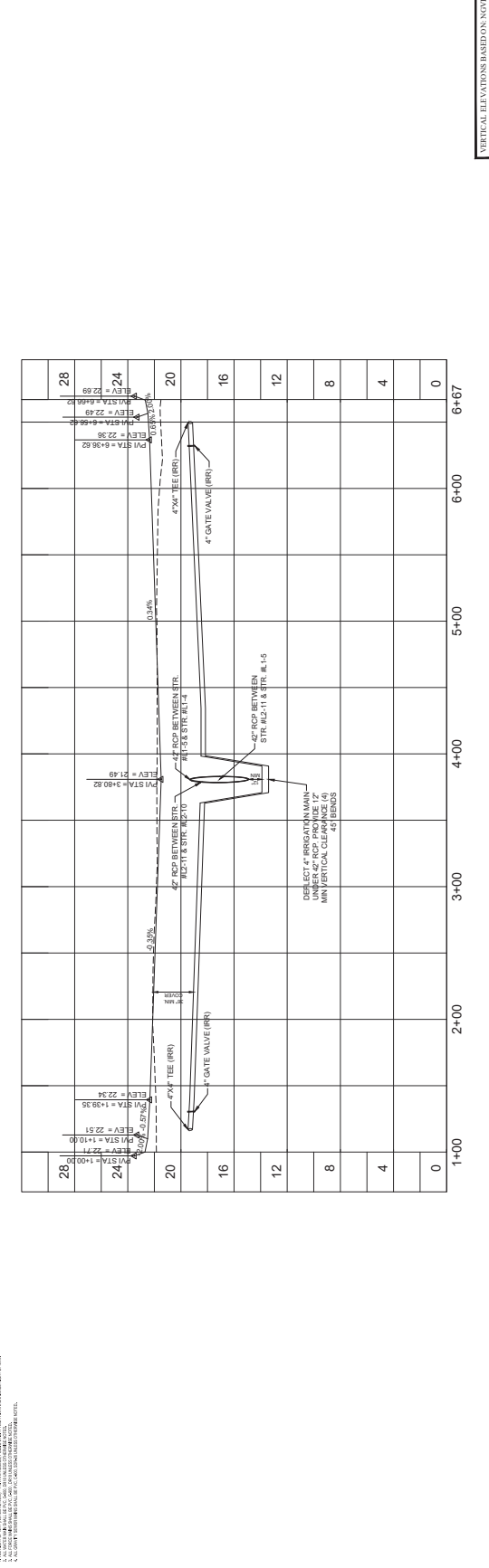
PLAN REVISIONS

NO.	DATE	DESCRIPTION
1	08/11/2023	ISSUE FOR PERMIT
2	08/11/2023	REVISIONS TO PERMIT COMMENTS
3	08/11/2023	REVISIONS TO PERMIT COMMENTS
4	08/11/2023	REVISIONS TO PERMIT COMMENTS
5	08/11/2023	REVISIONS TO PERMIT COMMENTS
6	08/11/2023	REVISIONS TO PERMIT COMMENTS
7	08/11/2023	REVISIONS TO PERMIT COMMENTS
8	08/11/2023	REVISIONS TO PERMIT COMMENTS
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23	08/11/2023	REVISIONS TO PERMIT COMMENTS
24	08/11/2023	REVISIONS TO PERMIT COMMENTS
25	08/11/2023	REVISIONS TO PERMIT COMMENTS
26	08/11/2023	REVISIONS TO PERMIT COMMENTS
27	08/11/2023	REVISIONS TO PERMIT COMMENTS
28	08/11/2023	REVISIONS TO PERMIT COMMENTS



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 2. THE USER OF THIS INFORMATION SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
 3. THE USER OF THIS INFORMATION SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
 4. THE USER OF THIS INFORMATION SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

NO.	DATE	DESCRIPTION
1	10/20/20	ISSUED FOR PERMITS
2	11/10/20	REVISIONS TO PERMITS
3	12/15/20	REVISIONS TO PERMITS
4	01/20/21	REVISIONS TO PERMITS
5	02/10/21	REVISIONS TO PERMITS
6	03/15/21	REVISIONS TO PERMITS
7	04/20/21	REVISIONS TO PERMITS
8	05/25/21	REVISIONS TO PERMITS
9	06/30/21	REVISIONS TO PERMITS
10	07/31/21	REVISIONS TO PERMITS
11	08/31/21	REVISIONS TO PERMITS
12	09/30/21	REVISIONS TO PERMITS
13	10/31/21	REVISIONS TO PERMITS
14	11/30/21	REVISIONS TO PERMITS
15	12/31/21	REVISIONS TO PERMITS
16	01/31/22	REVISIONS TO PERMITS
17	02/28/22	REVISIONS TO PERMITS
18	03/31/22	REVISIONS TO PERMITS
19	04/30/22	REVISIONS TO PERMITS
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22	07/31/22	REVISIONS TO PERMITS
23	08/31/22	REVISIONS TO PERMITS
24	09/30/22	REVISIONS TO PERMITS
25	10/31/22	REVISIONS TO PERMITS
26	11/30/22	REVISIONS TO PERMITS
27	12/31/22	REVISIONS TO PERMITS
28	01/31/23	REVISIONS TO PERMITS



LT RANCH COMMUNITY DEVELOPMENT DISTRICT

JP Ward & Associates, LLC, 2301 Northeast 37th Street, Fort Lauderdale, Florida 33308

TO: Jim Ward

FROM: Jere Earlywine and Katie Ibarra

RE: Summary of Acquisition of Neighborhood Four Utilities & Irrigation, Phases 3 & 4

DATE: August 17, 2022

At this time, the LT Ranch Community Development District (“**District**”) is acquiring certain utilities and irrigation improvements and work product (“**Acquired Improvements**” or “**Acquired Work Product**”) located in Neighborhood Four from the Developer pursuant to the *Acquisition Agreement* dated October 1, 2019 and the *First Amendment to the Acquisition Agreement* dated December 20, 2019. Upon acquisition, the District will convey the acquired utilities by Bill of Sale to Sarasota County for ownership, operation and maintenance. Here are the Acquired Improvements and Acquired Work Product being funded:

Description	CDD Eligible Amount	Paid to Date (From Developer to Contractor)	Balance Owed
Potable Water	\$167,026.25	\$167,026.25	\$0.00
Wastewater	\$195,397.50	\$195,397.50	\$0.00
Irrigation	\$127,690.00	\$127,690.00	\$0.00
Work Product	\$159,770.03	\$151,927.30	\$7,842.72
TOTAL:	\$649,883.78	\$642,041.05	\$7,842.72

- Real estate rights for the conveyance exist by virtue of platted utility easements in favor of the County.
- Note that the Acquired Improvements were constructed by Ripa & Associates, LLC, pursuant to a contract with the Developer, but the Acquired Improvements are only a portion of a larger contract which involves additional improvements within and without the District’s boundaries. Similarly, the Acquired Work Product was prepared by Atwell, LLC, pursuant to a contract with the Developer. The total cost of the Acquired Improvements and Acquired Work Product is **\$649,883.78**. Of this amount, **\$642,041.05** will be paid from future bond proceeds by the District to the Developer and the balance of **\$7,842.72** will be paid upon proof of payment by the Developer.
- The District Engineer has identified and certified that the District is paying the correct amount for the Acquired Improvements and Acquired Work Product.

LT Ranch Community Development District
c/o James P. Ward, District Manager
JP Ward & Associates, LLC
2301 Northeast 37th Street
Fort Lauderdale, Florida 33308

RE: Letter Agreement for Acquisition of Public Infrastructure Improvements & Work Product
Skye Ranch Neighborhood Four North Utilities, Phases 3 & 4

Dear Jim,

Pursuant to the *Acquisition Agreement* between the District and the Developer, dated October 1, 2019, and the *First Amendment to Acquisition Agreement*, dated December 20, 2019 (together, "**Acquisition Agreement**"), you are hereby notified that Taylor Morrison of Florida, Inc. ("**Developer**") has completed and wishes to sell ("**Sale**") to the LT Ranch Community Development District ("**District**") certain utilities improvements ("**Improvements**"), and work product ("**Work Product**") related to what is known as Skye Ranch Neighborhood Four North, 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, the District agrees to pay from future bond proceeds the amount of **\$649,883.78** which represents the actual cost of constructing and/or creating the Improvements¹ and Work Product.
- The Developer agrees, at the direction of the District, to assist with the transfer of any permits or similar approvals necessary for the operation of the Improvements.
- The Developer agrees, at the direction of the District, to assist the District with the turn-over from the District and to Sarasota County all of the District's rights, title and interest in the utility 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 Sarasota County, and posting and maintaining any required maintenance bonds.
- Notwithstanding anything to the contrary herein, certain amounts may still be owed to contractors and Developer agrees to timely make payment for all remaining amounts owed, and to ensure that no liens are placed on the Improvements.

[CONTINUED ON FOLLOWING PAGE]

¹ As of May 10, 2022, the Developer has paid **\$642,041.05** to the Contractor and Engineer for the Improvements and Work Product. This amount will be processed by requisition from future bond proceeds by the District and paid to Developer. The District will process the remaining **\$7,842.72** by requisition and pay the Developer once proof of payment for the remaining amount has been submitted to the District, subject to the terms of the Acquisition Agreement and the availability of funds.


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,


Agreed to by:

TAYLOR MORRISON OF FLORIDA, INC., a Florida corporation

**LT RANCH COMMUNITY
DEVELOPMENT DISTRICT**



Chairman, Board of Supervisors



Name: JASON POTE
Title: VP FINANCE

EXHIBIT A

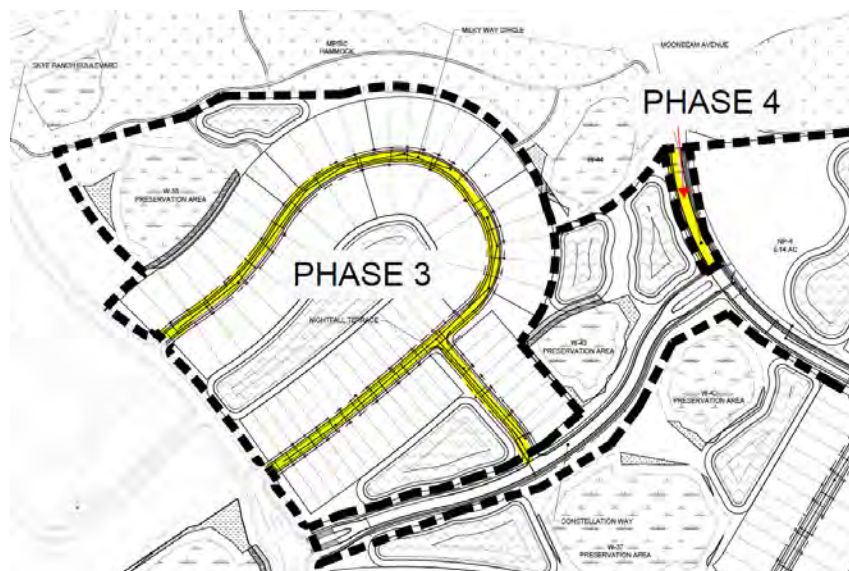
Description of Improvements & Work Product

Phase 3 Utilities Improvements: All potable water and wastewater lines, including but not limited to all pipes, structures, fittings, valves, pumps, laterals, force mains, services, tees, equipment and appurtenances hereto, in each case located within or upon Tract 105 identified below (designated as Milky Way Circle and Nightfall Terrace), identified in the plat known as Skye Ranch Neighborhood Four North Phase I, recorded in the Official Records of Sarasota County, Florida at Plat Book 55, Pages 279 et seq.

Phase 4 Utilities Improvements: All potable water and wastewater lines, including but not limited to all pipes, structures, fittings, valves, pumps, laterals, force mains, services, tees, equipment and appurtenances hereto, in each case located within or upon that certain portion of Tract 103 identified below (designated as Moonbeam Avenue), Skye Ranch Neighborhood Four North, recorded in the Official Records of Sarasota County, Florida at Plat Book 54, Pages 218 et seq.

Neighborhood Four North Phase I Irrigation Improvements – All irrigation systems, including but not limited to wells, pumps, lines, spray heads and related system components, in each case located within or upon Tract 105 (Private Access, Private Drainage and Public Utility Easement) and Tracts 221, 235, 236, 237, 238 and 239 (Drainage, Landscape and Irrigation Area), identified in the plat known as Skye Ranch Neighborhood Four North Phase I, recorded in the Official Records of Sarasota County, Florida at Plat Book 55, Pages 279 et seq.

Neighborhood Four North Irrigation Improvements – All irrigation systems, including but not limited to wells, pumps, lines, spray heads and related system components, in each case located within or upon that certain portion of Tract 103 identified below (designated as Moonbeam Avenue) and Tracts (213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228 and 229 (Drainage, Landscape and Irrigation Area), Skye Ranch Neighborhood Four North, recorded in the Official Records of Sarasota County, Florida at Plat Book 54, Pages 218 et seq.



Work Product – Any and all site plans, construction and development drawings, plans and specifications, documents, surveys, engineering and soil reports and studies, licenses, permits, zoning approvals, entitlements, building permits, demolition and excavation permits, curb cut and right-of-way permits, utility permits, drainage rights, bonds, and similar or equivalent private and governmental documents of every kind and character whatsoever pertaining or applicable to or in any way connected with the development, construction, and ownership of the above-referenced improvements.

Description	CDD Eligible Amount	Paid to Date (From Developer to Contractor)	Balance Owed
Potable Water	\$167,026.25	\$167,026.25	\$0.00
Wastewater	\$195,397.50	\$195,397.50	\$0.00
Irrigation	\$127,690.00	\$127,690.00	\$0.00
Work Product	\$159,770.03	\$151,927.30	\$7,842.72
TOTAL:	\$649,883.78	\$642,041.05	\$7,842.72

CORPORATE DECLARATION REGARDING COSTS PAID
[SKYE RANCH NEIGHBORHOOD FOUR NORTH, PHASES 3 & 4]

Taylor Morrison of Florida, Inc., a Florida corporation ("**Developer**"), the developer of certain lands within the LT Ranch Community Development District ("**District**"), a special purpose unit of local government established pursuant to Chapter 190, *Florida Statutes*, does hereby certify:

1. Developer is the developer of certain lands within the District.
2. The District's *Master Engineer's Report*, dated April 2019, as revised November 6, 2019, as supplemented by the *2019 Project Supplement to the Master Engineer's Report*, dated April 2019, as revised November 6, 2019, and as supplemented by the *2022 Project Supplement to the Master Engineer's Report date April 2019 (as revised November 6, 2019)*, dated May 2022 ("**Engineer's Report**") describes certain public infrastructure improvements and 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*.
3. Developer has expended funds to develop and/or acquire certain of the public infrastructure improvements and work product described in the Engineer's Report and more specifically described in **Exhibit A**. The attached **Exhibit A** accurately identifies certain of those improvements and work product that have been completed to date and states the amounts that Developer has spent on those improvements and work product.
4. Except for the balance to finish and/or retainage set forth in **Exhibit A**, no money is owed to any contractors or subcontractors for any work performed on the completed improvements.
5. The Developer acknowledges that the District intends to rely on this Declaration for purposes of acquiring the infrastructure improvements and work product identified in **Exhibit A**.

[CONTINUED ON FOLLOWING PAGE]

Executed this 16th day of August, 2022.

WITNESS

TAYLOR MORRISON OF FLORIDA, INC.

By: [Signature]
Name: [Signature]

By: [Signature]
Name: JASON POTE
Title: VP FINANCE

By: [Signature]
Name: G. DELASMO

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 16th day of August, 2022, by JASON POTE, as VP FINANCE of Taylor Morrison of Florida, Inc., who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

[Signature]
NOTARY PUBLIC, STATE OF FLORIDA
Name: Becky E Hopkins
(Name of Notary Public, Printed, Stamped or Typed as Commissioned)

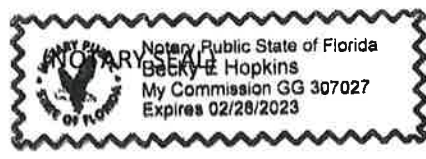


Exhibit A – Description of Improvements and Work Product

EXHIBIT A

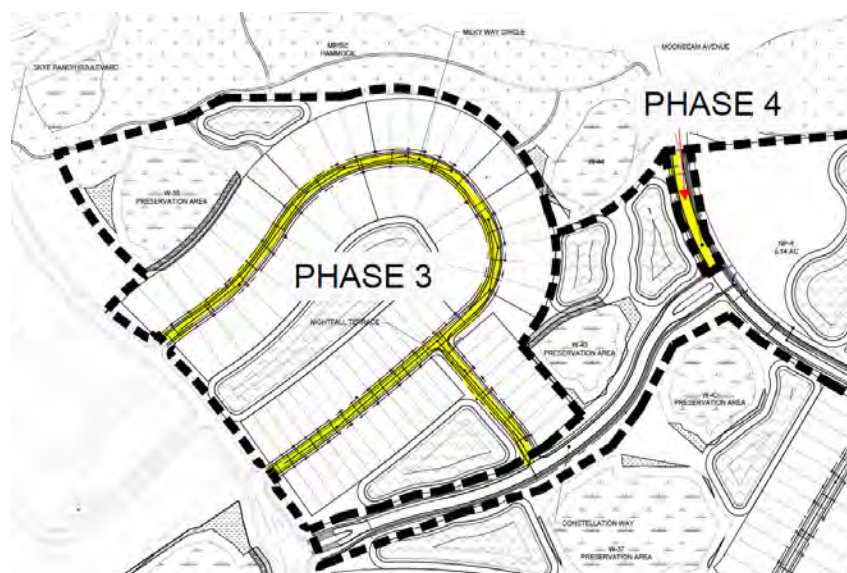
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Work Product	\$159,770.03	\$151,927.30	\$7,842.72
TOTAL:	\$649,883.78	\$642,041.05	\$7,842.72

CONSULTING ENGINEER'S CERTIFICATE
[SKYE RANCH NEIGHBORHOOD FOUR NORTH, PHASES 3 & 4]

June 24 _____, 2022

Board of Supervisors
LT Ranch Community Development District

Re: Acquisition of Improvements & Work Product
Skye Ranch Neighborhood Four North, Phases 3 & 4

Ladies and Gentlemen:

The undersigned, a representative of Atwell, LLC ("**Consulting Engineer**"), as engineer for the LT Ranch Community Development District ("**District**"), hereby makes the following certifications in connection with the District's acquisition of improvements ("**Improvements**"), and work product ("**Work Product**") 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 and Work Product. 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 and Work Product are within the scope of the *Master Engineer's Report*, dated April 2019, as revised November 6, 2019, as supplemented by *2019 Project Supplement to the Master Engineer's Report*, dated April 2019, as revised November 6, 2019, and as supplemented by the *2022 Project Supplement to the Master Engineer's Report* dated April 2019 (as revised November 6, 2019), dated May 2022, 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 and Work Product 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 the Developer to create and/or construct the Improvements and/or Work Product, and (ii) the reasonable fair market value of the Improvements and/or Work Product.
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.

[CONTINUED ON NEXT PAGE]

6. With this document, I hereby certify that it is appropriate at this time for the District to acquire the Improvements and Work Product.

FURTHER AFFIANT SAYETH NOT.

Ronald Schwied
RONALD SCHWIED, P.E.
Atwell, LLC
Florida Registration No. 65694
Consulting Engineer

STATE OF FLORIDA
COUNTY OF Sarasota

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 24 day of June, 2022, by Ronald Schwied, as Consulting Engineer of Atwell, LLC who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

Jessica Fritz
NOTARY PUBLIC, STATE OF FLORIDA
Name: Jessica Fritz
(Name of Notary Public, Printed, Stamped or Typed as Commissioned)

(NOTARY SEAL)



EXHIBIT A

Description of Improvements & Work Product

Phase 3 Utilities Improvements: All potable water and wastewater lines, including but not limited to all pipes, structures, fittings, valves, pumps, laterals, force mains, services, tees, equipment and appurtenances hereto, in each case located within or upon Tract 105 identified below (designated as Milky Way Circle and Nightfall Terrace), identified in the plat known as Skye Ranch Neighborhood Four North Phase 1, recorded in the Official Records of Sarasota County, Florida at Plat Book 55, Pages 279 et seq.

Phase 4 Utilities Improvements: All potable water and wastewater lines, including but not limited to all pipes, structures, fittings, valves, pumps, laterals, force mains, services, tees, equipment and appurtenances hereto, in each case located within or upon that certain portion of Tract 103 identified below (designated as Moonbeam Avenue), Skye Ranch Neighborhood Four North, recorded in the Official Records of Sarasota County, Florida at Plat Book 54, Pages 218 et seq.

Neighborhood Four North Phase I Irrigation Improvements – All irrigation systems, including but not limited to wells, pumps, lines, spray heads and related system components, in each case located within or upon Tract 105 (Private Access, Private Drainage and Public Utility Easement) and Tracts 221, 235, 236, 237, 238 and 239 (Drainage, Landscape and Irrigation Area), identified in the plat known as Skye Ranch Neighborhood Four North Phase I, recorded in the Official Records of Sarasota County, Florida at Plat Book 55, Pages 279 et seq.

Neighborhood Four North Irrigation Improvements – All irrigation systems, including but not limited to wells, pumps, lines, spray heads and related system components, in each case located within or upon that certain portion of Tract 103 identified below (designated as Moonbeam Avenue) and Tracts (213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228 and 229 (Drainage, Landscape and Irrigation Area), Skye Ranch Neighborhood Four North, recorded in the Official Records of Sarasota County, Florida at Plat Book 54, Pages 218 et seq.



Work Product – Any and all site plans, construction and development drawings, plans and specifications, documents, surveys, engineering and soil reports and studies, licenses, permits, zoning approvals, entitlements, building permits, demolition and excavation permits, curb cut and right-of-way permits, utility permits, drainage rights, bonds, and similar or equivalent private and governmental documents of every kind and character whatsoever pertaining or applicable to or in any way connected with the development, construction, and ownership of the above-referenced improvements.

Description	CDD Eligible Amount	Paid to Date (From Developer to Contractor)	Balance Owed
Potable Water	\$167,026.25	\$167,026.25	\$0.00
Wastewater	\$195,397.50	\$195,397.50	\$0.00
Irrigation	\$127,690.00	\$127,690.00	\$0.00
Work Product	\$159,770.03	\$151,927.30	\$7,842.72
TOTAL:	\$649,883.78	\$642,041.05	\$7,842.72

ACKNOWLEDGMENT AND RELEASE
[SKYE RANCH NEIGHBORHOOD FOUR NORTH, PHASES 3 & 4]

THIS ACKNOWLEDGMENT AND RELEASE (“Release”) is made the 19 day of July, 2022, by **Ripa and Associates, LLC**, having offices located at 1409 Tech Boulevard, Suite 1, Tampa, Florida 33619 (“Contractor”), in favor of the **LT Ranch Community Development District** (“District”), which is a local unit of special-purpose government situated in Sarasota County, Florida, and having offices at c/o James P. Ward, District Manager, JP Ward & Associates, LLC, 2301 Northeast 37th Street, Fort Lauderdale, Florida 33308.

RECITALS

WHEREAS, pursuant to that certain agreement (“Contract”) dated _____, and between Contractor and Taylor Morrison of Florida, Inc., a Florida corporation (“Developer”), Contractor has constructed for Developer certain infrastructure improvements, as described in **Exhibit A** (“Improvements”); and

WHEREAS, Developer may in the future convey certain 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 in the process of acquiring or has acquired certain 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.

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

RIPA AND ASSOCIATES, LLC

Joseph Petre
By: JOSEPH PETRE
Its: CFO

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 19TH day of JULY, 2022, by JOSEPH PETRE, as CFO of RIPA+ASSOC., LLC who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.



(NOTARY SEAL)

Kimberly Campbell
NOTARY PUBLIC, STATE OF FLORIDA

Name: Kimberly Campbell
(Name of Notary Public, Printed, Stamped or Typed as Commissioned)

EXHIBIT A

Description of Improvements

Phase 3 Utilities Improvements: All potable water and wastewater lines, including but not limited to all pipes, structures, fittings, valves, pumps, laterals, force mains, services, tees, equipment and appurtenances hereto, in each case located within or upon Tract 105 identified below (designated as Milky Way Circle and Nightfall Terrace), identified in the plat known as Skye Ranch Neighborhood Four North Phase 1, recorded in the Official Records of Sarasota County, Florida at Plat Book 55, Pages 279 et seq.

Phase 4 Utilities Improvements: All potable water and wastewater lines, including but not limited to all pipes, structures, fittings, valves, pumps, laterals, force mains, services, tees, equipment and appurtenances hereto, in each case located within or upon that certain portion of Tract 103 identified below (designated as Moonbeam Avenue), Skye Ranch Neighborhood Four North, recorded in the Official Records of Sarasota County, Florida at Plat Book 54, Pages 218 et seq.

Neighborhood Four North Phase 1 Irrigation Improvements – All irrigation systems, including but not limited to wells, pumps, lines, spray heads and related system components, in each case located within or upon Tract 105 (Private Access, Private Drainage and Public Utility Easement) and Tracts 221, 235, 236, 237, 238 and 239 (Drainage, Landscape and Irrigation Area), identified in the plat known as Skye Ranch Neighborhood Four North Phase 1, recorded in the Official Records of Sarasota County, Florida at Plat Book 55, Pages 279 et seq.

Neighborhood Four North Irrigation Improvements – All irrigation systems, including but not limited to wells, pumps, lines, spray heads and related system components, in each case located within or upon that certain portion of Tract 103 identified below (designated as Moonbeam Avenue) and Tracts (213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228 and 229 (Drainage, Landscape and Irrigation Area), Skye Ranch Neighborhood Four North, recorded in the Official Records of Sarasota County, Florida at Plat Book 54, Pages 218 et seq.

Description	CDD Eligible Amount	Paid to Date (From Developer to Contractor)	Balance Owed
Potable Water	\$167,026.25	\$167,026.25	\$0.00
Wastewater	\$195,397.50	\$195,397.50	\$0.00
Irrigation	\$127,690.00	\$127,690.00	\$0.00
Work Product	\$159,770.03	\$151,927.30	\$7,842.72
TOTAL:	\$649,883.78	\$642,041.05	\$7,842.72

ACKNOWLEDGMENT AND RELEASE
[SKYE RANCH NEIGHBORHOOD FOUR NORTH, PHASES 3 & 4]

THIS ACKNOWLEDGMENT & RELEASE ("Release") is made the 24 day of June, 2022, by **Atwell, LLC**, having offices located at 28100 Bonita Grande Drive, Suite 305, Bonita Springs, Florida 34135 ("**Professional**"), in favor of the **LT Ranch Community Development District ("District")**, which is a local unit of special-purpose government situated in Manatee County, Florida, and having offices at c/o JP Ward and Associates, LLC, 2301 Northeast 37th Street, Fort Lauderdale, Florida 33308.

RECITALS

WHEREAS, pursuant to that certain agreement ("**Contract**") dated October 2, 2018, as amended, and between Professional and Taylor Morrison of Florida, Inc., a Florida corporation ("**Developer**"), Professional has created for Developer certain work product, as described in **Exhibit A ("Work Product")**; and

WHEREAS, Developer may in the future convey the Work Product to the District and for that purpose has requested Professional to confirm the release of all restrictions on the District's right to use and rely upon the Work Product; 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, Professional provides the following acknowledgment and release:

1. **GENERAL.** The recitals so stated above are true and correct and by this reference are incorporated as a material part of this Release.
2. **ACQUISITION OF WORK PRODUCT.** Professional acknowledges that the District is acquiring or has acquired the Work Product created by the Professional in connection with the Contract, from Developer, and accordingly, the District has the unrestricted right to use and rely upon the Work Product for any and all purposes.
3. **WARRANTY.** Professional hereby expressly acknowledges the District's right to enforce the terms of the Contract, including but not limited to any warranties and other forms of indemnification provided therein and to rely upon and enforce any other warranties provided under Florida law.
4. **CERTIFICATION.** Professional hereby acknowledges that it has been fully compensated for its services and work related to completion of the Work Product. This document shall constitute a final waiver and release of lien for any payments due to Professional by Developer or District for the Work Product.

Notwithstanding anything to the contrary herein, certain amounts are still owed to Professional (specifically, \$7,842.72 in balance owed) and Developer agrees to timely make payment for all remaining amounts owed. The effectiveness of this Acknowledgment and Release is contingent upon such payment being timely made.

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

ATWELL, LLC


By: Philip Brannon, P.E.
Its: Project Manager

STATE OF FLORIDA
COUNTY OF Sarasota

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 24 day of June, 2022, by Philip Brannon, as Project Manager of Atwell, LLC who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.


NOTARY PUBLIC, STATE OF FLORIDA

(NOTARY SEAL)

Name: Jessica Fritz
(Name of Notary Public, Printed, Stamped or
Typed as Commissioned)



EXHIBIT A

Description of Improvements

Work Product – Any and all site plans, construction and development drawings, plans and specifications, documents, surveys, engineering and soil reports and studies, licenses, permits, zoning approvals, entitlements, building permits, demolition and excavation permits, curb cut and right-of-way permits, utility permits, drainage rights, bonds, and similar or equivalent private and governmental documents of every kind and character whatsoever pertaining or applicable to or in any way connected with the development, construction, and ownership of the above-referenced improvements.

Description	CDD Eligible Amount	Paid to Date (From Developer to Contractor)	Balance Owed
Potable Water	\$167,026.25	\$167,026.25	\$0.00
Wastewater	\$195,397.50	\$195,397.50	\$0.00
Irrigation	\$127,690.00	\$127,690.00	\$0.00
Work Product	\$159,770.03	\$151,927.30	\$7,842.72
TOTAL:	\$649,883.78	\$642,041.05	\$7,842.72

BILL OF SALE AND LIMITED ASSIGNMENT
[SKYE RANCH NEIGHBORHOOD FOUR NORTH, PHASES 3 & 4]

THIS BILL OF SALE AND LIMITED ASSIGNMENT is made as of this 16th day of August, 2022, by and between **Taylor Morrison of Florida, Inc.**, a Florida corporation, whose address for purposes hereof is 551 North Cattlemen Road, Suite 200, Sarasota, Florida 34232 ("**Grantor**"), and for good and valuable consideration, to it paid by the **LT Ranch Community Development District**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes* ("**District**" or "**Grantee**") whose address is c/o James P. Ward, District Manager, JP Ward & Associates, LLC, 2301 Northeast 37th Street, Fort Lauderdale, Florida 33308.

(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 the boundaries of the plats known as **Skye Ranch Neighborhood Four North**, recorded in the **Official Records of Sarasota County, Florida at Plat Book 54, Pages 218 et seq.** and **Skye Ranch Neighborhood Four North Phase 1**, recorded in the **Official Records of Sarasota County, Florida at Plat Book 55, Pages 279 et seq.**

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) **Phase 3 Utilities Improvements**: All potable water and wastewater lines, including but not limited to all pipes, structures, fittings, valves, pumps, laterals, force mains, services, tees, equipment and appurtenances hereto, in each case located within or upon Tract 105 (designated as Milky Way Circle and Nightfall Terrace), as shown on **Exhibit A** attached hereto, identified in the plat known as Skye Ranch Neighborhood Four North Phase 1, recorded in the Official Records of Sarasota County, Florida at Plat Book 55, Pages 279 et seq.; and
- b) **Phase 4 Utilities Improvements**: All potable water and wastewater, including but not limited to all pipes, structures, fittings, valves, pumps, laterals, force mains, services, tees, equipment and appurtenances hereto, in each case located within or upon that certain portion of Tract 103 (designated as Moonbeam Avenue), as shown on **Exhibit A** attached hereto, Skye Ranch Neighborhood Four North, recorded in the Official Records of Sarasota County, Florida at Plat Book 54, Pages 218 et seq.; and
- c) **Neighborhood Four North Phase 1 Irrigation Improvements** – All irrigation systems, including but not limited to wells, pumps, lines, spray heads and related system components, in each case located within or upon Tract 105 (Private Access, Private Drainage and Public Utility Easement) and Tracts 221, 235, 236, 237, 238 and 239 (Drainage, Landscape and Irrigation Area), identified in the plat known as Skye Ranch Neighborhood Four North Phase

1, recorded in the Official Records of Sarasota County, Florida at Plat Book 55, Pages 279 et seq.; and

- d) **Neighborhood Four North Irrigation Improvements** – All irrigation systems, including but not limited to wells, pumps, lines, spray heads and related system components, in each case located within or upon that certain portion of Tract 103 identified below (designated as Moonbeam Avenue) and Tracts (213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228 and 229 (Drainage, Landscape and Irrigation Area), Skye Ranch Neighborhood Four North, recorded in the Official Records of Sarasota County, Florida at Plat Book 54, Pages 218 et seq. (together subsections a - d., “**Improvements**”); and
- e) Any and all site plans, construction and development drawings, plans and specifications, documents, surveys, engineering and soil reports and studies, licenses, permits, zoning approvals, entitlements, building permits, demolition and excavation permits, curb cut and right-of-way permits, utility permits, drainage rights, bonds, and similar or equivalent private and governmental documents of every kind and character whatsoever pertaining or applicable to or in any way connected with the development, construction, and ownership of the above-referenced improvements; and
- f) 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 (together with subsection c. above, “**Work Product**”); and
- g) All goodwill associated with the foregoing.

2. Grantor hereby covenants that: (i) Grantor is the lawful owner of the Improvements and Work Product; (ii) the Improvements and Work Product 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 Work Product; and (iv) the Grantor will warrant and defend the sale of the Improvements and Work Product 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 or Work Product, 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:

WITNESS

TAYLOR MORRISON OF FLORIDA, INC.

By: [Signature]
Name: Rita Krivierova

By: [Signature]
Name: JASON POTE
Title: VP FINANCE

By: [Signature]
Name: G. DeLASTRO

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 16th day of August, 2022, by JASON POTE as VP FINANCE of Taylor Morrison of Florida, Inc., who appeared before me this day in person, and who is either personally known to me, or produced [Signature] as identification.

[Signature]
NOTARY PUBLIC, STATE OF FLORIDA

Name: Becky E Hopkins
(Name of Notary Public, Printed, Stamped or Typed as Commissioned)

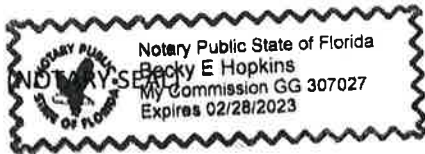
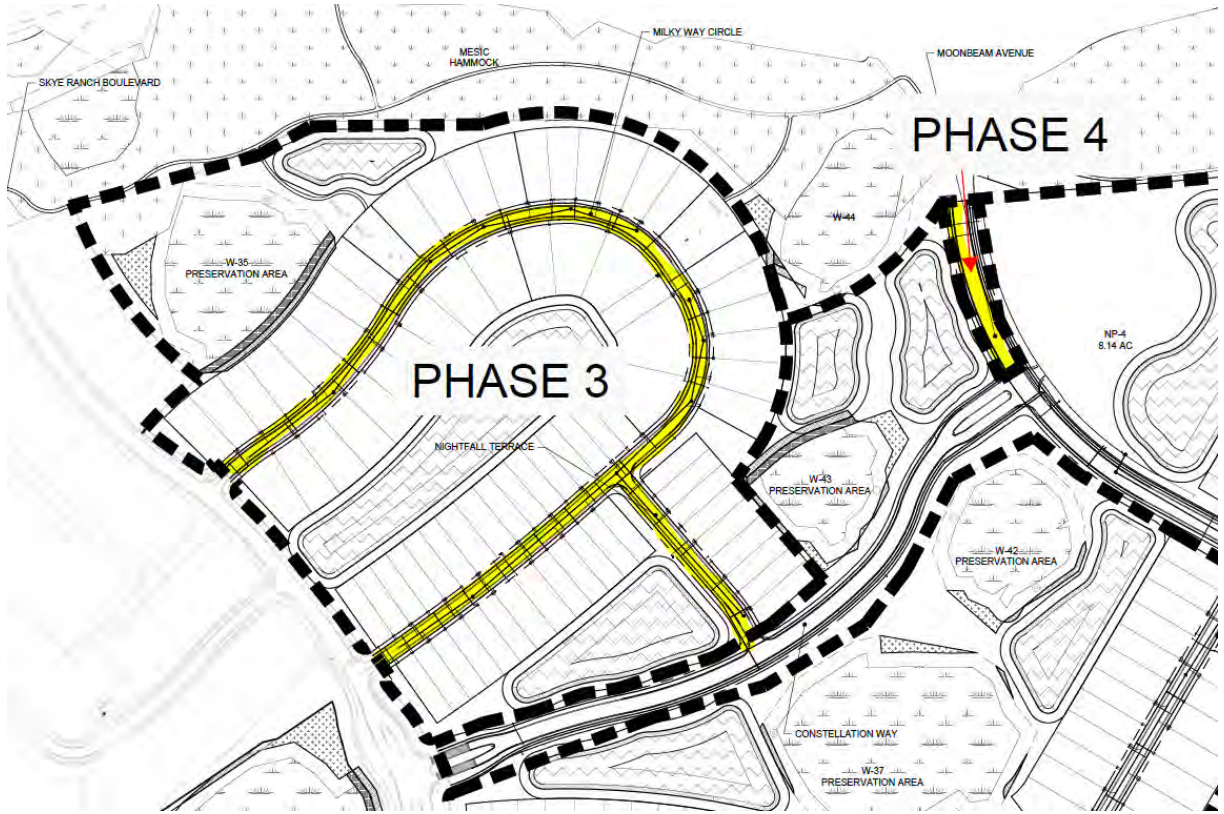


EXHIBIT A



BILL OF SALE/AFFIDAVIT OF NO LIENS
[SKYE RANCH NEIGHBORHOOD FOUR NORTH, PHASES 3 & 4]

KNOW ALL MEN BY THESE PRESENTS, that the LT RANCH COMMUNITY DEVELOPMENT DISTRICT, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable considerations, to it paid by the COUNTY OF SARASOTA, the receipt of which is hereby acknowledged, by these presents does grant, bargain, sell, transfer and deliver unto the COUNTY OF SARASOTA, its successors and assigns, all those certain goods and chattels located in the COUNTY OF SARASOTA, and the State of Florida, more particularly described as follows:

Phase 3 Utilities: All potable water and wastewater lines, including but not limited to all pipes, structures, fittings, valves, pumps, laterals, force mains, services, tees, equipment and appurtenances hereto, in each case located within or upon Tract 105 (designated as Milky Way Circle and Nightfall Terrace), as shown on Exhibit A attached hereto, identified in the plat known as Skye Ranch Neighborhood Four North Phase 1, recorded in the Official Records of Sarasota County, Florida at Plat Book 55, Pages 279 et seq.

Phase 4 Utilities: All potable water and wastewater lines, including but not limited to all pipes, structures, fittings, valves, pumps, laterals, force mains, services, tees, equipment and appurtenances hereto, in each case located within or upon that certain portion of Tract 103 (designated as Moonbeam Avenue), as shown on Exhibit A attached hereto, Skye Ranch Neighborhood Four North, recorded in the Official Records of Sarasota County, Florida at Plat Book 54, Pages 218 et seq.

It is the purpose and intent of the LT RANCH COMMUNITY DEVELOPMENT DISTRICT to convey to the COUNTY OF SARASOTA by this Bill of Sale all property comprising said water supply distribution system and/or wastewater collection system to and within the above described property, together with all of the rights of the LT RANCH COMMUNITY DEVELOPMENT DISTRICT arising out of any and all guarantees, performance bonds, contracts and agreements of the LT RANCH COMMUNITY DEVELOPMENT DISTRICT in connection with said water supply distribution system and/or wastewater collection system.

TOGETHER with every right, privilege, permit and easement of every kind and nature of the LT RANCH COMMUNITY DEVELOPMENT DISTRICT, in and to and in connection with the aforesaid water supply distribution system and/or wastewater collection system reserving however, similar non-exclusive easement rights in LT RANCH COMMUNITY DEVELOPMENT DISTRICT for other utility purposes.

TO HAVE AND TO HOLD the same unto the COUNTY OF SARASOTA, its successors and assigns, forever.

AND THE LT RANCH COMMUNITY DEVELOPMENT DISTRICT does for itself and its successors covenant to and with the COUNTY OF SARASOTA, its successors and assigns, that it is the lawful owner of the above described goods and chattels and that the said property is free and clear of all liens, encumbrances, and charges whatsoever; that it has good right and lawful authority to sell the same as aforesaid, and that it does warrant to defend the title and the sale of the said properties hereby made, unto the COUNTY OF SARASOTA, its successors and assigns, against lawful claims and demands of all persons whomsoever.

[CONTINUED ON FOLLOWING PAGE]

IN WITNESS WHEREOF, the LT RANCH COMMUNITY DEVELOPMENT DISTRICT has caused these presents to be signed and its name be its proper officers and its corporate seal to be affixed, this 16th day of August, 2022.

WITNESS

LT RANCH COMMUNITY DEVELOPMENT DISTRICT

Name: [Signature]

Name: [Signature]

Name: G. DeCASTRO

Title: CHAIRPERSON

STATE OF FLORIDA
COUNTY OF SARASOTA

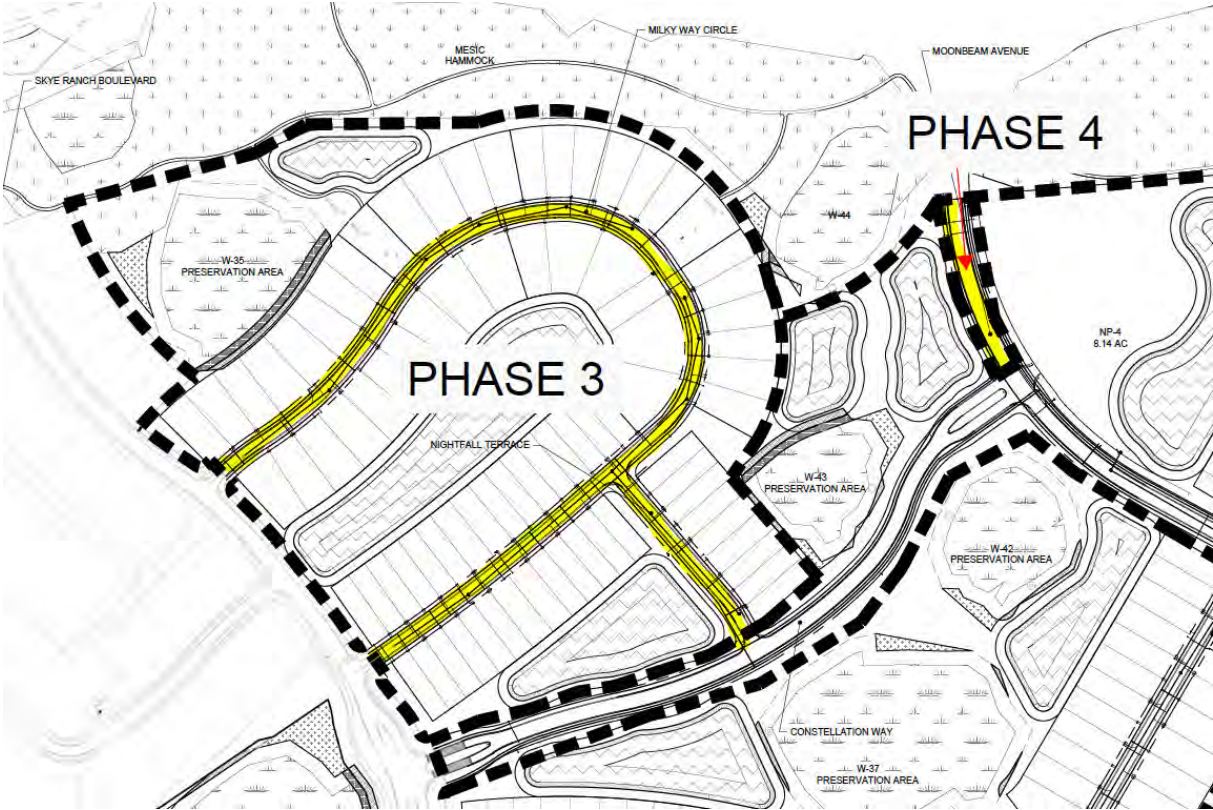
The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 16th day of August, 2022, by JOHN WOLLARD, as Chairperson of LT Ranch Community Development District, who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

[Signature]
NOTARY PUBLIC, STATE OF FLORIDA

Name: Becky E Hopkins
(Name of Notary Public, Printed, Stamped or Typed as Commissioned)



EXHIBIT A



CERTIFICATION OF NO CONTRIBUTIONS
[SKYE RANCH NEIGHBORHOOD FOUR NORTH, PHASES 3 & 4]

This certifies that the LT RANCH COMMUNITY DEVELOPMENT DISTRICT has received no advances or contributions in aid of construction, refundable or non-refundable, from customers or potential customers of the SARASOTA COUNTY UTILITY SYSTEM, or from the owner or owners, past or present, of any lots or tracts being served by the water supply distribution system and/or wastewater collection system facilities to and within that subdivision and lands known and described on or in exhibit "A" attached hereto and made a part hereof or by others for the construction of such facilities; that there are no past, existing or pending agreements or understandings, oral or written, known to Affiant, with the customers or owners of the properties being served or to be served by such facilities which might adversely affect the operation of the water supply distribution system and/or wastewater collection system which might result in claims that all or some part of the cost of the water supply distribution system and/or wastewater collection system has been contributed by any such person and might be regarded as direct or indirect contributions in aid of construction.

Dated at _____ this 16th day of August, 2022.

WITNESS

LT RANCH COMMUNITY DEVELOPMENT DISTRICT

[Signature]
Name: Lita Letichevskaya

[Signature]
Name: John Wollard
Title: Chairperson

[Signature]
Name: G. DeCastro

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 16th day of August, 2022, by John Wollard, as Chairperson of LT Ranch Community Development District, who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.



[Signature]
NOTARY PUBLIC, STATE OF FLORIDA

Name: Becky E Hopkins
(Name of Notary Public, Printed, Stamped or Typed as Commissioned)

WARRANTY AND GUARANTEE
[SKYE RANCH NEIGHBORHOOD FOUR NORTH, PHASES 3 & 4]

Project Name: SKYE RANCH NEIGHBORHOOD FOUR NORTH, PHASES 3 & 4


Permit No.: _____

This document does hereby convey to Sarasota County Government the required Contractual Guaranty required per Ordinance Number 2011-044 (Uniform Water, Wastewater and Reuse Systems Code).

As To District: LT RANCH COMMUNITY DEVELOPMENT DISTRICT ("District")

The District represents and warrants District extension from and against any defects in material and workmanship that is discovered or arises within a period of one (1) year following the date of final acceptance of developer's extension by Sarasota County Government.

LT RANCH COMMUNITY DEVELOPMENT DISTRICT

By: 

Its: Chairman

Date: _____

c/o James P. Ward, District Manager
JP Ward & Associates, LLC
2301 Northeast 37th Street
Fort Lauderdale, Florida 33308
Phone 954-658-4900

As To Contractor: RIPA AND ASSOCIATES, LLC

The contractor represents and warrants to and through the District that the District's extension they installed for the development from and against any defects in material and workmanship that is discovered or arises within a period of one (1) year following the date of acceptance of District's extension by Sarasota County Government.

RIPA AND ASSOCIATES, LLC

[SIGNATURE ON FOLLOWING PAGE]

By: _____

Its: _____

Date: _____

1409 Tech Boulevard, Suite 1
Tampa, Florida 33619
Phone: _____

Date of County Acceptance: _____ Utility Inspector: _____

WARRANTY AND GUARANTEE
[SKYE RANCH NEIGHBORHOOD FOUR NORTH, PHASES 3 & 4]

Project Name: SKYE RANCH NEIGHBORHOOD FOUR NORTH, PHASES 3 & 4

Permit No.: _____

This document does hereby convey to Sarasota County Government the required Contractual Guaranty required per Ordinance Number 2011-044 (Uniform Water, Wastewater and Reuse Systems Code).

As To District: LT RANCH COMMUNITY DEVELOPMENT DISTRICT ("District")

The District represents and warrants District extension from and against any defects in material and workmanship that is discovered or arises within a period of one (1) year following the date of final acceptance of developer's extension by Sarasota County Government.

LT RANCH COMMUNITY DEVELOPMENT DISTRICT

[SIGNATURE ON PRIOR PAGE]

By: _____

Its: Chairman

Date: _____

c/o James P. Ward, District Manager

JP Ward & Associates, LLC

2301 Northeast 37th Street


Fort Lauderdale, Florida 33308

Phone 954-658-4900

As To Contractor: RIPA AND ASSOCIATES, LLC

The contractor represents and warrants to and through the District that the District's extension they installed for the development from and against any defects in material and workmanship that is discovered or arises within a period of one (1) year following the date of acceptance of District's extension by Sarasota County Government.

RIPA AND ASSOCIATES, LLC

_____ 

By: JOSEPH PETRE

Its: CFO

Date: 7/19/2022

1409 Tech Boulevard, Suite 1

Tampa, Florida 33619

Phone: 813 623-6777

Date of County Acceptance: _____ Utility Inspector: _____

RESOLUTION 2022-19

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LT RANCH COMMUNITY DEVELOPMENT DISTRICT CONFIRMING AND APPROVING THE ACTIONS OF THE CHAIRMAN AND DISTRICT STAFF REGARDING THE ACQUISITION OF CERTAIN SKYE RANCH NEIGHBORHOOD TWO TOWNHOMES & ACCESS ROAD PHASE 1 AND CONVEYANCE OF SKYE RANCH NEIGHBORHOOD TWO TOWNHOMES & ACCESS ROAD PHASE 1 TO SARASOTA COUNTY, FLORIDA; AND ADDRESSING SEVERABILITY AND AN EFFECTIVE DATE.

RECITALS

WHEREAS, the LT Ranch 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 Skye Ranch Neighborhood Two Townhomes and Access Road Phase 1, which plan is detailed in the *Master Engineer's Report*, dated April 2019, as revised November 6, 2019, as supplemented by the *2019 Project Supplement to the Master Engineer's Report*, dated April 2019, as revised November 6, 2019, and as supplemented by the *2022 Project Supplement to the Master Engineer's Report date April 2019 (as revised November 6, 2019)*, dated May 2022 (together, "**Capital Improvement Program**"); and

WHEREAS, the District has authorized an *Acquisition Agreement* dated October 1, 2019 and the *First Amendment to the Acquisition Agreement* dated December 20, 2019, with Taylor Morrison of Florida, Inc. ("**Developer**") which sets forth the process by which the District may acquire the improvements comprising the Capital Improvement Program; and

WHEREAS, the Developer has advanced, funded, commenced and completed certain utilities located within the plat known as Skye Ranch Neighborhood Two Townhomes, recorded in the Official Records of Sarasota County, Florida at Plat Book 55, Pages 134 et seq. ("**Utilities**"); and

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

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE LT RANCH COMMUNITY DEVELOPMENT DISTRICT:

RESOLUTION 2022-19

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LT RANCH COMMUNITY DEVELOPMENT DISTRICT CONFIRMING AND APPROVING THE ACTIONS OF THE CHAIRMAN AND DISTRICT STAFF REGARDING THE ACQUISITION OF CERTAIN SKYE RANCH NEIGHBORHOOD TWO TOWNHOMES & ACCESS ROAD PHASE 1 AND CONVEYANCE OF SKYE RANCH NEIGHBORHOOD TWO TOWNHOMES & ACCESS ROAD PHASE 1 TO SARASOTA COUNTY, FLORIDA; AND ADDRESSING SEVERABILITY AND AN EFFECTIVE DATE.

SECTION 1. The acquisition of the Utilities, the execution of documents relating to such acquisition of the Utilities, the conveyance of the Utilities to the County, and all actions taken in the furtherance of the acquisition and conveyance of the Utilities, are hereby declared and affirmed as being in the best interests of the District and are hereby 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.

PASSED AND ADOPTED this 31st day of August 2022.

ATTEST:

**LT RANCH COMMUNITY
DEVELOPMENT DISTRICT**

James P. Ward, Secretary

John Wollard, Chairman

Exhibit A: Acquisition of Public Infrastructure Improvements & Work Product, Skye Ranch Neighborhood Two Townhomes & Access Road Phase 1

Exhibit A

Acquisition of Public Infrastructure Improvements & Work Product,
Skye Ranch Neighborhood Two Townhomes & Access Road Phase 1

Katie Ibarra

From: Philip Brannon <pbrannon@atwell-group.com>
Sent: Wednesday, April 27, 2022 12:18 PM
To: Katie Ibarra
Cc: Becky Hopkins; Andrew Gill; Ronald Schwied; Cori Dissinger; James P. Ward - JPWard & Associates LLC (JimWard@JPWardAssociates.com); Jere Earlywine; John Wollard (jwollard@taylormorrison.com)
Subject: Skye Ranch - Neighborhood 2 Townhomes Utilities Turnover
Attachments: 386250101-UTILITY Plans 2021-10-26 3.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Katie,

We have the next phase at Skye (Skye Ranch - Neighborhood 2 Townhomes) that need Utilities to be turned over to the CDD. Also attached is a Utility plan (no phasing). LMK if there is anything else you need.

Description	CDD Eligible Amount	Paid to Date	Balance Owed
Potable Water	\$204,416.80	\$204,416.80	\$0.00
Wastewater	\$650,384.42	\$650,384.42	\$0.00
Reuse Water	\$158,137.57	\$158,137.57	\$0.00
Work Product	\$176,351.25	\$153,850.03	\$22,501.23
TOTAL:	\$1,189,290.04	\$1,166,788.82	\$22,501.23

Thanks,

Philip Brannon, P.E.

Project Manager

ATWELL, LLC

941.379.8400 Tel

352.682.8169 Mobile

941.379.7788 Fax

551 N Cattlemen Rd | Suite 304 | Sarasota, FL 34232

www.atwell-group.com

From: Philip Brannon
Sent: Wednesday, April 27, 2022 10:16 AM
To: katie@kelawgroup.com
Cc: Becky Hopkins <behopkins@taylormorrison.com>; Andrew Gill <andrewgill@jpwardassociates.com>; Ronald Schwied <rschwied@atwell-group.com>; Cori Dissinger <coridissinger@jpwardassociates.com>; James P. Ward - JPWard & Associates LLC (JimWard@JPWardAssociates.com) <jimward@jpwardassociates.com>; Jere Earlywine <jere@kelawgroup.com>
Subject: Skye Ranch Neighborhood 4 North - Phase 3 & 4 Utilities

Description	CDD Eligible Amount	Paid to Date	Balance Owed
-------------	---------------------	--------------	--------------

Potable Water	\$167,026.25	\$167,026.25	\$0.00
Wastewater	\$195,397.50	\$195,397.50	\$0.00
Reuse Water	\$127,690.00	\$127,690.00	\$0.00
Work Product	\$159,770.03	\$151,927.30	\$7,842.72
TOTAL:	\$649,883.78	\$642,041.05	\$7,842.72

Katie,

We have the next phase at Skye we need Utilities turned over to the CDD. Also attached is a phasing plan. LMK if there is anything else you need.

Thanks,

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From: Philip Brannon <pbrannon@atwell-group.com>
Sent: Wednesday, April 27, 2022 12:55 PM
To: Katie Ibarra
Cc: Becky Hopkins; Andrew Gill; Ronald Schwied; Cori Dissinger; James P. Ward - JPWard & Associates LLC (JimWard@JPWardAssociates.com); Jere Earlywine; John Wollard (jwollard@taylormorrison.com)
Subject: Skye Ranch - Access Rd - Phase 1 - Utilities Turnover
Attachments: 38615 REV013_Utility Plans_2021-09-09 3.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Katie,

We have the next phase at Skye (Skye Ranch – Access Road) that need Utilities to be turned over to the CDD. Also attached is a Utility Phasing plan. LMK if there is anything else you need.

Description	CDD Eligible Amount	Paid to Date	Balance Owed
Potable Water	\$63,106.25	\$63,106.25	\$0.00
Wastewater	\$37,520.00	\$37,520.00	\$0.00
Reuse Water	\$18,481.00	\$18,481.00	\$0.00
Work Product	\$48,550.00	\$40,381.92	\$8,168.08
TOTAL:	\$167,657.25	\$159,489.17	\$8,168.08

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Philip Brannon, P.E.

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Subject: Skye Ranch - Neighborhood 2 Townhomes Utilities Turnover

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Wastewater	\$650,384.42	\$650,384.42	\$0.00
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Work Product	\$176,351.25	\$153,850.03	\$22,501.23
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Subject: Skye Ranch Neighborhood 4 North - Phase 3 & 4 Utilities

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Katie Ibarra

From: Philip Brannon <pbrannon@atwell-group.com>
Sent: Monday, May 16, 2022 4:49 PM
To: Katie Ibarra
Subject: RE: Skye Ranch - Neighborhood Two Townhomes Utilities

Katie,

As discussed, below is the area where the reuse is to be owned by the County and has been separated in the table. All other is considered Irrigation to be owned by the CDD and is located within the ROW, PUE and in the rear of the buildings (100, 200 & 400 series tracts). The irrigation pump station is located within tract 726. There is one Lift Station in the Townhomes (Tract Z-4).

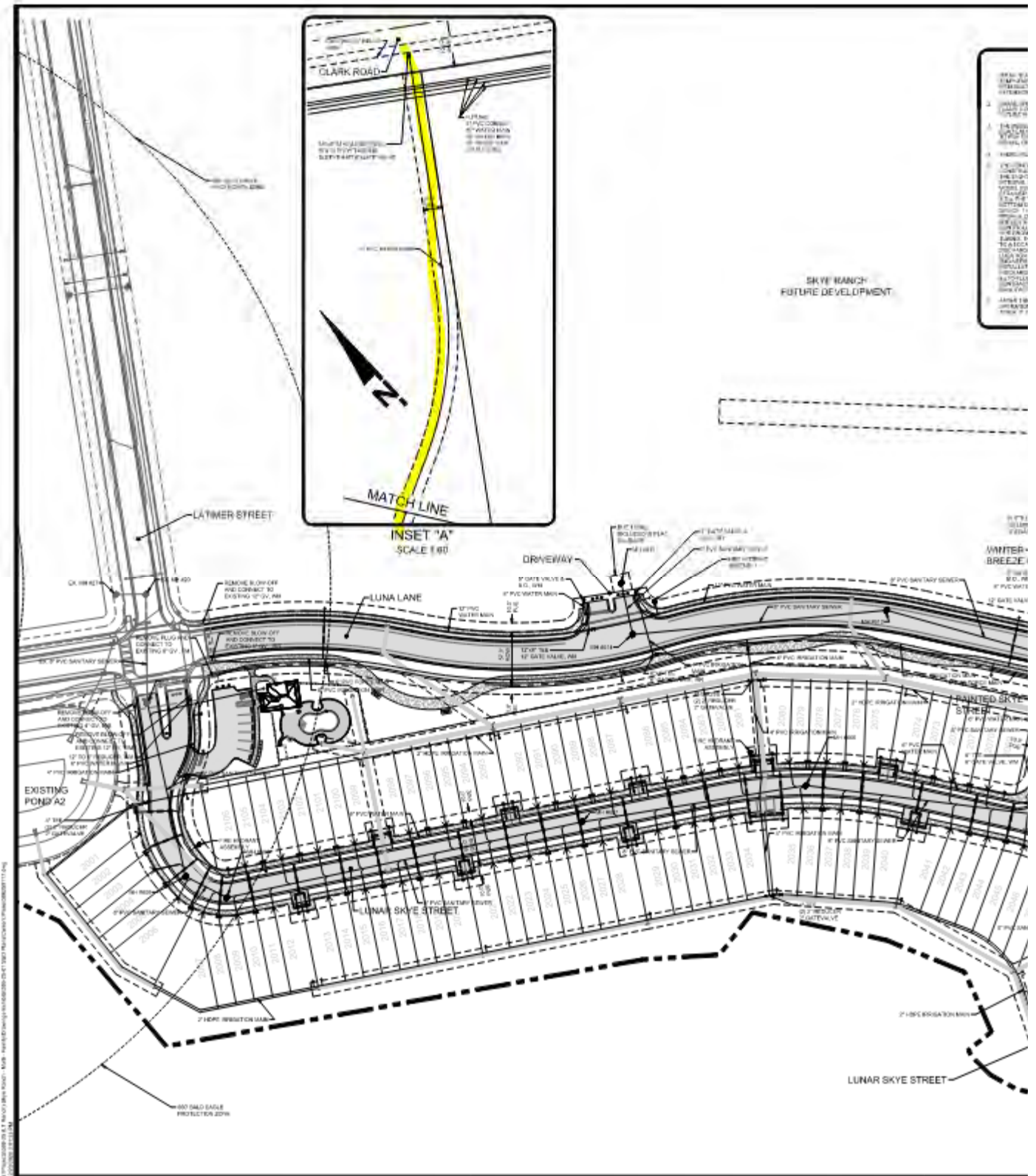
There is no reuse in the Access Rd, only irrigation to be owned by the CDD.

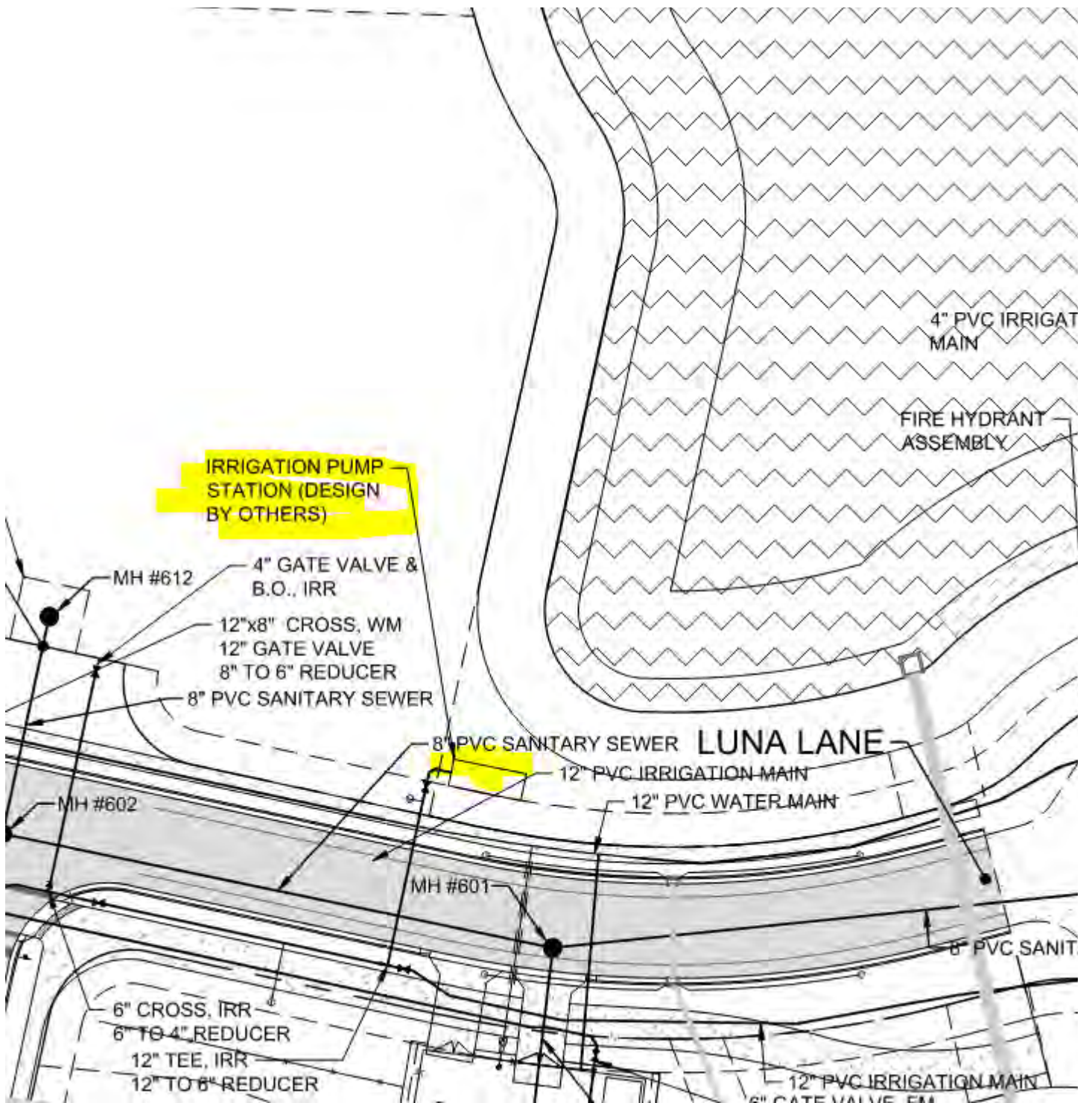
Townhomes

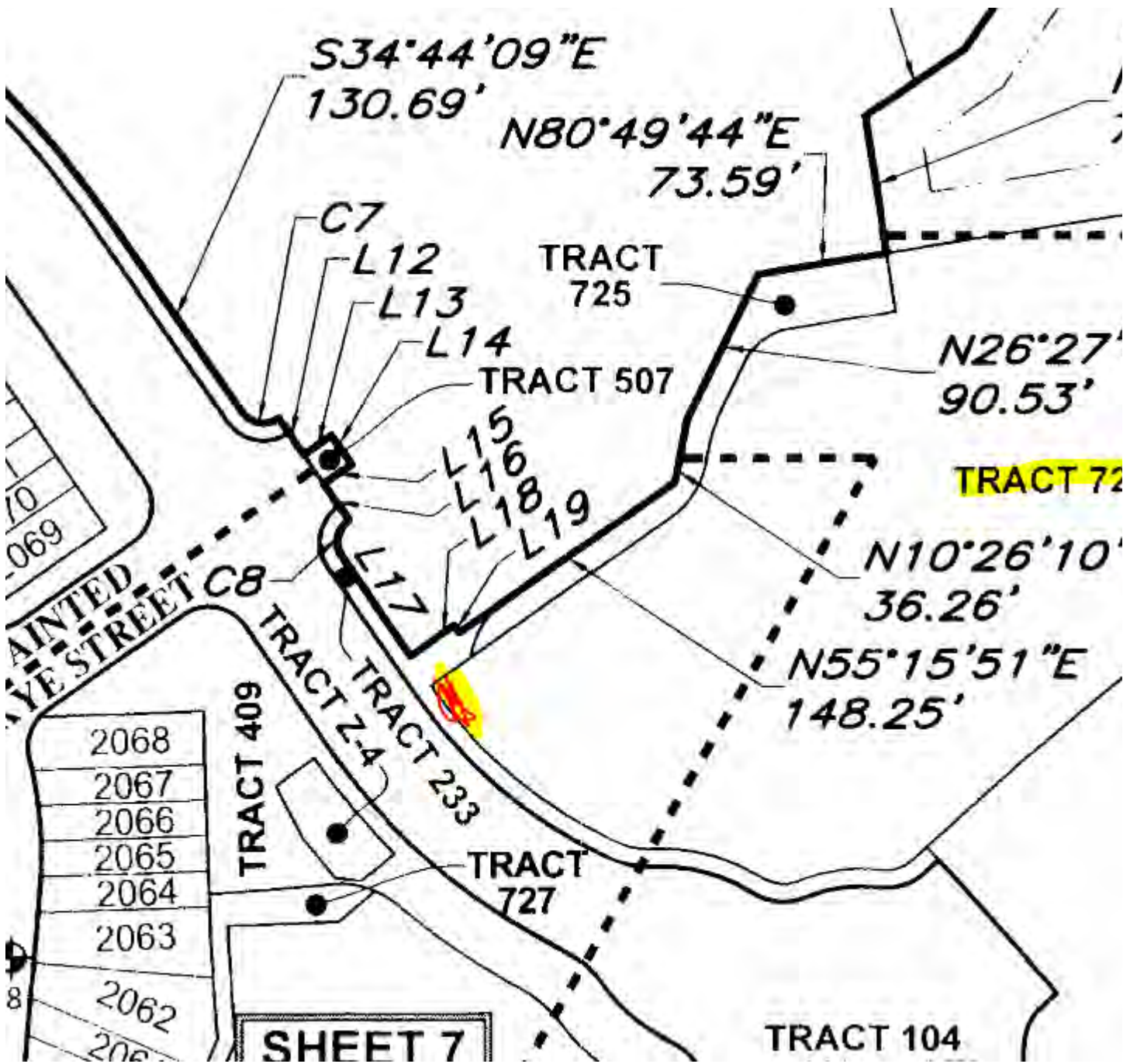
Description	CDD Eligible Amount	Paid to Date	Balance Owed
Potable Water	\$204,416.80	\$204,416.80	\$-
Wastewater	\$650,384.42	\$650,384.42	\$-
Reuse Water	\$42,486.00	\$42,486.00	\$-
Irrigation	\$115,651.57	\$115,651.57	\$-
Work Product	\$176,351.25	\$153,850.03	\$22,501.23
TOTAL:	\$1,189,290.04	\$1,166,788.82	\$22,501.23

Access Road

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Wastewater	\$37,520.00	\$37,520.00	\$-
Reuse Water	\$-	\$-	\$-
Irrigation	\$18,481.00	\$18,481.00	\$-
Work Product	\$48,550.00	\$40,381.92	\$8,168.08
TOTAL:	\$167,657.25	\$159,489.17	\$8,168.08









feel free to call to discuss.

Thanks,

Philip Brannon, P.E.

Project Manager

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From: Katie Ibarra <katie@kelawgroup.com>

Sent: Monday, May 16, 2022 1:32 PM

To: Philip Brannon <pbrannon@atwell-group.com>; Becky Hopkins <behopkins@taylormorrison.com>; Andrew Gill <andrewgill@jpwardassociates.com>; Ronald Schwied <rschwied@atwell-group.com>; Cori Dissinger <coridissinger@jpwardassociates.com>; James P. Ward - JPWard & Associates LLC (JimWard@JPWardAssociates.com) <jimward@jpwardassociates.com>; Jere Earlywine <jere@kelawgroup.com>

Subject: Skye Ranch - Neighborhood Two Townhomes Utilities

Please find attached the acquisition documents for the Neighborhood Two Townhomes utilities for your review. I have also included the description of the improvements and work product below for sign off. Please pay particular attention to the "reuse lines" and let me know if 1) the descriptions are correct or if we need to add additional improvements to the descriptions and 2) if these reuse lines, or any portion thereof, need to be turned over to the county with the water and wastewater utilities.

EXHIBIT A

Description of Improvements & Work Product

Improvements - All potable water, wastewater and reuse lines, including but not limited to all pipes, structures, fittings, valves, pumps, laterals, force mains, lift stations, services, tees, equipment and appurtenances hereto, in each case located within or upon Tract 104 (designated as Luna Lane, Lunar Skye Street, Painted Skye Street), identified in the plat known as Skye Ranch Neighborhood Two Townhomes, recorded in the Official Records of Sarasota County, Florida at Plat Book 55, Pages 134 et seq.

Work Product – Any and all site plans, construction and development drawings, plans and specifications, documents, surveys, engineering and soil reports and studies, licenses, permits, zoning approvals, entitlements, building permits, demolition and excavation permits, curb cut and right-of-way permits, utility permits, drainage rights, bonds, and similar or equivalent private and governmental documents of every kind and character whatsoever pertaining or applicable to or in any way connected with the development, construction, and ownership of the above-referenced improvements.

Description	CDD Eligible	Paid to Date	Balance Owed
-------------	--------------	--------------	--------------

	Amount		
Potable Water	\$267,523.05	\$267,523.05	\$0.00
Wastewater	\$687,904.42	\$687,904.42	\$0.00
Reuse Water	\$176,618.57	\$176,618.57	\$0.00
Work Product	\$224,901.25	\$194,231.95	\$30,669.31
TOTAL:	\$1,356,947.29	\$1,326,277.99	\$30,669.31

Please provide any comments to the above or attached by tomorrow at noon. At that time, I'll circulate copies for execution.

Thanks,

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From: Philip Brannon <pbrannon@atwell-group.com>
Sent: Monday, May 16, 2022 5:38 PM
To: Katie Ibarra
Subject: RE: Skye Ranch - Neighborhood Two Townhomes Utilities

Katie,
Had some rounding issues...please see revised table below.

Revised table - Townhomes

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Sent: Monday, May 16, 2022 4:49 PM
To: Katie Ibarra <katie@kelawgroup.com>
Subject: RE: Skye Ranch - Neighborhood Two Townhomes Utilities

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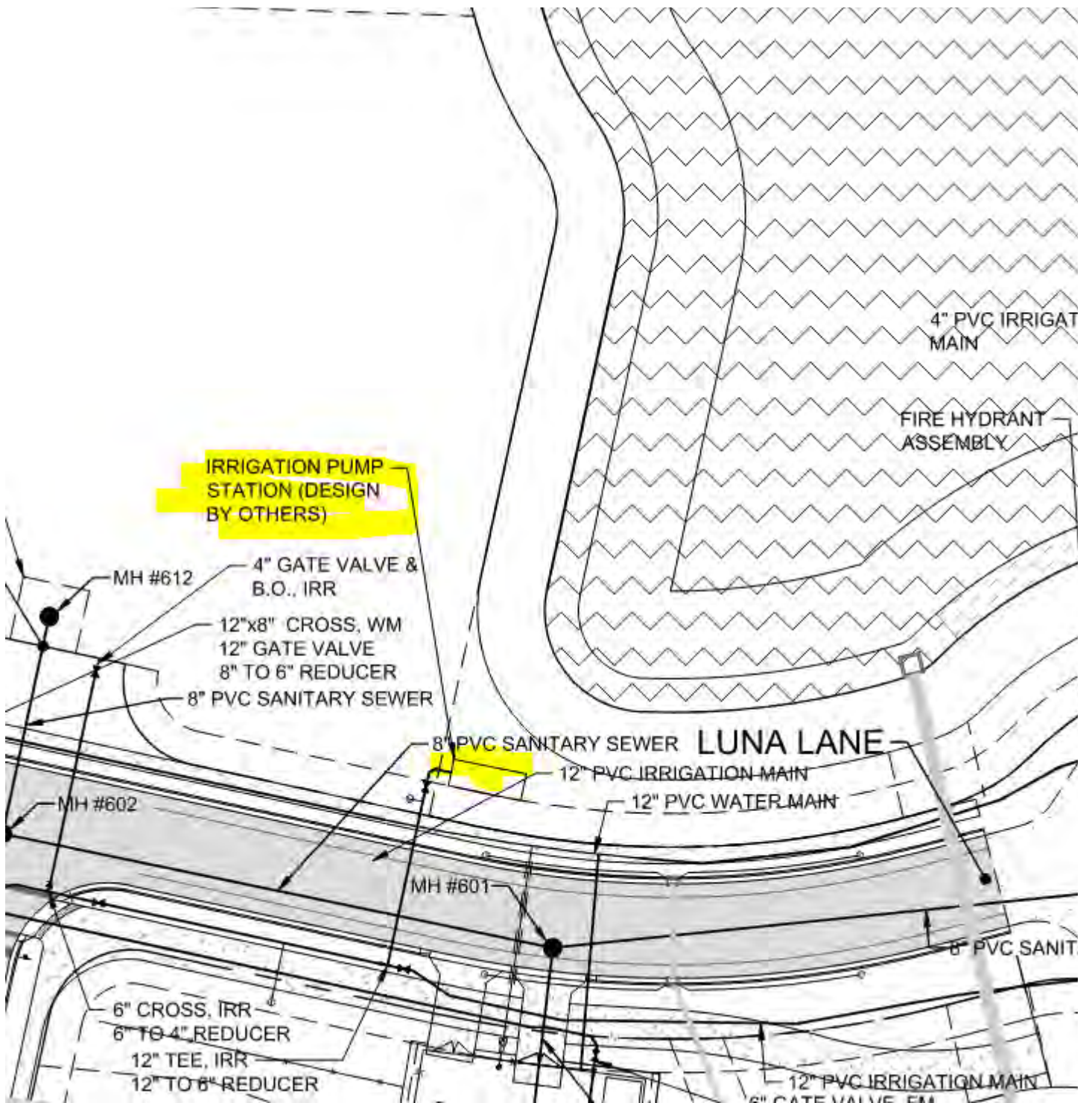
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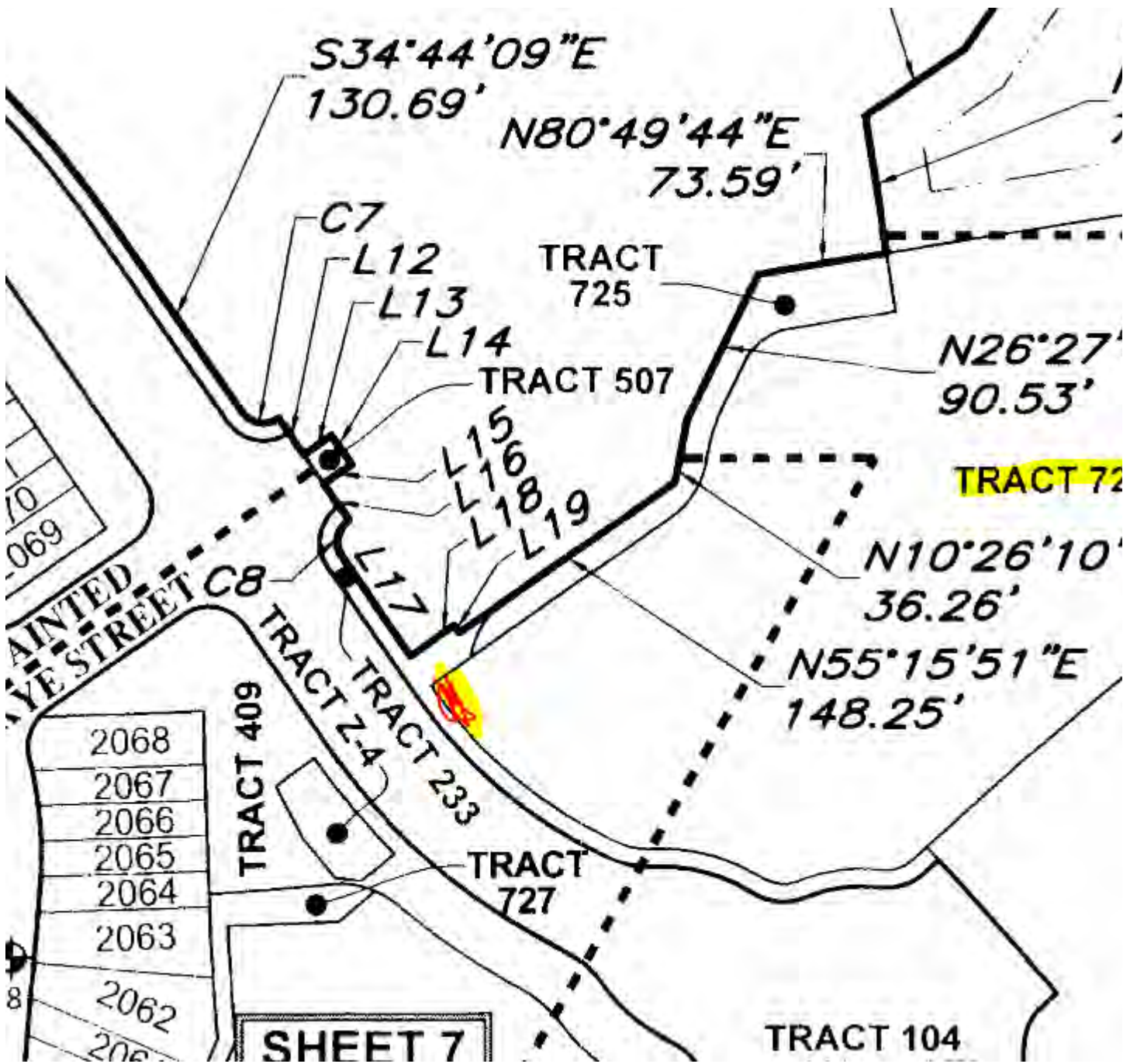
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Work Product – Any and all site plans, construction and development drawings, plans and specifications, documents, surveys, engineering and soil reports and studies, licenses, permits, zoning approvals, entitlements, building permits, demolition and excavation permits, curb cut and right-of-way permits, utility permits, drainage rights, bonds, and similar or equivalent private and governmental documents of every kind and character whatsoever pertaining or applicable to or in any way connected with the development, construction, and ownership of the above-referenced improvements.

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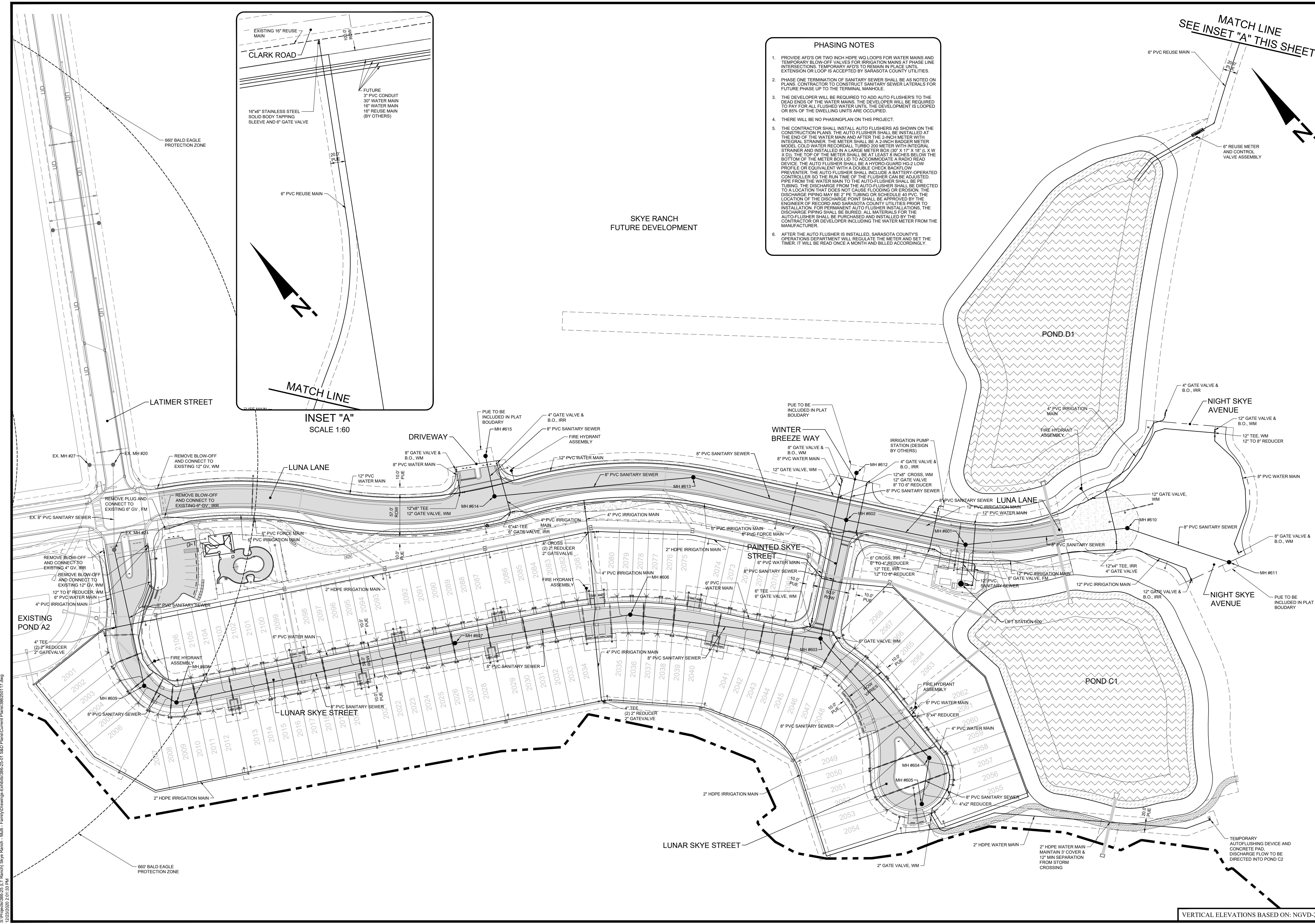
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- PHASING NOTES**
1. PROVIDE AFD'S OR TWO INCH HDPE W/O LOOPS FOR WATER MAINS AND TEMPORARY BLOW-OFF VALVES FOR IRRIGATION MAINS AT PHASE LINE INTERSECTIONS. TEMPORARY AFD'S TO REMAIN IN PLACE UNTIL EXTENSION OR LOOP IS ACCEPTED BY SARASOTA COUNTY UTILITIES.
 2. PHASE ONE TERMINATION OF SANITARY SEWER SHALL BE AS NOTED ON PLANS. CONTRACTOR TO CONSTRUCT SANITARY SEWER LATERALS FOR FUTURE PHASE UP TO THE TERMINAL MANHOLE.
 3. THE DEVELOPER WILL BE REQUIRED TO ADD AUTO FLUSHERS TO THE DEAD ENDS OF THE WATER MAINS. THE DEVELOPER WILL BE REQUIRED TO PAY FOR ALL FLUSHED WATER UNTIL THE DEVELOPMENT IS LOOPED OR 85% OF THE DWELLING UNITS ARE OCCUPIED.
 4. THERE WILL BE NO PHASING PLAN ON THIS PROJECT.
 5. THE CONTRACTOR SHALL INSTALL AUTO FLUSHERS AS SHOWN ON THE CONSTRUCTION PLANS. THE AUTO FLUSHER SHALL BE INSTALLED AT THE END OF THE WATER MAIN AND AFTER THE 2-INCH METER WITH INTEGRAL STRAINER. THE METER SHALL BE A 2-INCH BODGER METER MODEL COLD WATER RECORDALL TURBO 200 METER WITH INTEGRAL STRAINER AND INSTALLED IN A LARGE METER BOX (30" X 17" X 18" L X W X D). THE TOP OF THE METER SHALL BE AT LEAST 8 INCHES BELOW THE BOTTOM OF THE METER BOX LID TO ACCOMMODATE A RADIO READ DEVICE. THE AUTO FLUSHER SHALL BE A HYDRO-GUARD HG-2 LOW PROFILE OR EQUIVALENT WITH A DOUBLE CHECK BACKFLOW PREVENTER. THE AUTO FLUSHER SHALL INCLUDE A BATTERY-OPERATED CONTROLLER SO THE RUN TIME OF THE FLUSHER CAN BE ADJUSTED. PIPE FROM THE WATER MAIN TO THE AUTO-FLUSHER SHALL BE PE TUBING. THE DISCHARGE FROM THE AUTO-FLUSHER SHALL BE DIRECTED TO A LOCATION THAT DOES NOT CAUSE FLOODING OR EROSION. THE DISCHARGE PIPING MAY BE 2" PE TUBING OR SCHEDULE 40 PVC. THE LOCATION OF THE DISCHARGE POINT SHALL BE APPROVED BY THE ENGINEER OF RECORD AND SARASOTA COUNTY UTILITIES PRIOR TO INSTALLATION. FOR PERMANENT AUTO FLUSHER INSTALLATIONS, THE DISCHARGE PIPING SHALL BE BURIED. ALL MATERIALS FOR THE AUTO-FLUSHER SHALL BE PURCHASED AND INSTALLED BY THE CONTRACTOR OR DEVELOPER INCLUDING THE WATER METER FROM THE MANUFACTURER.
 6. AFTER THE AUTO FLUSHER IS INSTALLED, SARASOTA COUNTY'S OPERATIONS DEPARTMENT WILL REGULATE THE METER AND SET THE TIMER. IT WILL BE READ ONCE A MONTH AND BILLED ACCORDINGLY.

WALDROP ENGINEERING

Civil, Engineering & Land Development Consultants

551 CATTLEMAN ROAD - SUITE 204 SARASOTA, FL 34232
 P: 941-379-5400 E: 941-379-7788 EMAIL: info@waldropengineering.com

CONCURRENT SUBDIVISION CONSTRUCTION PLANS
SKYE RANCH NEIGHBORHOOD 2 TOWNHOMES
 CLIENT: TAYLOR MORRISON OF FLORIDA, INC.
 MASTER UTILITY PLAN

PLAN REVISIONS

NO.	DATE	DESCRIPTION
1	11/04/19	INITIAL UTILITY SUBMITTAL
2	12/13/19	SAIDILITY RESPONSE TO COMMENTS
3	06/16/20	UTILITY RESPONSE TO COMMENTS
4	08/14/20	SAIDILITY RESPONSE TO COMMENTS
5	08/17/20	SAIDILITY RESPONSE TO COMMENTS
6	10/27/20	1840 RESPONSE TO COMMENTS
7	12/22/20	UTILITY LIFT STATION REVISION

SCALE IN FEET: 0 30 60 120

FLORIDA CERTIFICATE OF AUTHORIZATION #8836

PHILIP BRANNON, P.E.
 FL LICENSE NO. 87463

SET NUMBER: 386-25-01

SHEET: 17

S:\Projects\386-25\LT\Bunch\Skye Ranch - Main - Family\Drawings-Exhibits\386-25-01_S&D\Plan\Current\Plan\386250117.dwg
 02/26/2024 2:01:53 PM

AUTHORIZING ADDENDUM #898 LT Ranch(Siesta Ranch) 20
TO
MASTER PROFESSIONAL SERVICES AGREEMENT

TAYLOR MORRISON:

Taylor Morrison of Florida, Inc.,
a Florida corporation

CONSULTANT:

Waldrop Engineering, P.A.
a Florida corporation

Job Code: 14280100
PO: 14280100-27
Notice to Proceed: 10/2/2018
Substantial Completion Date: 12/2/2018

DESCRIPTION OF WORK:

This Authorizing Addendum to Master Professional Services Agreement (“**Authorizing Addendum**”) is made and entered into effective as of 2nd day of October, 2018 by and between Taylor Morrison of Florida, Inc., a Florida corporation (“**Taylor Morrison**”) and Waldrop Engineering, PA, a Florida corporation (“**CONSULTANT**”), with respect to the Master Professional Services Agreement between Taylor Morrison and Consultant dated October 20, 2011 (the “**Agreement**”).

1. Services. Pursuant to the Agreement, Consultant shall perform the Services for the Approved Budget within the time frame set forth on **Exhibit A** attached hereto and subject to the insurance coverage requirements set forth in Paragraph 7.1 of the Agreement.

2. Site. The Work will be performed at the job site (the “**Site**”), the location of which is identified on **Exhibit B** attached hereto.

Unless otherwise defined herein, all capitalized terms used in this Authorizing Addendum shall have the meanings set forth in the Agreement. This Authorizing Addendum may be executed simultaneously or in counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument. In the event of a conflict between the provisions of the Agreement and this Authorizing Addendum, the Agreement shall control except to the extent that the Authorizing Addendum specifically states that a provision is intended to modify the Agreement. Except as supplemented by this Authorizing Addendum, all provisions of the Agreement shall remain in full force and effect.

TAYLOR MORRISON:

Taylor Morrison of Florida, Inc.,
a Florida corporation

By: _____

Print Name: Drew Miller

Title: Manager- Land Development

Date: _____

CONSULTANT:

Waldrop Engineering, P.A.
a Florida corporation

By: _____ 

Print Name: Jeremy Arnold

Title: VP

Date: 10.2.18

**AUTHORIZING ADDENDUM #898 LT Ranch(Siesta Ranch) 20
TO
MASTER PROFESSIONAL SERVICES AGREEMENT**

**EXHIBIT A
SCOPE/CONTRACT PRICE/SCHEDULE**

Taylor Morrison's Representative: Drew Miller
Contractor's Representative: Ron Waldrop

Consultant shall provide the following services for the Project (the "Services"): Neighborhood 4

I. Design Development

A. Master Site Planning

- *Update and finalize master plan base plan based on Preliminary site plan, input from owner and development standards pursuant to zoning and or LDC.*
- *Compile final lot fit plan (up to 2 lot fit scenarios), survey information and other critical site information into a final CAD design file to be used for construction plan preparation.*

B. Meetings

- *Prepare for & attend Project Team Meetings with client to review master site plans, project budgets, schedules, permitting strategy, and other similar project parameters. Assumes 4 meetings.*
- *Attend pre-application meetings with governmental agencies as required, assumes 2 meetings. (SWFWMD, Sarasota County Land Development, Sarasota County Utilities and Fire/EMS).*

II. Master Engineering

A. Potable Water System

- *Prepare Plan for this phase of the projects potable water system. The potable water plan will be based on the Master Utility Plan approved by Sarasota County Utilities for the entire LT Ranch development.*
- *Prepare Engineering Report for this phase of the projects water system. Report to include domestic water demands, fire demands, peak factors, and other design parameters per the Sarasota County Uniform Water, Wastewater, and Reclaimed Water Systems Code (UWWRWSC).*
- *Prepare Hydraulic Model for this phase of the projects water distribution system based on information provided in the Engineering Report.*

B. Wastewater System

- *Prepare Wastewater Plan for this phase of the projects wastewater transmission system including layout of sanitary sewer, pump stations, and force mains. The wastewater plan will be based on the Master Utility Plan approved by Sarasota County Utilities for the entire LT Ranch development.*
- *Prepare Engineering Report for this phase of the projects wastewater system. Report to include domestic wastewater demands, peak factors, and other design parameters per the Sarasota County UWWRWSC.*
- *Prepare Hydraulic Model for the overall project wastewater distribution system based on information provided in the Engineering Report. Model to include pump stations and force mains.*

C. Irrigation System

- *Prepare Irrigation Plan for this phase of the projects irrigation distribution system. The wastewater plan will be based on the Master Utility Plan approved by Sarasota County Utilities for the entire LT Ranch development.*
- *Prepare Engineering Report for this phase of the projects irrigation system. Report to include irrigation demands and other design parameters per the Sarasota County UWWRWSC.*
- *Prepare Hydraulic Model for this phase of the projects irrigation distribution system based on information provided in the Engineering Report.*

III. Sarasota County S&D Plans and Permitting

Sarasota County S&D

- *Based on Client approved final site plan, prepare engineering plans and technical specifications for the Project, which will include signage & striping, grading, paving, drainage and master utility plans.*
- *Coordinate the permit applications and with Project Team. Prepare and assemble one (1) set of the following permit applications:*
 - *Sarasota County S&D Application.*
- *Prepare and submit responses to Requests for Additional Information (RAI). The fee assumes a maximum of two (2) rounds of responses. Additional RAI responses will be billed on an hourly rate if changes from the client requires additional submittals.*

IV. Sarasota County Utility Permitting

- *Prepare Utility Construction plans to include portable water, wastewater collection & transmission system, irrigation water and plan & profiles.*
- *Coordinate the permit applications with the Project Team. Prepare and assemble one (1) set of the following permit applications:*
 - *Sarasota County Utility Application*
 - *FDEP Permits for Potable Water and Wastewater Permit Applications*
- *Prepare Engineering Reports for Water, Wastewater and Irrigation design*
- *Attend the Contractor Utility Construction permit meeting with Sarasota County Utilities.*
- *Prepare and submit responses to Requests for Additional Information (RAI). The fee assumes a maximum of two (2) rounds of responses. Additional RAI responses will be billed on an hourly rate if changes from the client requires additional submittals.*

V. Watershed Model Update

- *Master Stormwater Model*
 - *Prepare Land Use Summary*
 - *Update the approved master watershed model for the project to include the proposed development.*
 - *Prepare model and run design storms, provide DBF Comparator to summary model revisions*
 - *Run and analyze the 100-yr/24-hr storm event per the requirements of the Sarasota County Stormwater Department to demonstrate no impacts to offsite nodes (no rise).*
 - *Update the Stormwater Management Report for proposed development and model results*

VI. SWFWMD ERP Modification

- *Prepare and submit ERP Modification to Mass Grading ERP to Construct and Operate for this phase of project*
- *Prepare stormwater routing model & drainage calculations in support of the ERP Modification application.*
- *Prepare Stormwater Management Report based on the Final Site Plan.*
- *Prepare and submit responses to Requests for Additional Information (RAI). The fee assumes a maximum of two (2) rounds of responses. Additional RAI responses will be billed on an hourly rate if changes from the client requires additional submittals.*

VII. Bidding Services

Assumes all parcels & streets within this project will be sent out to bid at one-time, additional bidding will require additional fees.

- *Prepare plans and bid tabs.*
- *Provide bid quantities to owner.*
- *Coordinate bids with select contractors and provide additional information as needed*

VIII. Final Plat Coordination

- Coordinate with project surveyor and team to prepare final plat/plat recording application and documentation.
- Prepare Engineer's Opinion of Probable Costs for Bonds.
- Coordinate with county staff final plat recordation.

IX. Tree Removal Permit

- A. Prepare and submit Sarasota County Tree Removal Application.
- B. Client to provide tree survey based on Sarasota County requirements for Waldrop Engineering to prepare Tree Removal Plan based on proposed development.

X. Engineering Construction Phase Services

Provide engineering construction phase services for the following projects/permits on the assumed per phase basis (additional phases will require additional fees):

1. Neighborhood 4 North S&D
 2. Neighborhood 4 North Utility
- A. Attend weekly construction meetings as necessary (assumes 24 weeks).
 - B. Attend scheduled utility testing per Sarasota County Utility requirements
 - C. Complete conduit Crossing plans and coordinate with dry utilities (FPL, Frontier, Comcast, and TECO) on design, crossing locations, above ground appurtenance locations, and construction start dates.
 - D. Provide construction observation of the Contractor's progress on work designed by Waldrop Engineering for certification purposes only.
 - E. Review shop drawings for conformance with development plans and technical specifications, as required.
 - F. Review pay requests and change orders.
 - G. Conduct walk through/site inspection with Client and Contractor for work designed by Waldrop Engineering (assumes 2 inspections).

XI. Engineering S&D Certification Services

Provide engineering certification services to include:

- A. Prepare the following certification packages:
 - Sarasota County – S&D Acceptance Package
- B. Contractors' Surveyor shall provide "as-built" record drawings for the stormwater infrastructure, site grading and stormwater management system designed by Waldrop Engineering. Waldrop shall coordinate the submittal of the Surveyor's record drawings for the certification with Sarasota County S&D and Sarasota County Utilities. If the surveyor does not provide the "as-built" record drawings and only provides the as-built information to Waldrop Engineering, then the client will be billed an hourly rate for Waldrop Engineering to prepare the record drawings for certifications.
- C. Prepare and submit a bond reduction for work complete to Sarasota County.

XII. Final Utility Certification Services

- A. Prepare and submit the following certification packages:
 - Sarasota County – Utility Turnover Package
 - FDEP Potable Water System Clearance Package
 - FDEP Wastewater Clearance Package
- B. Coordinate with client and contractor on final site walk punch list items.
- C. Conduct walk through/site inspection with Client and Contractor for work designed by Waldrop Engineering (assumes 2 inspections).
- D. Contractors' Surveyor shall provide "as-built" record drawings for the utility infrastructure system designed by Waldrop Engineering. Waldrop shall coordinate the submittal of the Surveyor's record drawings for the certification with Sarasota County S&D and Sarasota County Utilities. If the surveyor does not provide the "as-built" record drawings and only provides the as-built information to Waldrop Engineering, then the client will be billed an hourly rate for Waldrop Engineering to prepare the record drawings for certifications.

XIII. Reimbursable Expenses

Expenses for blueprints, reproduction services, overnight delivery, courier service, and other Project related charges will be billed at cost plus 10%.

The SCOPE OF SERVICES will be provided based on the following fee structure: NTE \$428,500.00

	SCOPE OF SERVICE	FEE TYPE	FEE
1.	Design Development	Fixed	\$5,000
2.	Master Engineering	Fixed	\$225,000
3.	Sarasota County S&D Plans and Permitting	Fixed	\$40,000
4.	Sarasota County Utility Permitting	Fixed	\$20,000
5.	Watershed Model Update	Fixed	\$55,000
6.	SWFWMD ERP Modification	Fixed	\$10,000
7.	Bidding Services	Fixed	\$10,000
8.	Final Plat Coordination	Fixed	\$10,000
9.	Tree Removal Permit	Fixed	\$1,500
10.	Engineering Construction Phase Services (Per Phase)		
	1. S&D Construction	Hourly	\$15,000
	2. Utility Construction	Hourly	\$15,000
11.	Engineering S&D Certification Services		
	1. S&D Certification	Hourly	\$5,000
12.	Final Utility Certification Services (Per Phase)		
	Sarasota County Utility Turnover Package Certification	Hourly	\$10,000
	FDEP Potable Water System Certification	Hourly	\$2,500
	FDEP Wastewater Certification	Hourly	\$2,500
13.	Reimbursable Expenses	NTE	\$2,000

Consultant's hourly fee schedule (including time period for which rates apply) is as follows:

CLASSIFICATION	CODE	RATE
PROFESSIONAL CONSULTANT		
Professional Consultant I	PCI	\$95/hr
Professional Consultant II	PCII	\$100/hr
Professional Consultant III	PCIII	\$105/hr
Professional Consultant IV	PCIV	\$110/hr
Professional Consultant V	PCV	\$115/hr
Professional Consultant VI	PCVI	\$120/hr
Professional Consultant VII	PCVII	\$125/hr
Professional Consultant VIII	PCVIII	\$130/hr
Professional Consultant IX	PCIX	\$135/hr
Professional Consultant X	PCX	\$140/hr
Professional Consultant XI	PCXI	\$145/hr
Professional Consultant X11	PCXII	\$150/hr
Professional Consultant XIII	PCXIII	\$155/hr
Professional Consultant XIV	PCXIV	\$160/hr
Professional Consultant XV	PCXV	\$165/hr
Professional Consultant XVI	PCXVI	\$170/hr
Professional Consultant XVII	PCXVII	\$175 hr
EXPERT CONSULTANT		
Expert Consultant I	ECI	\$125/hr
Expert Consultant II	ECII	\$150/hr

Expert Consultant III	ECIII	\$175/hr
ADMINISTRATIVE		
Administrative Assistant I	AAI	\$50/hr
Administrative Assistant II	AAII	\$60/hr
Administrative Assistant III	AAIII	\$70/hr
Administrative Assistant IV	AAIV	\$80/hr
Administrative Assistant V	AAV	\$90/hr
Administrative Assistant VI	AAVI	\$100/hr
REIMBURSABLE EXPENSES		
Reimbursable expenses will be charged at cost plus 10%		

**AUTHORIZING ADDENDUM #898 LT Ranch(Siesta Ranch) 20
TO
MASTER PROFESSIONAL SERVICES AGREEMENT**

**EXHIBIT B
JOB SITE**

LT RANCH

Sections 15, 16, 21, 27, 28 & 33, Township 37 South, Range 19 East,
Sarasota County, Florida



—Vicinity Map—
Not to Scale

LT RANCH COMMUNITY DEVELOPMENT DISTRICT

JP Ward & Associates, LLC, 2301 Northeast 37th Street, Fort Lauderdale, Florida 33308

TO: Jim Ward

FROM: Jere Earlywine and Katie Ibarra

RE: Summary of Acquisition of Neighborhood Two Townhomes & Access Road Phase 1 Utilities and Irrigation

DATE: _____, 2022

At this time, the LT Ranch Community Development District (“**District**”) is acquiring certain utilities and irrigation improvements and work product (“**Acquired Improvements**” or “**Acquired Work Product**”) located in Neighborhood Two Townhomes & Access Road Phase 1 from the Developer pursuant to the *Acquisition Agreement* between the District and the Developer, dated October 1, 2019, and the *First Amendment to Acquisition Agreement*, dated December 20, 2019. Upon acquisition, the District will convey the utilities by Bill of Sale to Sarasota County for ownership, operation and maintenance. Here are the Acquired Improvements and Acquired Work Product being funded:

TOWNHOMES			
Description	CDD Eligible Amount	Paid to Date (From Developer to Contractor)	Balance Owed
Potable Water	\$204,416.80	\$204,416.80	\$0.00
Wastewater	\$650,384.42	\$650,384.42	\$0.00
Reuse Water	\$42,486.00	\$42,486.00	\$0.00
Irrigation	\$115,651.57	\$115,651.57	\$0.00
Work Product	\$176,351.25	\$153,850.03	\$22,501.22
TOTAL:	\$1,189,290.04	\$1,166,788.82	\$22,501.22

ACCESS ROAD PHASE 1			
Description	CDD Eligible Amount	Paid to Date (From Developer to Contractor)	Balance Owed
Potable Water	\$63,106.25	\$63,106.25	\$0.00
Wastewater	\$37,520.00	\$37,520.00	\$0.00
Reuse Water	\$0.00	\$0.00	\$0.00
Irrigation	\$18,481.00	\$18,481.00	\$0.00
Work Product	\$48,550.00	\$40,381.92	\$8,168.08
TOTAL:	\$167,657.25	\$159,489.17	\$8,168.08

- Real estate rights for the conveyance exist by virtue of platted utility easements in favor of the County.
- Note that the Acquired Improvements were constructed by Ripa & Associates, LLC, pursuant to a contract with the Developer, but the Acquired Improvements are only a portion of a larger contract which involves additional improvements within and without the District's boundaries. Similarly, the Acquired Work Product was prepared by Atwell, LLC, pursuant to a contract with the Developer. The total cost of the Acquired Improvements and Acquired Work Product is **\$1,356,947.29**. Of this amount, **\$1,326,277.99** will be paid from future bond proceeds by the District to the Developer and the balance of **\$30,669.30** will be paid upon proof of payment by the Developer.
- The District Engineer has identified and certified that the District is paying the correct amount for the Acquired Improvements and Acquired Work Product.

LT Ranch Community Development District
c/o James P. Ward, District Manager
JP Ward & Associates, LLC
2301 Northeast 37th Street
Fort Lauderdale, Florida 33308

RE: Letter Agreement for Acquisition of Public Infrastructure Improvements & Work Product
Skye Ranch Neighborhood Two Townhomes & Access Road Phase 1

Dear Jim,

Pursuant to the *Acquisition Agreement* between the District and the Developer, dated October 1, 2019, and the *First Amendment to Acquisition Agreement*, dated December 20, 2019 (together, "**Acquisition Agreement**"), you are hereby notified that Taylor Morrison of Florida, Inc. ("**Developer**") has completed and wishes to sell ("**Sale**") to the LT Ranch Community Development District ("**District**") certain utilities and irrigation improvements ("**Improvements**"), and work product ("**Work Product**") related to what is known as Skye Ranch Neighborhood Two Townhomes & Access Road Phase 1, 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, the District agrees to pay from future bond proceeds the amount of \$1,356,947.29 which represents the actual cost of constructing and/or creating the Improvements¹ and Work Product.
- The Developer agrees, at the direction of the District, to assist with the transfer of any permits or similar approvals necessary for the operation of the Improvements.
- The Developer agrees, at the direction of the District, to assist the District with the turn-over from the District and to Sarasota County all of the District's rights, title and interest in the utility 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 Sarasota County, and posting and maintaining any required maintenance bonds.
- Notwithstanding anything to the contrary herein, certain amounts may still be owed to contractors and Developer agrees to timely make payment for all remaining amounts owed, and to ensure that no liens are placed on the Improvements.

[CONTINUED ON FOLLOWING PAGE]

¹ As of May 10, 2022, the Developer has paid \$1,326,277.99 to the Contractor and Engineer for the Improvements and Work Product. This amount will be immediately by requisition from future bond proceeds by the District and paid to Developer. The District will process the remaining \$30,669.30 by requisition and pay the Developer once proof of payment for the remaining amount has been submitted to the District, subject to the terms of the Acquisition Agreement and the availability of funds.


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 affect the Sale.

Sincerely,


Agreed to by:

TAYLOR MORRISON OF FLORIDA, INC., a Florida corporation

**LT RANCH COMMUNITY
DEVELOPMENT DISTRICT**



Chairman, Board of Supervisors



Name: JASON POTE
Title: VP FINANCE

EXHIBIT A

Description of Improvements & Work Product

Potable Water Improvements- All potable water lines, including but not limited to all pipes, structures, fittings, valves, pumps, laterals, services, tees, equipment and appurtenances hereto, in each case located within or upon Tract 104 (designated as Luna Lane, Lunar Skye Street, Painted Skye Street) and all Public Utility Easements, identified in the plat known as Skye Ranch Neighborhood Two Townhomes, recorded in the Official Records of Sarasota County, Florida at Plat Book 55, Pages 134 et seq.

Wastewater Improvements- All wastewater lines, including but not limited to all pipes, structures, fittings, valves, pumps, laterals, force mains, lift stations, services, tees, equipment and appurtenances hereto, in each case located within or upon Tract 104 (designated as Luna Lane, Lunar Skye Street, Painted Skye Street), Tract Z-4 (lift station) and all Public Utility Easements, identified in the plat known as Skye Ranch Neighborhood Two Townhomes, recorded in the Official Records of Sarasota County, Florida at Plat Book 55, Pages 134 et seq.

Reuse Improvements- All reuse lines, including but not limited to all pipes, structures, fittings, valves, pumps, laterals, services, tees, equipment and appurtenances hereto, in each case located within or upon the Public Utility Easement in Tract 312 (Preservation Area), identified in the plat known as Skye Ranch Neighborhood Two Townhomes, recorded in the Official Records of Sarasota County, Florida at Plat Book 55, Pages 134 et seq.

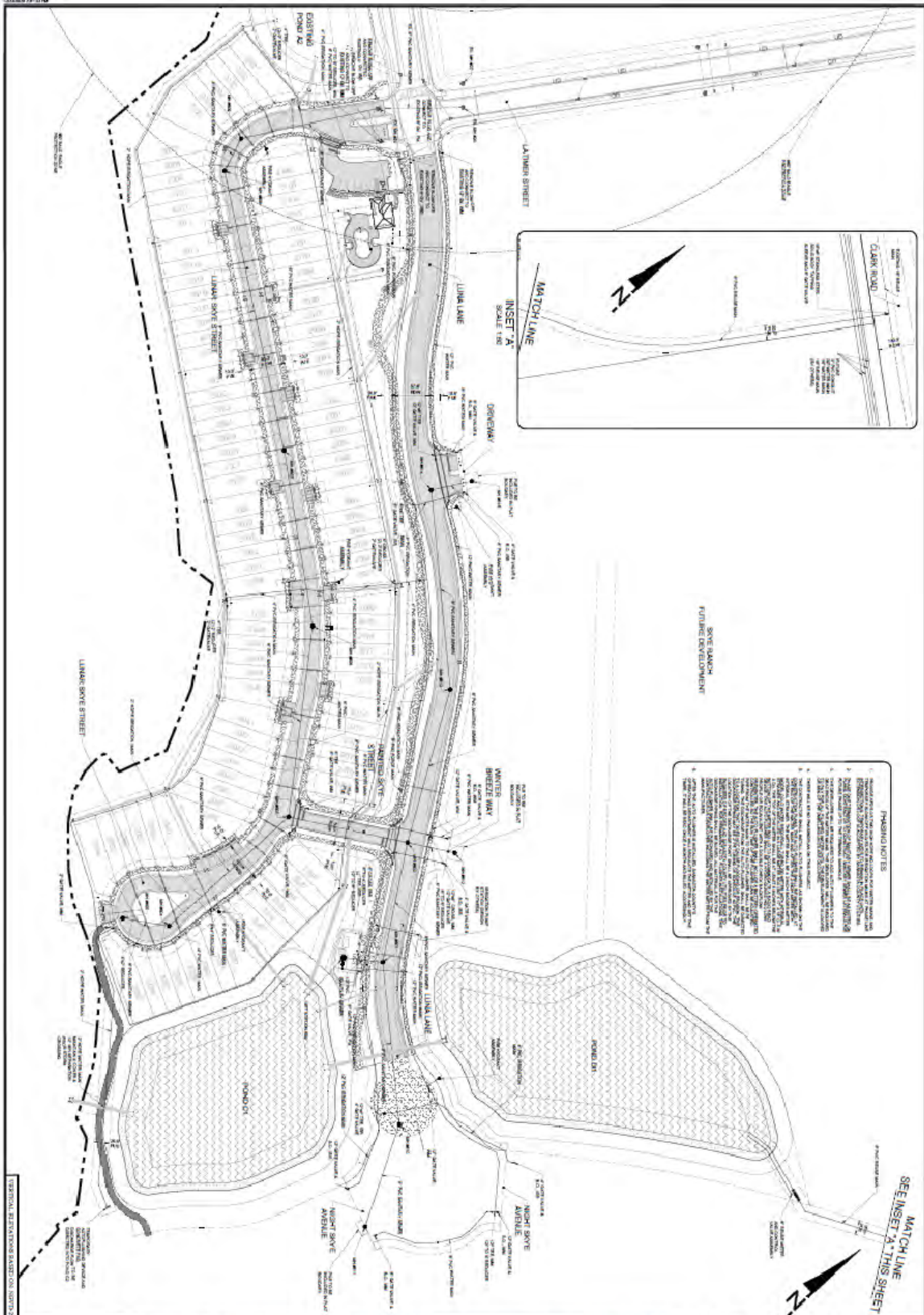
Irrigation Improvements – All irrigation systems, including but not limited to wells, pumps, pipes, structures, fittings, valves, spray heads and related system components, in each case located within or upon Tract 104 (designated as Luna Lane, Lunar Skye Street, Painted Skye Street), Tracts 230, 231, 232, 233, and 234 (Drainage, Landscape & Irrigation Areas), Tracts 407, 408 and 409 (Park Areas), Tract 726 (Lake, Pond D1), and the Public Utility Easements, identified in the plat known as Skye Ranch Neighborhood Two Townhomes, recorded in the Official Records of Sarasota County, Florida at Plat Book 55, Pages 134 et seq.

Work Product – Any and all site plans, construction and development drawings, plans and specifications, documents, surveys, engineering and soil reports and studies, licenses, permits, zoning approvals, entitlements, building permits, demolition and excavation permits, curb cut and right-of-way permits, utility permits, drainage rights, bonds, and similar or equivalent private and governmental documents of every kind and character whatsoever pertaining or applicable to or in any way connected with the development, construction, and ownership of the above-referenced improvements.

[CONTINUED ON NEXT PAGE]

TOWNHOMES			
Description	CDD Eligible Amount	Paid to Date (From Developer to Contractor)	Balance Owed
Potable Water	\$204,416.80	\$204,416.80	\$0.00
Wastewater	\$650,384.42	\$650,384.42	\$0.00
Reuse Water	\$42,486.00	\$42,486.00	\$0.00
Irrigation	\$115,651.57	\$115,651.57	\$0.00
Work Product	\$176,351.25	\$153,850.03	\$22,501.22
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ACCESS ROAD PHASE 1			
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Wastewater	\$37,520.00	\$37,520.00	\$0.00
Reuse Water	\$0.00	\$0.00	\$0.00
Irrigation	\$18,481.00	\$18,481.00	\$0.00
Work Product	\$48,550.00	\$40,381.92	\$8,168.08
TOTAL:	\$167,657.25	\$159,489.17	\$8,168.08



PHASING NOTES

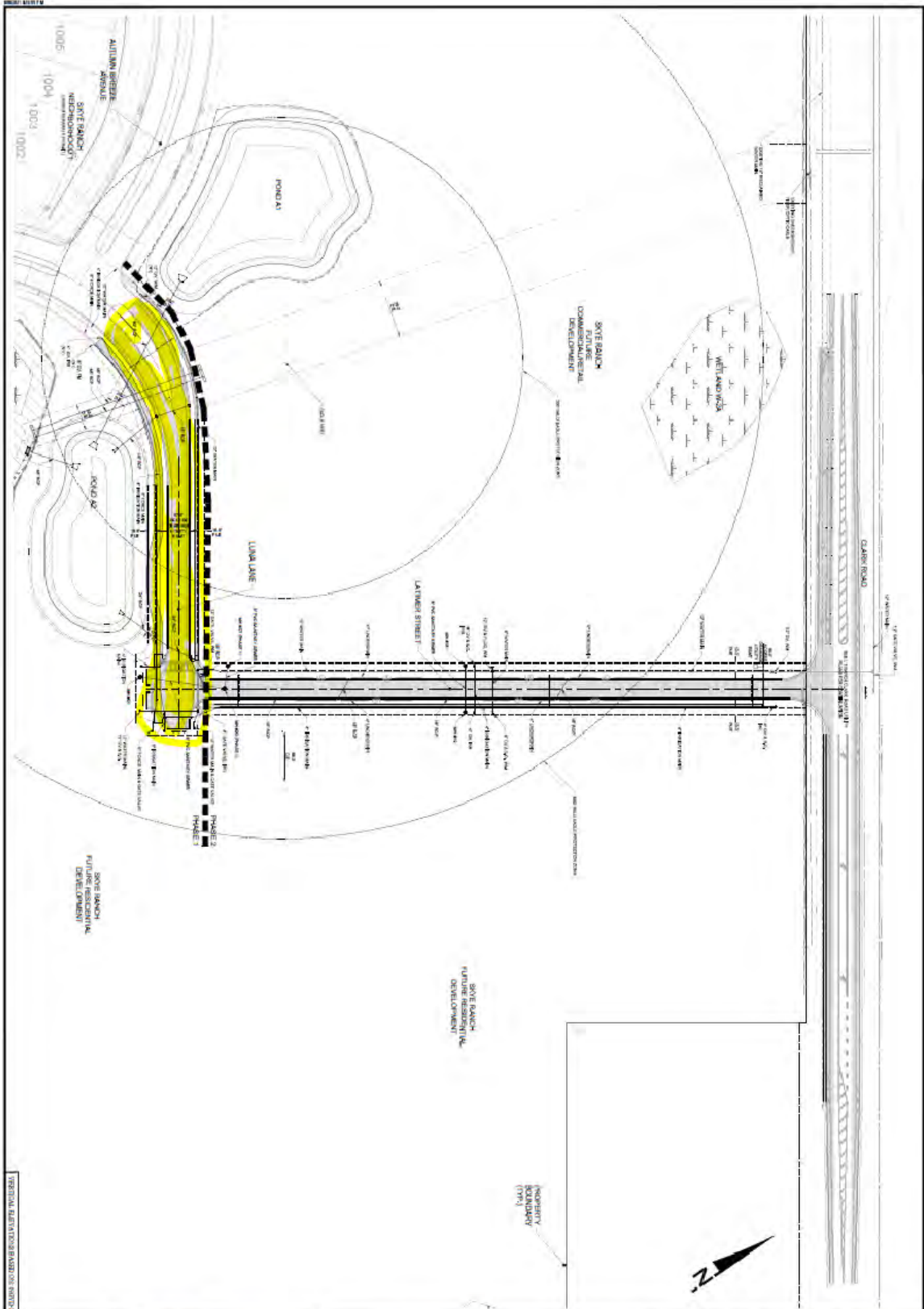
1. PHASING OF THIS PROJECT IS TO BE DETERMINED BY THE CLIENT.
2. THE PHASING OF THIS PROJECT IS TO BE DETERMINED BY THE CLIENT.
3. THE PHASING OF THIS PROJECT IS TO BE DETERMINED BY THE CLIENT.
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NO.	DESCRIPTION	DATE	BY	CHECKED
1	ISSUED FOR PERMITTING	08/15/2023	J. W. WALKER	J. W. WALKER
2	ISSUED FOR CONSTRUCTION	08/15/2023	J. W. WALKER	J. W. WALKER
3	ISSUED FOR RECORD	08/15/2023	J. W. WALKER	J. W. WALKER
4	ISSUED FOR RECORD	08/15/2023	J. W. WALKER	J. W. WALKER
5	ISSUED FOR RECORD	08/15/2023	J. W. WALKER	J. W. WALKER
6	ISSUED FOR RECORD	08/15/2023	J. W. WALKER	J. W. WALKER
7	ISSUED FOR RECORD	08/15/2023	J. W. WALKER	J. W. WALKER
8	ISSUED FOR RECORD	08/15/2023	J. W. WALKER	J. W. WALKER
9	ISSUED FOR RECORD	08/15/2023	J. W. WALKER	J. W. WALKER
10	ISSUED FOR RECORD	08/15/2023	J. W. WALKER	J. W. WALKER

CONCURRENT SUBDIVISION CONSTRUCTION PLANS
SKYE RANCH NEIGHBORHOOD 2
 TOWNHOMES
 CLIENT: TAYLOR MORRISON OF FLORIDA, INC.
 MASTER UTILITY PLAN

WALDROP ENGINEERING

10000 W. UNIVERSITY BLVD. SUITE 1000
 DUBLIN, GA 31009
 (770) 476-1000



PROFESSIONAL ENGINEER LICENSE NO. 10002

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	08/15/2011
2	AS NOTED	08/15/2011
3	AS NOTED	08/15/2011
4	AS NOTED	08/15/2011
5	AS NOTED	08/15/2011
6	AS NOTED	08/15/2011
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99	AS NOTED	08/15/2011
100	AS NOTED	08/15/2011

ROAD CONSTRUCTION SUBDIVISION PLANS
SKYE RANCH - ACCESS ROAD
 MINOR MODIFICATION #1
 CLIENT: TAYLOR MORRISON, INC.
 MASTER UTILITY PLAN

WALDROP ENGINEERING

10117 GARDEN ROAD - SUITE 100 HANCOCK, IL 62222
 P: 618.679.6666 F: 618.679.7700 EMAIL: info@waldropeng.com

CORPORATE DECLARATION REGARDING COSTS PAID
[SKYE RANCH NEIGHBORHOOD TWO TOWNHOMES & ACCESS ROAD PHASE 1]

Taylor Morrison of Florida, Inc., a Florida corporation ("**Developer**"), the developer of certain lands within the LT Ranch Community Development District ("**District**"), a special purpose unit of local government established pursuant to Chapter 190, *Florida Statutes*, does hereby certify:

1. Developer is the developer of certain lands within the District.
2. The District's *Master Engineer's Report*, dated April 2019, as revised November 6, 2019, as supplemented by the *2019 Project Supplement to the Master Engineer's Report*, dated April 2019, as revised November 6, 2019, and as supplemented by the *2022 Project Supplement to the Master Engineer's Report date April 2019 (as revised November 6, 2019)*, dated May 2022 ("**Engineer's Report**") describes certain public infrastructure improvements and 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*.
3. Developer has expended funds to develop and/or acquire certain of the public infrastructure improvements and work product described in the Engineer's Report and more specifically described in **Exhibit A**. The attached **Exhibit A** accurately identifies certain of those improvements and work product that have been completed to date and states the amounts that Developer has spent on those improvements and work product.
4. Except for the balance to finish and/or retainage set forth in **Exhibit A**, no money is owed to any contractors or subcontractors for any work performed on the completed improvements.
5. The Developer acknowledges that the District intends to rely on this Declaration for purposes of acquiring the infrastructure improvements and work product identified in **Exhibit A**.

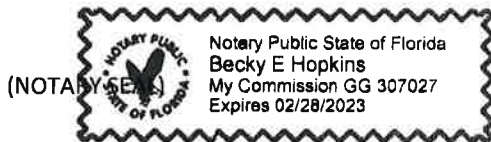
Executed this 16th day of August, 2022.

TAYLOR MORRISON OF FLORIDA, INC.


Name: JASON POTE
Title: VP FINANCE

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was sworn and subscribed before me by means of physical presence or online notarization this 16th day of August, 2022, by JASON POTE as VP FINANCE of TAYLOR MORRISON OF FLORIDA, 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.



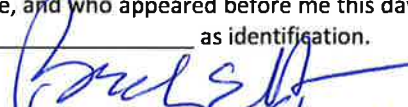

NOTARY PUBLIC, STATE OF FLORIDA
Name: Becky E Hopkins
(Name of Notary Public, Printed, Stamped or Typed as Commissioned)

Exhibit A – Description of Improvements and Work Product

EXHIBIT A

Description of Improvements & Work Product

Potable Water Improvements- All potable water lines, including but not limited to all pipes, structures, fittings, valves, pumps, laterals, services, tees, equipment and appurtenances hereto, in each case located within or upon Tract 104 (designated as Luna Lane, Lunar Skye Street, Painted Skye Street) and all Public Utility Easements, identified in the plat known as Skye Ranch Neighborhood Two Townhomes, recorded in the Official Records of Sarasota County, Florida at Plat Book 55, Pages 134 et seq.

Wastewater Improvements- All wastewater lines, including but not limited to all pipes, structures, fittings, valves, pumps, laterals, force mains, lift stations, services, tees, equipment and appurtenances hereto, in each case located within or upon Tract 104 (designated as Luna Lane, Lunar Skye Street, Painted Skye Street), Tract Z-4 (lift station) and all Public Utility Easements, identified in the plat known as Skye Ranch Neighborhood Two Townhomes, recorded in the Official Records of Sarasota County, Florida at Plat Book 55, Pages 134 et seq.

Reuse Improvements- All reuse lines, including but not limited to all pipes, structures, fittings, valves, pumps, laterals, services, tees, equipment and appurtenances hereto, in each case located within or upon the Public Utility Easement in Tract 312 (Preservation Area), identified in the plat known as Skye Ranch Neighborhood Two Townhomes, recorded in the Official Records of Sarasota County, Florida at Plat Book 55, Pages 134 et seq.

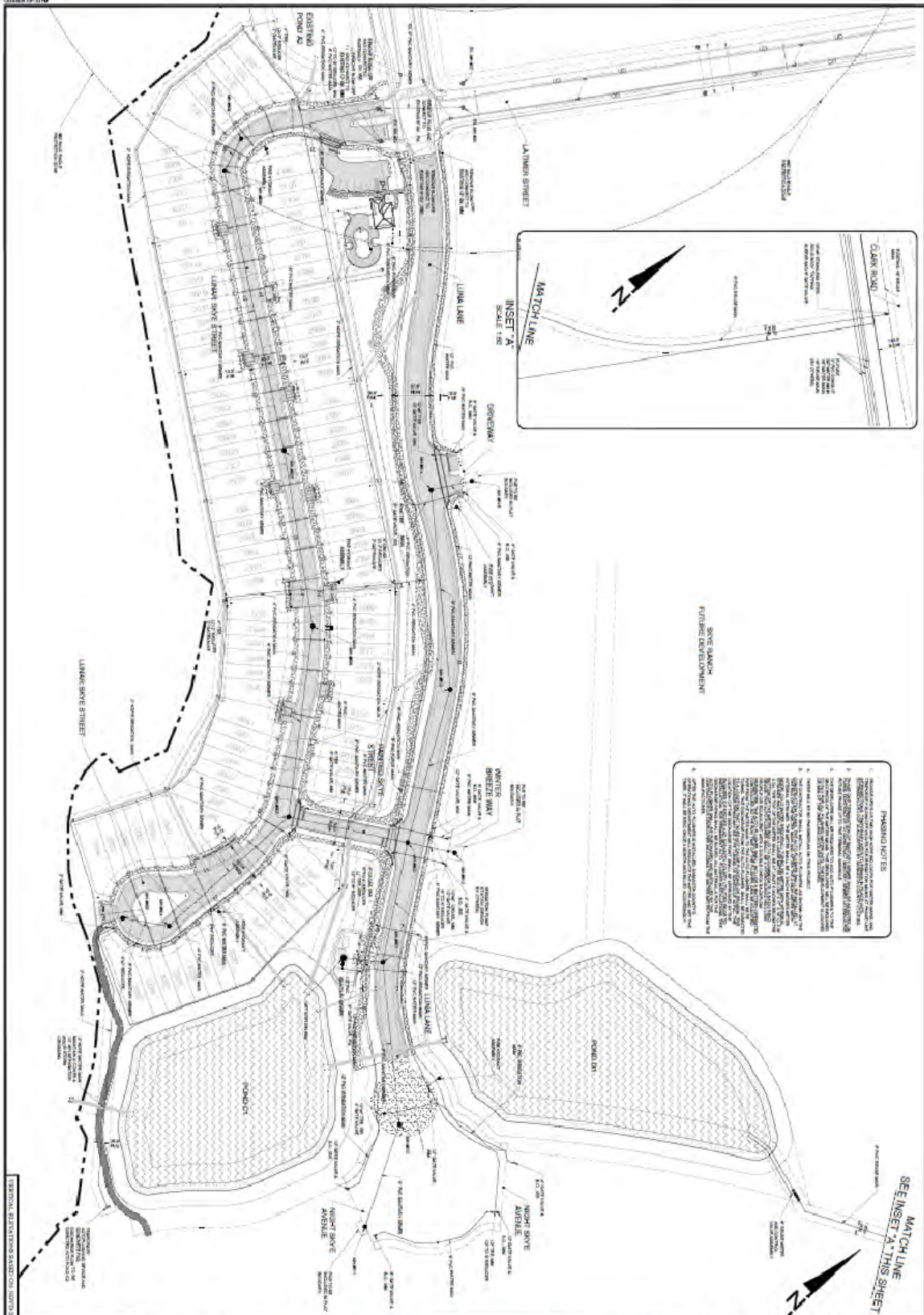
Irrigation Improvements – All irrigation systems, including but not limited to wells, pumps, pipes, structures, fittings, valves, spray heads and related system components, in each case located within or upon Tract 104 (designated as Luna Lane, Lunar Skye Street, Painted Skye Street), Tracts 230, 231, 232, 233, and 234 (Drainage, Landscape & Irrigation Areas), Tracts 407, 408 and 409 (Park Areas), Tract 726 (Lake, Pond D1), and the Public Utility Easements, identified in the plat known as Skye Ranch Neighborhood Two Townhomes, recorded in the Official Records of Sarasota County, Florida at Plat Book 55, Pages 134 et seq.

Work Product – Any and all site plans, construction and development drawings, plans and specifications, documents, surveys, engineering and soil reports and studies, licenses, permits, zoning approvals, entitlements, building permits, demolition and excavation permits, curb cut and right-of-way permits, utility permits, drainage rights, bonds, and similar or equivalent private and governmental documents of every kind and character whatsoever pertaining or applicable to or in any way connected with the development, construction, and ownership of the above-referenced improvements.

[CONTINUED ON NEXT PAGE]

TOWNHOMES			
Description	CDD Eligible Amount	Paid to Date (From Developer to Contractor)	Balance Owed
Potable Water	\$204,416.80	\$204,416.80	\$0.00
Wastewater	\$650,384.42	\$650,384.42	\$0.00
Reuse Water	\$42,486.00	\$42,486.00	\$0.00
Irrigation	\$115,651.57	\$115,651.57	\$0.00
Work Product	\$176,351.25	\$153,850.03	\$22,501.22
TOTAL:	\$1,189,290.04	\$1,166,788.82	\$22,501.22

ACCESS ROAD PHASE 1			
Description	CDD Eligible Amount	Paid to Date (From Developer to Contractor)	Balance Owed
Potable Water	\$63,106.25	\$63,106.25	\$0.00
Wastewater	\$37,520.00	\$37,520.00	\$0.00
Reuse Water	\$0.00	\$0.00	\$0.00
Irrigation	\$18,481.00	\$18,481.00	\$0.00
Work Product	\$48,550.00	\$40,381.92	\$8,168.08
TOTAL:	\$167,657.25	\$159,489.17	\$8,168.08



PHASING NOTES

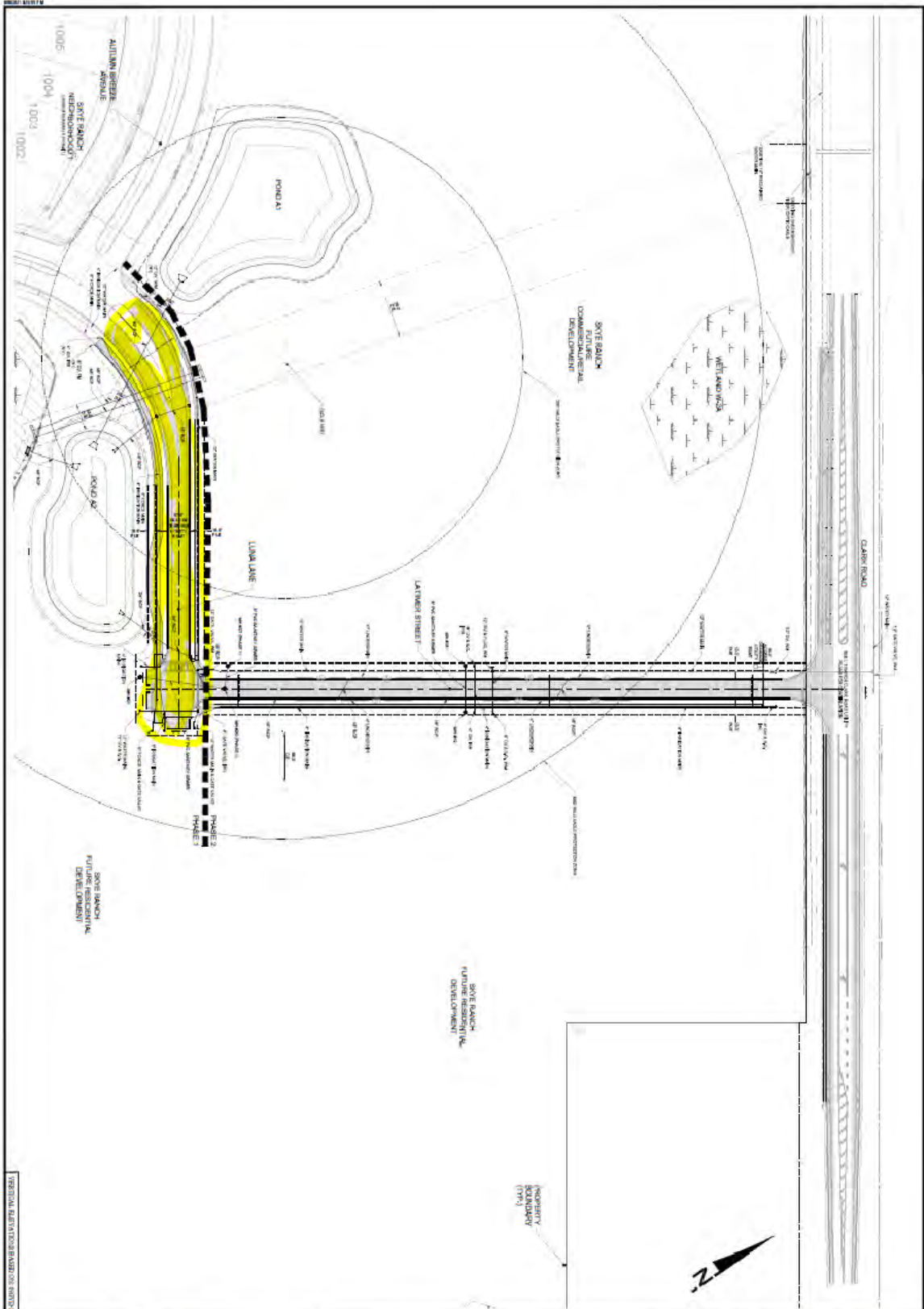
1. PHASING OF THIS PROJECT IS BASED ON THE PHASING OF THE SKYE RANCH FUTURE DEVELOPMENT.
2. THE PHASING OF THIS PROJECT IS BASED ON THE PHASING OF THE SKYE RANCH FUTURE DEVELOPMENT.
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NO.	DESCRIPTION	DATE	BY	CHECKED
1	PRELIMINARY	11/11/11	J. W. WALKER	J. W. WALKER
2	REVISED	11/11/11	J. W. WALKER	J. W. WALKER
3	REVISED	11/11/11	J. W. WALKER	J. W. WALKER
4	REVISED	11/11/11	J. W. WALKER	J. W. WALKER
5	REVISED	11/11/11	J. W. WALKER	J. W. WALKER
6	REVISED	11/11/11	J. W. WALKER	J. W. WALKER
7	REVISED	11/11/11	J. W. WALKER	J. W. WALKER
8	REVISED	11/11/11	J. W. WALKER	J. W. WALKER
9	REVISED	11/11/11	J. W. WALKER	J. W. WALKER
10	REVISED	11/11/11	J. W. WALKER	J. W. WALKER

CONCURRENT SUBDIVISION CONSTRUCTION PLANS
SKYE RANCH NEIGHBORHOOD 2
 TOWNHOMES
 CLIENT: TAYLOR MORRISON OF FLORIDA, INC.
 MASTER UTILITY PLAN

WALDROP ENGINEERING

10000 W. UNIVERSITY BLVD. SUITE 1000
 TAMPA, FLORIDA 33613
 TEL: 813-973-0000 FAX: 813-973-0001
 WWW.WALDROPENGINEERING.COM



PROFESSIONAL SEAL AND REGISTERED INFORMATION

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	08/15/2011
2	REVISED FOR PERMIT	08/15/2011
3	REVISED FOR PERMIT	08/15/2011
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ROAD CONSTRUCTION SUBDIVISION PLANS
SKYE RANCH - ACCESS ROAD
 MINOR MODIFICATION #1
 CLIENT: TAYLOR MORRISON, INC.
 MASTER UTILITY PLAN

WALDROP ENGINEERING

401 GARDEN ROAD - SUITE 100 HANOVER, IL 62222
 P: 618.679.6666 F: 618.679.7700 EMAIL: info@waldropeng.com

CONSULTING ENGINEER'S CERTIFICATE
[SKYE RANCH NEIGHBORHOOD TWO TOWNHOMES & ACCESS ROAD PHASE 1]

_____, 2022

Board of Supervisors
LT Ranch Community Development District

Re: Acquisition of Improvements & Work Product
Skye Ranch Neighborhood Two Townhomes & Access Road Phase 1

Ladies and Gentlemen:

The undersigned, a representative of Atwell, LLC ("**Consulting Engineer**"), as engineer for the LT Ranch Community Development District ("**District**"), hereby makes the following certifications in connection with the District's acquisition of improvements ("**Improvements**"), and work product ("**Work Product**") 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 and Work Product. 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 and Work Product are within the scope of the *Master Engineer's Report*, dated April 2019, as revised November 6, 2019, as supplemented by *2019 Project Supplement to the Master Engineer's Report, dated April 2019, as revised November 6, 2019*, and as supplemented by the *2022 Project Supplement to the Master Engineer's Report date April 2019 (as revised November 6, 2019)*, dated May 2022, 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 and Work Product 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 the Developer to create and/or construct the Improvements and/or Work Product, and (ii) the reasonable fair market value of the Improvements and/or Work Product.
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.

[CONTINUED ON NEXT PAGE]

6. With this document, I hereby certify that it is appropriate at this time for the District to acquire the Improvements and Work Product.

FURTHER AFFIANT SAYETH NOT.



Ronald Schwied P.E.
Atwell, LLC
Florida Registration No. 65694
Consulting Engineer

STATE OF FLORIDA
COUNTY OF Sarasota

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 24 day of June, 2022, by Ronald Schwied, as Consulting Engineer of Atwell, LLC who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

(NOTARY SEAL)





NOTARY PUBLIC, STATE OF FLORIDA
Name: Jessica Fritz
(Name of Notary Public, Printed, Stamped or Typed as Commissioned)

EXHIBIT A

Description of Improvements & Work Product

Potable Water Improvements- All potable water lines, including but not limited to all pipes, structures, fittings, valves, pumps, laterals, services, tees, equipment and appurtenances hereto, in each case located within or upon Tract 104 (designated as Luna Lane, Lunar Skye Street, Painted Skye Street) and all Public Utility Easements, identified in the plat known as Skye Ranch Neighborhood Two Townhomes, recorded in the Official Records of Sarasota County, Florida at Plat Book 55, Pages 134 et seq.

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Reuse Improvements- All reuse lines, including but not limited to all pipes, structures, fittings, valves, pumps, laterals, services, tees, equipment and appurtenances hereto, in each case located within or upon the Public Utility Easement in Tract 312 (Preservation Area), identified in the plat known as Skye Ranch Neighborhood Two Townhomes, recorded in the Official Records of Sarasota County, Florida at Plat Book 55, Pages 134 et seq.

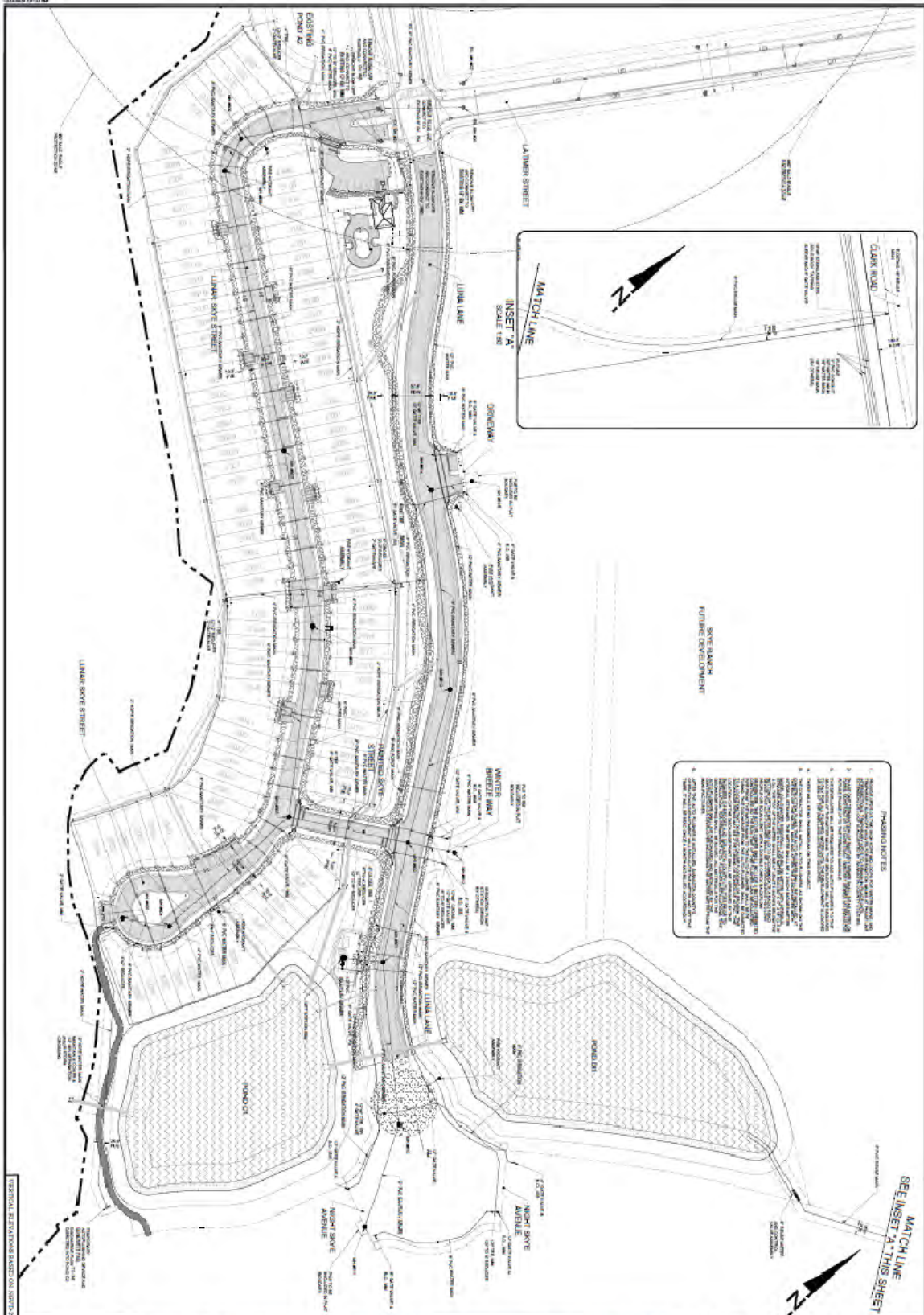
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[CONTINUED ON NEXT PAGE]

TOWNHOMES			
Description	CDD Eligible Amount	Paid to Date (From Developer to Contractor)	Balance Owed
Potable Water	\$204,416.80	\$204,416.80	\$0.00
Wastewater	\$650,384.42	\$650,384.42	\$0.00
Reuse Water	\$42,486.00	\$42,486.00	\$0.00
Irrigation	\$115,651.57	\$115,651.57	\$0.00
Work Product	\$176,351.25	\$153,850.03	\$22,501.22
TOTAL:	\$1,189,290.04	\$1,166,788.82	\$22,501.22

ACCESS ROAD PHASE 1			
Description	CDD Eligible Amount	Paid to Date (From Developer to Contractor)	Balance Owed
Potable Water	\$63,106.25	\$63,106.25	\$0.00
Wastewater	\$37,520.00	\$37,520.00	\$0.00
Reuse Water	\$0.00	\$0.00	\$0.00
Irrigation	\$18,481.00	\$18,481.00	\$0.00
Work Product	\$48,550.00	\$40,381.92	\$8,168.08
TOTAL:	\$167,657.25	\$159,489.17	\$8,168.08



PHASING NOTES

1. PHASING OF THIS PROJECT IS BASED ON THE PHASING OF THE SKYE RANCH NEIGHBORHOOD 2 TOWNHOMES PROJECT.
2. THE PHASING OF THIS PROJECT IS BASED ON THE PHASING OF THE SKYE RANCH NEIGHBORHOOD 2 TOWNHOMES PROJECT.
3. THE PHASING OF THIS PROJECT IS BASED ON THE PHASING OF THE SKYE RANCH NEIGHBORHOOD 2 TOWNHOMES PROJECT.
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9. THE PHASING OF THIS PROJECT IS BASED ON THE PHASING OF THE SKYE RANCH NEIGHBORHOOD 2 TOWNHOMES PROJECT.
10. THE PHASING OF THIS PROJECT IS BASED ON THE PHASING OF THE SKYE RANCH NEIGHBORHOOD 2 TOWNHOMES PROJECT.

SKYE RANCH
FUTURE DEVELOPMENT

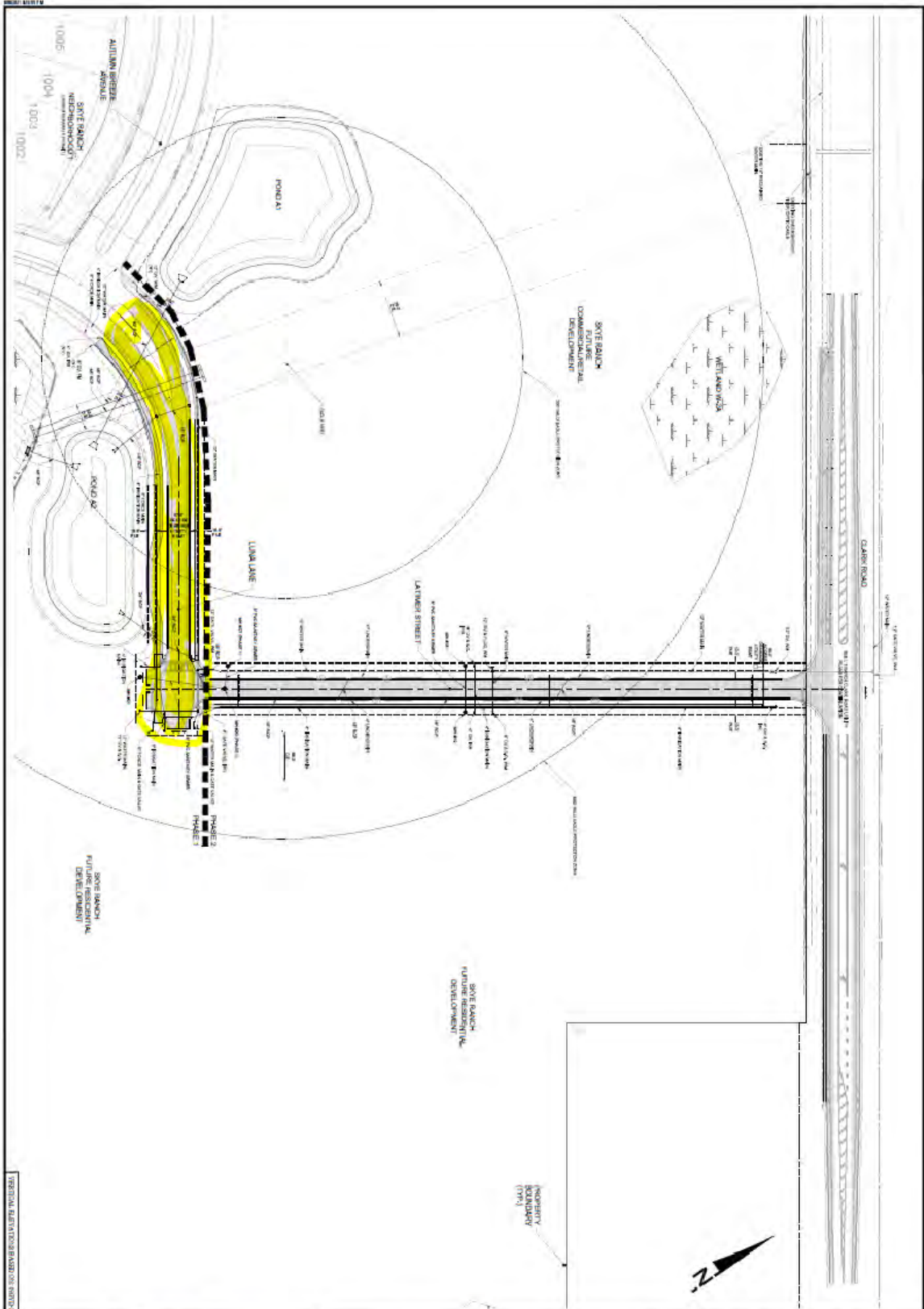
MATCH LINE
SEE INSET 'A' THIS SHEET

NO.	DESCRIPTION	DATE	BY	CHECKED
1	ISSUED FOR PERMITS	11/15/2023	J. W. WALKER	J. W. WALKER
2	ISSUED FOR CONSTRUCTION	11/15/2023	J. W. WALKER	J. W. WALKER
3	ISSUED FOR RECORD	11/15/2023	J. W. WALKER	J. W. WALKER
4	ISSUED FOR AS-BUILT	11/15/2023	J. W. WALKER	J. W. WALKER
5	ISSUED FOR FINAL	11/15/2023	J. W. WALKER	J. W. WALKER
6	ISSUED FOR ARCHIVE	11/15/2023	J. W. WALKER	J. W. WALKER
7	ISSUED FOR CLOSURE	11/15/2023	J. W. WALKER	J. W. WALKER
8	ISSUED FOR DECOMMISSION	11/15/2023	J. W. WALKER	J. W. WALKER
9	ISSUED FOR REMOVAL	11/15/2023	J. W. WALKER	J. W. WALKER
10	ISSUED FOR REPAIR	11/15/2023	J. W. WALKER	J. W. WALKER
11	ISSUED FOR REPLACEMENT	11/15/2023	J. W. WALKER	J. W. WALKER
12	ISSUED FOR MODIFICATION	11/15/2023	J. W. WALKER	J. W. WALKER
13	ISSUED FOR ADDITION	11/15/2023	J. W. WALKER	J. W. WALKER
14	ISSUED FOR DELETION	11/15/2023	J. W. WALKER	J. W. WALKER
15	ISSUED FOR CORRECTION	11/15/2023	J. W. WALKER	J. W. WALKER
16	ISSUED FOR AMENDMENT	11/15/2023	J. W. WALKER	J. W. WALKER
17	ISSUED FOR SUPPLEMENT	11/15/2023	J. W. WALKER	J. W. WALKER
18	ISSUED FOR REVISION	11/15/2023	J. W. WALKER	J. W. WALKER
19	ISSUED FOR UPDATE	11/15/2023	J. W. WALKER	J. W. WALKER
20	ISSUED FOR FINAL REVIEW	11/15/2023	J. W. WALKER	J. W. WALKER

CONCURRENT SUBDIVISION CONSTRUCTION PLANS
SKYE RANCH NEIGHBORHOOD 2
 TOWNHOMES
 CLIENT: TAYLOR MORRISON OF FLORIDA, INC.
 MASTER UTILITY PLAN

WALDROP ENGINEERING

1701 GAITHERS ROAD - SUITE 100, SUDBOROUGH, FL 34786
 P. 888.477.6600 F. 888.477.7244 WWW.WALDROP-ENGINEERING.COM



REVISIONS

NO.	DATE	DESCRIPTION
1	01/15/10	ISSUED FOR PERMITS
2	02/10/10	REVISED TO REFLECT PERMIT COMMENTS
3	03/05/10	REVISED TO REFLECT PERMIT COMMENTS
4	04/01/10	REVISED TO REFLECT PERMIT COMMENTS
5	05/01/10	REVISED TO REFLECT PERMIT COMMENTS
6	06/01/10	REVISED TO REFLECT PERMIT COMMENTS
7	07/01/10	REVISED TO REFLECT PERMIT COMMENTS
8	08/01/10	REVISED TO REFLECT PERMIT COMMENTS
9	09/01/10	REVISED TO REFLECT PERMIT COMMENTS
10	10/01/10	REVISED TO REFLECT PERMIT COMMENTS
11	11/01/10	REVISED TO REFLECT PERMIT COMMENTS
12	12/01/10	REVISED TO REFLECT PERMIT COMMENTS
13	01/01/11	REVISED TO REFLECT PERMIT COMMENTS
14	02/01/11	REVISED TO REFLECT PERMIT COMMENTS
15	03/01/11	REVISED TO REFLECT PERMIT COMMENTS
16	04/01/11	REVISED TO REFLECT PERMIT COMMENTS
17	05/01/11	REVISED TO REFLECT PERMIT COMMENTS
18	06/01/11	REVISED TO REFLECT PERMIT COMMENTS
19	07/01/11	REVISED TO REFLECT PERMIT COMMENTS
20	08/01/11	REVISED TO REFLECT PERMIT COMMENTS
21	09/01/11	REVISED TO REFLECT PERMIT COMMENTS
22	10/01/11	REVISED TO REFLECT PERMIT COMMENTS
23	11/01/11	REVISED TO REFLECT PERMIT COMMENTS
24	12/01/11	REVISED TO REFLECT PERMIT COMMENTS
25	01/01/12	REVISED TO REFLECT PERMIT COMMENTS
26	02/01/12	REVISED TO REFLECT PERMIT COMMENTS
27	03/01/12	REVISED TO REFLECT PERMIT COMMENTS
28	04/01/12	REVISED TO REFLECT PERMIT COMMENTS
29	05/01/12	REVISED TO REFLECT PERMIT COMMENTS
30	06/01/12	REVISED TO REFLECT PERMIT COMMENTS
31	07/01/12	REVISED TO REFLECT PERMIT COMMENTS
32	08/01/12	REVISED TO REFLECT PERMIT COMMENTS
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34	10/01/12	REVISED TO REFLECT PERMIT COMMENTS
35	11/01/12	REVISED TO REFLECT PERMIT COMMENTS
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39	03/01/13	REVISED TO REFLECT PERMIT COMMENTS
40	04/01/13	REVISED TO REFLECT PERMIT COMMENTS
41	05/01/13	REVISED TO REFLECT PERMIT COMMENTS
42	06/01/13	REVISED TO REFLECT PERMIT COMMENTS
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45	09/01/13	REVISED TO REFLECT PERMIT COMMENTS
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50	02/01/14	REVISED TO REFLECT PERMIT COMMENTS
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53	05/01/14	REVISED TO REFLECT PERMIT COMMENTS
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62	02/01/15	REVISED TO REFLECT PERMIT COMMENTS
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64	04/01/15	REVISED TO REFLECT PERMIT COMMENTS
65	05/01/15	REVISED TO REFLECT PERMIT COMMENTS
66	06/01/15	REVISED TO REFLECT PERMIT COMMENTS
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72	12/01/15	REVISED TO REFLECT PERMIT COMMENTS
73	01/01/16	REVISED TO REFLECT PERMIT COMMENTS
74	02/01/16	REVISED TO REFLECT PERMIT COMMENTS
75	03/01/16	REVISED TO REFLECT PERMIT COMMENTS
76	04/01/16	REVISED TO REFLECT PERMIT COMMENTS
77	05/01/16	REVISED TO REFLECT PERMIT COMMENTS
78	06/01/16	REVISED TO REFLECT PERMIT COMMENTS
79	07/01/16	REVISED TO REFLECT PERMIT COMMENTS
80	08/01/16	REVISED TO REFLECT PERMIT COMMENTS
81	09/01/16	REVISED TO REFLECT PERMIT COMMENTS
82	10/01/16	REVISED TO REFLECT PERMIT COMMENTS
83	11/01/16	REVISED TO REFLECT PERMIT COMMENTS
84	12/01/16	REVISED TO REFLECT PERMIT COMMENTS
85	01/01/17	REVISED TO REFLECT PERMIT COMMENTS
86	02/01/17	REVISED TO REFLECT PERMIT COMMENTS
87	03/01/17	REVISED TO REFLECT PERMIT COMMENTS
88	04/01/17	REVISED TO REFLECT PERMIT COMMENTS
89	05/01/17	REVISED TO REFLECT PERMIT COMMENTS
90	06/01/17	REVISED TO REFLECT PERMIT COMMENTS
91	07/01/17	REVISED TO REFLECT PERMIT COMMENTS
92	08/01/17	REVISED TO REFLECT PERMIT COMMENTS
93	09/01/17	REVISED TO REFLECT PERMIT COMMENTS
94	10/01/17	REVISED TO REFLECT PERMIT COMMENTS
95	11/01/17	REVISED TO REFLECT PERMIT COMMENTS
96	12/01/17	REVISED TO REFLECT PERMIT COMMENTS
97	01/01/18	REVISED TO REFLECT PERMIT COMMENTS
98	02/01/18	REVISED TO REFLECT PERMIT COMMENTS
99	03/01/18	REVISED TO REFLECT PERMIT COMMENTS
100	04/01/18	REVISED TO REFLECT PERMIT COMMENTS

ROAD CONSTRUCTION SUBDIVISION PLANS
SKYE RANCH - ACCESS ROAD
 MINOR MODIFICATION #1
 CLIENT: TAYLOR MORRISON, INC.
 MASTER UTILITY PLAN

WALDROP ENGINEERING

401 GARDEN ROAD - SUITE 100 HANCOCK, IL 62222
 P: 618.679.6666 F: 618.679.7700 EMAIL: info@waldropeng.com

ACKNOWLEDGMENT AND RELEASE
[SKYE RANCH NEIGHBORHOOD TWO TOWNHOMES & ACCESS ROAD PHASE 1]

THIS ACKNOWLEDGMENT AND RELEASE (“Release”) is made the ___ day of _____, 2022, by **Ripa and Associates, LLC**, having offices located at 1409 Tech Boulevard, Suite 1, Tampa, Florida 33619 (“Contractor”), in favor of the **LT Ranch Community Development District** (“District”), which is a local unit of special-purpose government situated in Sarasota County, Florida, and having offices at c/o James P. Ward, District Manager, JP Ward & Associates, LLC, 2301 Northeast 37th Street, Fort Lauderdale, Florida 33308.

RECITALS

WHEREAS, pursuant to that certain agreement (“Contract”) dated _____, and between Contractor and Taylor Morrison of Florida, Inc., a Florida corporation (“Developer”), Contractor has constructed for Developer certain infrastructure improvements, as described in **Exhibit A** (“Improvements”); and

WHEREAS, Developer may in the future convey certain 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 in the process of acquiring or has acquired certain 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.

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

RIPA AND ASSOCIATES, LLC

By: JOSEPH PETRE
Its: CFO

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 17TH day of AUGUST, 2022, by JOSEPH PETRE, as CFO of RIPA+ASSOC., LLC who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

Penny L. Clark
NOTARY PUBLIC, STATE OF FLORIDA

(NOTARY SEAL)

Name: Penny L. Clark
(Name of Notary Public, Printed, Stamped or Typed as Commissioned)

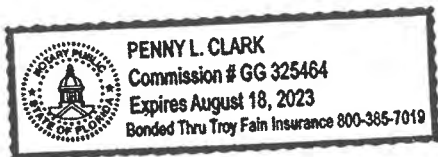


EXHIBIT A

Description of Improvements

Potable Water Improvements- All potable water lines, including but not limited to all pipes, structures, fittings, valves, pumps, laterals, services, tees, equipment and appurtenances hereto, in each case located within or upon Tract 104 (designated as Luna Lane, Lunar Skye Street, Painted Skye Street) and all Public Utility Easements, identified in the plat known as Skye Ranch Neighborhood Two Townhomes, recorded in the Official Records of Sarasota County, Florida at Plat Book 55, Pages 134 et seq.

Wastewater Improvements- All wastewater lines, including but not limited to all pipes, structures, fittings, valves, pumps, laterals, force mains, lift stations, services, tees, equipment and appurtenances hereto, in each case located within or upon Tract 104 (designated as Luna Lane, Lunar Skye Street, Painted Skye Street), Tract Z-4 (lift station) and all Public Utility Easements, identified in the plat known as Skye Ranch Neighborhood Two Townhomes, recorded in the Official Records of Sarasota County, Florida at Plat Book 55, Pages 134 et seq.

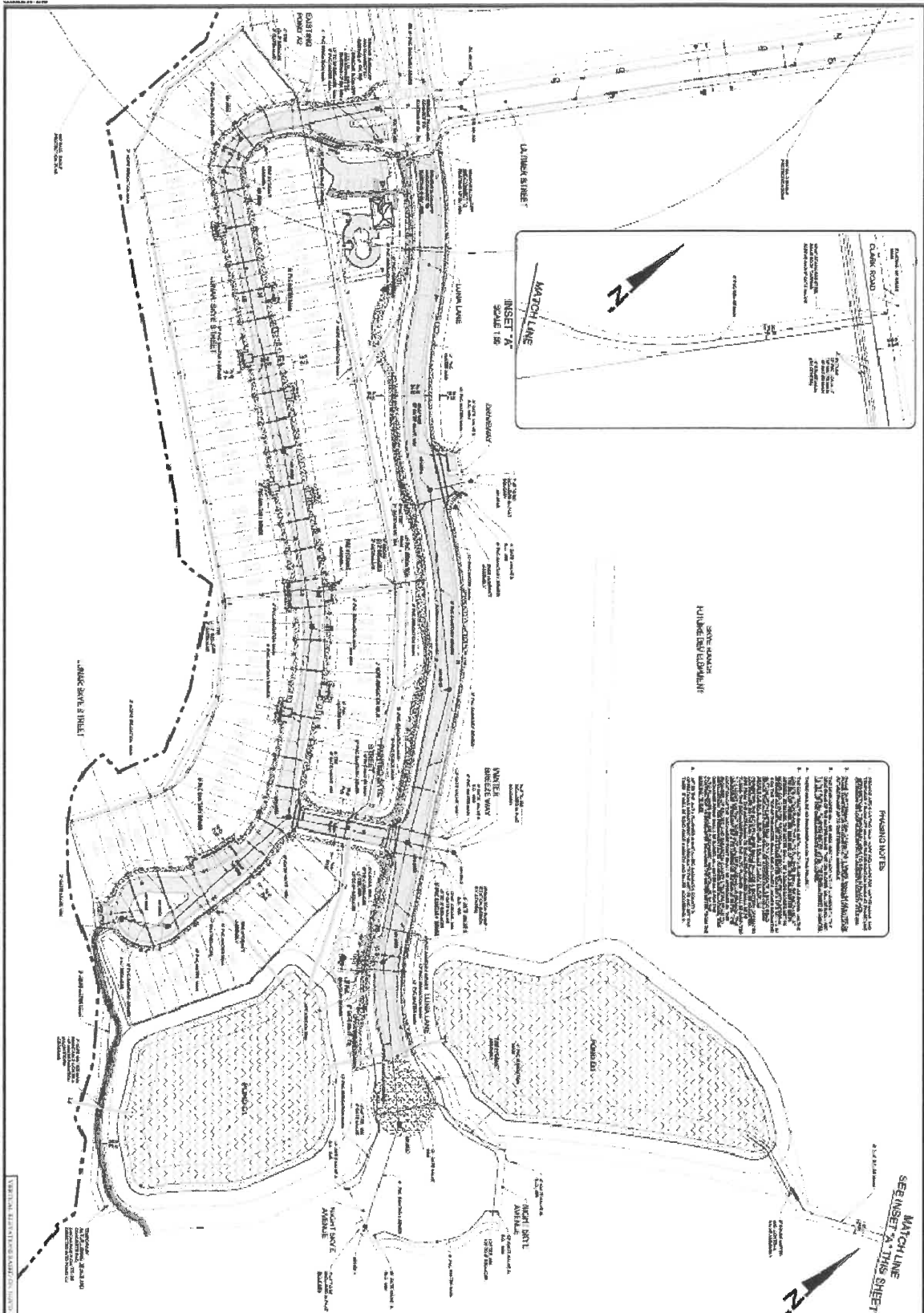
Reuse Improvements- All reuse lines, including but not limited to all pipes, structures, fittings, valves, pumps, laterals, services, tees, equipment and appurtenances hereto, in each case located within or upon the Public Utility Easement in Tract 312 (Preservation Area), identified in the plat known as Skye Ranch Neighborhood Two Townhomes, recorded in the Official Records of Sarasota County, Florida at Plat Book 55, Pages 134 et seq.

Irrigation Improvements – All irrigation systems, including but not limited to wells, pumps, pipes, structures, fittings, valves, spray heads and related system components, in each case located within or upon Tract 104 (designated as Luna Lane, Lunar Skye Street, Painted Skye Street), Tracts 230, 231, 232, 233, and 234 (Drainage, Landscape & Irrigation Areas), Tracts 407, 408 and 409 (Park Areas), Tract 726 (Lake, Pond D1), and the Public Utility Easements, identified in the plat known as Skye Ranch Neighborhood Two Townhomes, recorded in the Official Records of Sarasota County, Florida at Plat Book 55, Pages 134 et seq.

[CONTINUED ON FOLLOWING PAGE]

TOWNHOMES			
Description	CDD Eligible Amount	Paid to Date (From Developer to Contractor)	Balance Owed
Potable Water	\$204,416.80	\$204,416.80	\$0.00
Wastewater	\$650,384.42	\$650,384.42	\$0.00
Reuse Water	\$42,486.00	\$42,486.00	\$0.00
Irrigation	\$115,651.57	\$115,651.57	\$0.00

ACCESS ROAD PHASE 1			
Description	CDD Eligible Amount	Paid to Date (From Developer to Contractor)	Balance Owed
Potable Water	\$63,106.25	\$63,106.25	\$0.00
Wastewater	\$37,520.00	\$37,520.00	\$0.00
Reuse Water	\$0.00	\$0.00	\$0.00
Irrigation	\$18,481.00	\$18,481.00	\$0.00



PENDING NOTES

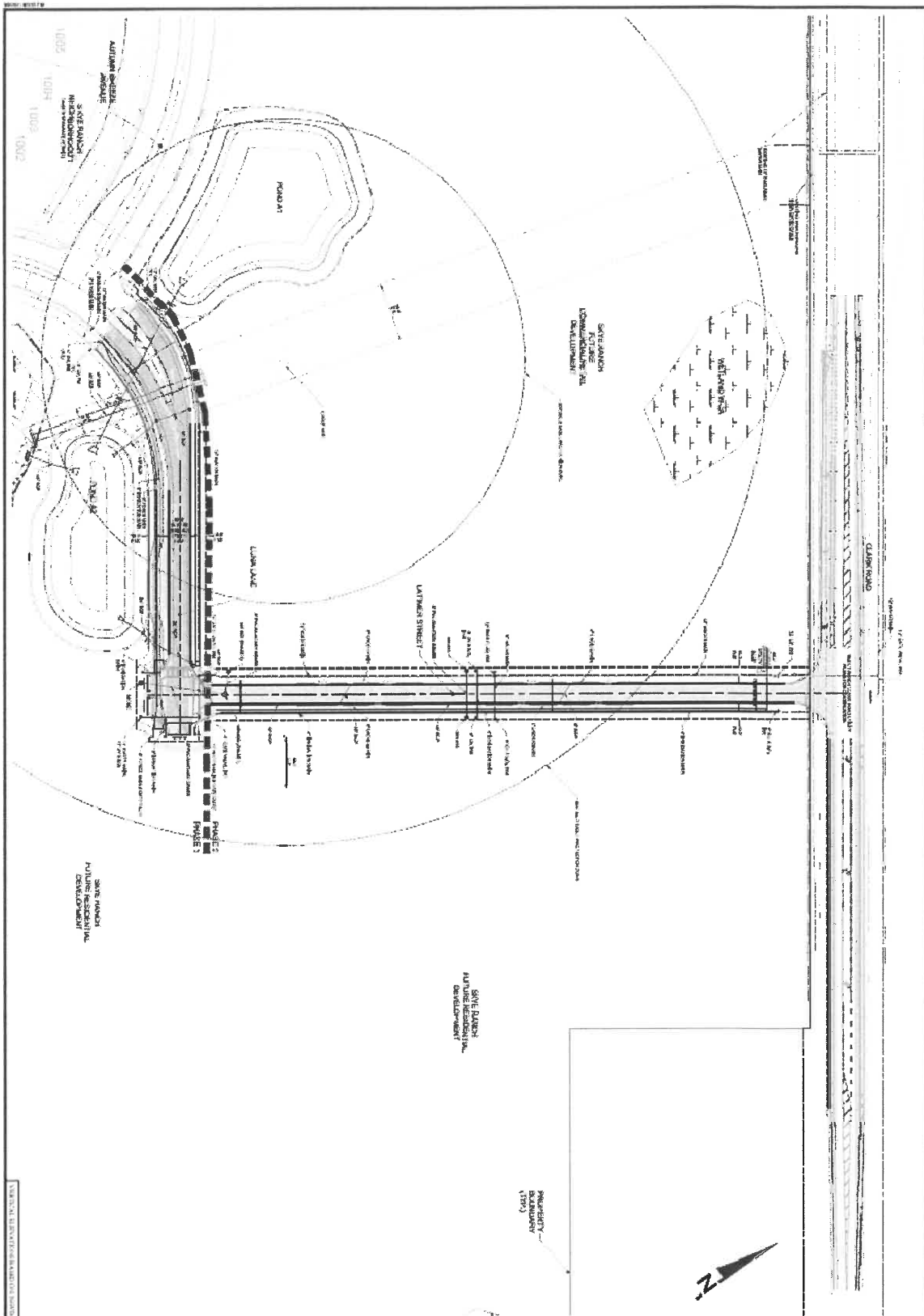
1. Review and update all utility lines to reflect current field conditions.
2. Review and update all manhole and catch basin locations to reflect current field conditions.
3. Review and update all utility line depths to reflect current field conditions.
4. Review and update all utility line materials to reflect current field conditions.
5. Review and update all utility line sizes to reflect current field conditions.
6. Review and update all utility line slopes to reflect current field conditions.
7. Review and update all utility line offsets to reflect current field conditions.
8. Review and update all utility line clearances to reflect current field conditions.
9. Review and update all utility line enclosures to reflect current field conditions.
10. Review and update all utility line vaults to reflect current field conditions.
11. Review and update all utility line structures to reflect current field conditions.
12. Review and update all utility line appurtenances to reflect current field conditions.
13. Review and update all utility line accessories to reflect current field conditions.
14. Review and update all utility line components to reflect current field conditions.
15. Review and update all utility line parts to reflect current field conditions.
16. Review and update all utility line materials to reflect current field conditions.
17. Review and update all utility line products to reflect current field conditions.
18. Review and update all utility line services to reflect current field conditions.
19. Review and update all utility line systems to reflect current field conditions.
20. Review and update all utility line solutions to reflect current field conditions.

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMITS	08/15/2023
2	ISSUED FOR CONSTRUCTION	08/15/2023
3	ISSUED FOR AS-BUILT	08/15/2023
4	ISSUED FOR RECORD	08/15/2023
5	ISSUED FOR FINAL	08/15/2023
6	ISSUED FOR ARCHIVE	08/15/2023
7	ISSUED FOR DESTRUCTION	08/15/2023
8	ISSUED FOR RECONSTRUCTION	08/15/2023
9	ISSUED FOR MAINTENANCE	08/15/2023
10	ISSUED FOR REPAIR	08/15/2023
11	ISSUED FOR REPLACEMENT	08/15/2023
12	ISSUED FOR MODIFICATION	08/15/2023
13	ISSUED FOR ADDITION	08/15/2023
14	ISSUED FOR REMOVAL	08/15/2023
15	ISSUED FOR DELETION	08/15/2023
16	ISSUED FOR CANCELLATION	08/15/2023
17	ISSUED FOR SUSPENSION	08/15/2023
18	ISSUED FOR RESUMPTION	08/15/2023
19	ISSUED FOR TERMINATION	08/15/2023
20	ISSUED FOR CLOSURE	08/15/2023

CONCURRENT SUB-DIVISION CONSTRUCTION PLANS
SKYE RANCH NEIGHBORHOOD 2
TOWNHOMES
 CLIENT: TAYLOR MORRISON OF FLORIDA, INC.
 MASTER UTILITY PLAN

WALDROP ENGINEERING

1000 W. UNIVERSITY BLVD. SUITE 1000
 TAMPA, FL 33606
 TEL: 813.289.2200 FAX: 813.289.2201
 WWW.WALDROPENGINEERING.COM



NO.	DESCRIPTION	DATE
1	PREPARED BY: [Name]	10/15/10
2	CHECKED BY: [Name]	10/15/10
3	DESIGNED BY: [Name]	10/15/10
4	APPROVED BY: [Name]	10/15/10
5	DATE PLOTTED: 10/15/10	
6	SCALE: AS SHOWN	
7	PROJECT: SKYE RANCH - ACCESS ROAD	
8	SHEET: 1 OF 1	

ROAD CONSTRUCTION SUBDIVISION PLANS
SKYE RANCH - ACCESS ROAD
 MINOR MODIFICATION 1
 CLIENT: TAYLOR MORRISON, INC.
 MASTER UTILITY PLAN

WALDROP ENGINEERING

SPECIAL ENGINEERING & LAND DEVELOPMENT CONSULTANTS INC.
 220 WEST 10TH AVENUE - SUITE 1000 DENVER, COLORADO 80202
 P: 303.733.4400 F: 303.733.4401

ACKNOWLEDGMENT AND RELEASE
[SKYE RANCH NEIGHBORHOOD TWO TOWNHOMES & ACCESS ROAD PHASE 1]

THIS ACKNOWLEDGMENT & RELEASE ("Release") is made the ____ day of _____, 2022, by **Atwell, LLC**, having offices located at 28100 Bonita Grande Drive, Suite 305, Bonita Springs, Florida 34135 ("**Professional**"), in favor of the **LT Ranch Community Development District ("District")**, which is a local unit of special-purpose government situated in Manatee County, Florida, and having offices at c/o JP Ward and Associates, LLC, 2301 Northeast 37th Street, Fort Lauderdale, Florida 33308.

RECITALS

WHEREAS, pursuant to that certain agreement ("**Contract**") dated _____, as amended, and between Professional and Taylor Morrison of Florida, Inc., a Florida corporation ("**Developer**"), Professional has created for Developer certain work product, as described in **Exhibit A ("Work Product")**; and

WHEREAS, Developer may in the future convey the Work Product to the District and for that purpose has requested Professional to confirm the release of all restrictions on the District's right to use and rely upon the Work Product; 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, Professional provides the following acknowledgment and release:

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

2. **ACQUISITION OF WORK PRODUCT.** Professional acknowledges that the District is acquiring or has acquired the Work Product created by the Professional in connection with the Contract, from Developer, and accordingly, the District has the unrestricted right to use and rely upon the Work Product for any and all purposes.


3. **WARRANTY.** Professional hereby expressly acknowledges the District's right to enforce the terms of the Contract, including but not limited to any warranties and other forms of indemnification provided therein and to rely upon and enforce any other warranties provided under Florida law.

4. **CERTIFICATION.** Professional hereby acknowledges that it has been fully compensated for its services and work related to completion of the Work Product. This document shall constitute a final waiver and release of lien for any payments due to Professional by Developer or District for the Work Product.

Notwithstanding anything to the contrary herein, certain amounts are still owed to Professional (specifically, \$30,669.30 in balance owed) and Developer agrees to timely make payment for all remaining amounts owed. The effectiveness of this Acknowledgment and Release is contingent upon such payment being timely made.

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

ATWELL, LLC


By: Philip Brannon, PE
Its: Project Manager

STATE OF FLORIDA
COUNTY OF Sarasota

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 24 day of June, 2022, by Philip Brannon, as Project Manager of Atwell, LLC who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

(NOTARY SEAL)




NOTARY PUBLIC, STATE OF FLORIDA
Name: Jessica Fritz
(Name of Notary Public, Printed, Stamped or Typed as Commissioned)

EXHIBIT A

Description of Work Product

Work Product – Any and all site plans, construction and development drawings, plans and specifications, documents, surveys, engineering and soil reports and studies, licenses, permits, zoning approvals, entitlements, building permits, demolition and excavation permits, curb cut and right-of-way permits, utility permits, drainage rights, bonds, and similar or equivalent private and governmental documents of every kind and character whatsoever pertaining or applicable to or in any way connected with the development, construction, and ownership of the Neighborhood Two Townhomes & Access Road Phase 1 Utilities and Irrigation

TOWNHOMES			
Description	CDD Eligible Amount	Paid to Date (From Developer to Contractor)	Balance Owed
Potable Water	\$204,416.80	\$204,416.80	\$0.00
Wastewater	\$650,384.42	\$650,384.42	\$0.00
Reuse Water	\$42,486.00	\$42,486.00	\$0.00
Irrigation	\$115,651.57	\$115,651.57	\$0.00
Work Product	\$176,351.25	\$153,850.03	\$22,501.22
TOTAL:	\$1,189,290.04	\$1,166,788.82	\$22,501.22

ACCESS ROAD PHASE 1			
Description	CDD Eligible Amount	Paid to Date (From Developer to Contractor)	Balance Owed
Potable Water	\$63,106.25	\$63,106.25	\$0.00
Wastewater	\$37,520.00	\$37,520.00	\$0.00
Reuse Water	\$0.00	\$0.00	\$0.00
Irrigation	\$18,481.00	\$18,481.00	\$0.00
Work Product	\$48,550.00	\$40,381.92	\$8,168.08
TOTAL:	\$167,657.25	\$159,489.17	\$8,168.08

BILL OF SALE AND LIMITED ASSIGNMENT
[SKYE RANCH NEIGHBORHOOD TWO TOWNHOMES & ACCESS ROAD PHASE 1]

THIS BILL OF SALE AND LIMITED ASSIGNMENT is made as of this 16th day of August, 2022, by and between **Taylor Morrison of Florida, Inc.**, a Florida corporation, whose address for purposes hereof is 551 North Cattlemen Road, Suite 200, Sarasota, Florida 34232 ("**Grantor**"), and for good and valuable consideration, to it paid by the **LT Ranch Community Development District**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes* ("**District**" or "**Grantee**") whose address is c/o James P. Ward, District Manager, JP Ward & Associates, LLC, 2301 Northeast 37th Street, Fort Lauderdale, Florida 33308.

(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 the boundaries of the plat known as **Skye Ranch Neighborhood Two Townhomes, recorded in the Official Records of Sarasota County, Florida at Plat Book 55, Pages 134 et seq.**

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) **Potable Water Improvements-** All potable water lines, including but not limited to all pipes, structures, fittings, valves, pumps, laterals, services, tees, equipment and appurtenances hereto, in each case located within or upon Tract 104 (designated as Luna Lane, Lunar Skye Street, Painted Skye Street) and all Public Utility Easements, identified in the plat known as Skye Ranch Neighborhood Two Townhomes, recorded in the Official Records of Sarasota County, Florida at Plat Book 55, Pages 134 et seq.
- b) **Wastewater Improvements-** All wastewater lines, including but not limited to all pipes, structures, fittings, valves, pumps, laterals, force mains, lift stations, services, tees, equipment and appurtenances hereto, in each case located within or upon Tract 104 (designated as Luna Lane, Lunar Skye Street, Painted Skye Street), Tract Z-4 (lift station) and all Public Utility Easements, identified in the plat known as Skye Ranch Neighborhood Two Townhomes, recorded in the Official Records of Sarasota County, Florida at Plat Book 55, Pages 134 et seq.
- c) **Reuse Improvements-** All reuse lines, including but not limited to all pipes, structures, fittings, valves, pumps, laterals, services, tees, equipment and appurtenances hereto, in each case located within or upon the Public Utility Easement in Tract 312 (Preservation Area), identified in the plat known as Skye Ranch Neighborhood Two Townhomes, recorded in the Official Records of Sarasota County, Florida at Plat Book 55, Pages 134 et seq.; and
- d) **Irrigation Improvements** – All irrigation systems, including but not limited to wells, pumps, pipes, structures, fittings, valves, spray heads and related system components, in each case located within or upon Tract 104 (designated as Luna Lane, Lunar Skye Street, Painted Skye

Street), Tracts 230, 231, 232, 233, and 234 (Drainage, Landscape & Irrigation Areas), Tracts 407, 408 and 409 (Park Areas), Tract 726 (Lake, Pond D1), and the Public Utility Easements, identified in the plat known as Skye Ranch Neighborhood Two Townhomes, recorded in the Official Records of Sarasota County, Florida at Plat Book 55, Pages 134 et seq. (subsections a – d, together, “**Improvements**”); and

- e) Any and all site plans, construction and development drawings, plans and specifications, documents, surveys, engineering and soil reports and studies, licenses, permits, zoning approvals, entitlements, building permits, demolition and excavation permits, curb cut and right-of-way permits, utility permits, drainage rights, bonds, and similar or equivalent private and governmental documents of every kind and character whatsoever pertaining or applicable to or in any way connected with the development, construction, and ownership of the above-referenced improvements; and
- f) 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 (together with subsection b. above, “**Work Product**”); and
- g) All goodwill associated with the foregoing.

2. Grantor hereby covenants that: (i) Grantor is the lawful owner of the Improvements and Work Product; (ii) the Improvements and Work Product 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 Work Product; and (iv) the Grantor will warrant and defend the sale of the Improvements and Work Product 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 or Work Product, 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:

WITNESS

TAYLOR MORRISON OF FLORIDA, INC.

By: [Signature]
Name: Rita Korkovirene

By: [Signature]
Name: JASON POTE
Title: VP FINANCE

By: [Signature]
Name: G. DeCastro

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 10 day of August, 2022, by JASON POTE as VP FINANCE of Taylor Morrison of Florida, Inc., who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

[Signature]

NOTARY PUBLIC, STATE OF FLORIDA

Name: Becky E Hopkins
(Name of Notary Public, Printed, Stamped or Typed as Commissioned)

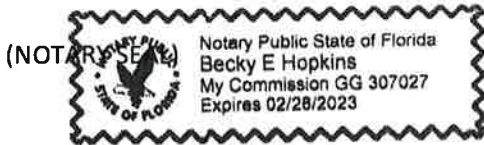


EXHIBIT A

Description of Improvements & Work Product

Potable Water Improvements- All potable water lines, including but not limited to all pipes, structures, fittings, valves, pumps, laterals, services, tees, equipment and appurtenances hereto, in each case located within or upon Tract 104 (designated as Luna Lane, Lunar Skye Street, Painted Skye Street) and all Public Utility Easements, identified in the plat known as Skye Ranch Neighborhood Two Townhomes, recorded in the Official Records of Sarasota County, Florida at Plat Book 55, Pages 134 et seq.

Wastewater Improvements- All wastewater lines, including but not limited to all pipes, structures, fittings, valves, pumps, laterals, force mains, lift stations, services, tees, equipment and appurtenances hereto, in each case located within or upon Tract 104 (designated as Luna Lane, Lunar Skye Street, Painted Skye Street), Tract Z-4 (lift station) and all Public Utility Easements, identified in the plat known as Skye Ranch Neighborhood Two Townhomes, recorded in the Official Records of Sarasota County, Florida at Plat Book 55, Pages 134 et seq.

Reuse Improvements- All reuse lines, including but not limited to all pipes, structures, fittings, valves, pumps, laterals, services, tees, equipment and appurtenances hereto, in each case located within or upon the Public Utility Easement in Tract 312 (Preservation Area), identified in the plat known as Skye Ranch Neighborhood Two Townhomes, recorded in the Official Records of Sarasota County, Florida at Plat Book 55, Pages 134 et seq.

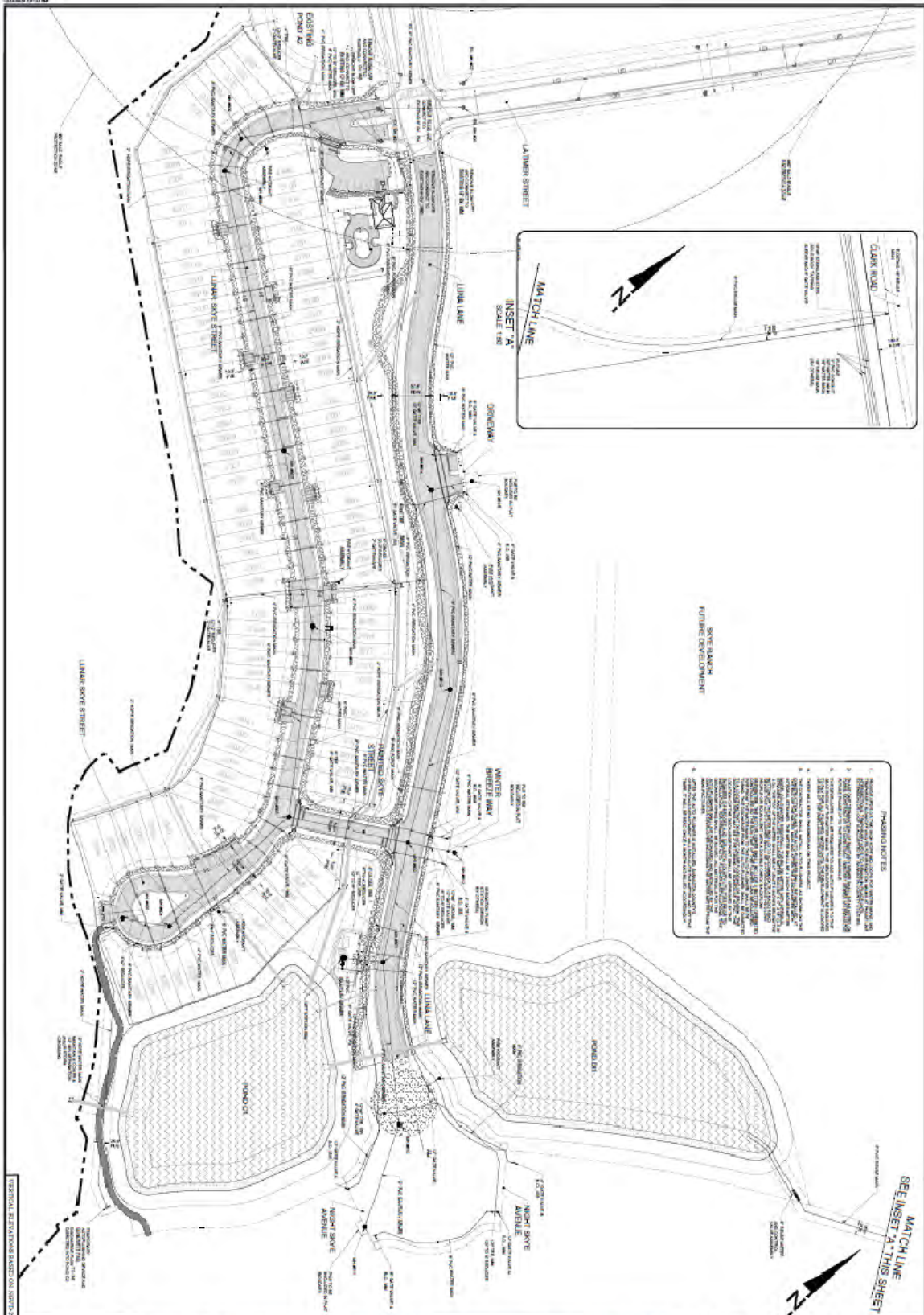
Irrigation Improvements – All irrigation systems, including but not limited to wells, pumps, pipes, structures, fittings, valves, spray heads and related system components, in each case located within or upon Tract 104 (designated as Luna Lane, Lunar Skye Street, Painted Skye Street), Tracts 230, 231, 232, 233, and 234 (Drainage, Landscape & Irrigation Areas), Tracts 407, 408 and 409 (Park Areas), Tract 726 (Lake, Pond D1), and the Public Utility Easements, identified in the plat known as Skye Ranch Neighborhood Two Townhomes, recorded in the Official Records of Sarasota County, Florida at Plat Book 55, Pages 134 et seq.

Work Product – Any and all site plans, construction and development drawings, plans and specifications, documents, surveys, engineering and soil reports and studies, licenses, permits, zoning approvals, entitlements, building permits, demolition and excavation permits, curb cut and right-of-way permits, utility permits, drainage rights, bonds, and similar or equivalent private and governmental documents of every kind and character whatsoever pertaining or applicable to or in any way connected with the development, construction, and ownership of the above-referenced improvements.

[CONTINUED ON NEXT PAGE]

TOWNHOMES			
Description	CDD Eligible Amount	Paid to Date (From Developer to Contractor)	Balance Owed
Potable Water	\$204,416.80	\$204,416.80	\$0.00
Wastewater	\$650,384.42	\$650,384.42	\$0.00
Reuse Water	\$42,486.00	\$42,486.00	\$0.00
Irrigation	\$115,651.57	\$115,651.57	\$0.00
Work Product	\$176,351.25	\$153,850.03	\$22,501.22
TOTAL:	\$1,189,290.04	\$1,166,788.82	\$22,501.22

ACCESS ROAD PHASE 1			
Description	CDD Eligible Amount	Paid to Date (From Developer to Contractor)	Balance Owed
Potable Water	\$63,106.25	\$63,106.25	\$0.00
Wastewater	\$37,520.00	\$37,520.00	\$0.00
Reuse Water	\$0.00	\$0.00	\$0.00
Irrigation	\$18,481.00	\$18,481.00	\$0.00
Work Product	\$48,550.00	\$40,381.92	\$8,168.08
TOTAL:	\$167,657.25	\$159,489.17	\$8,168.08



PHASING NOTES

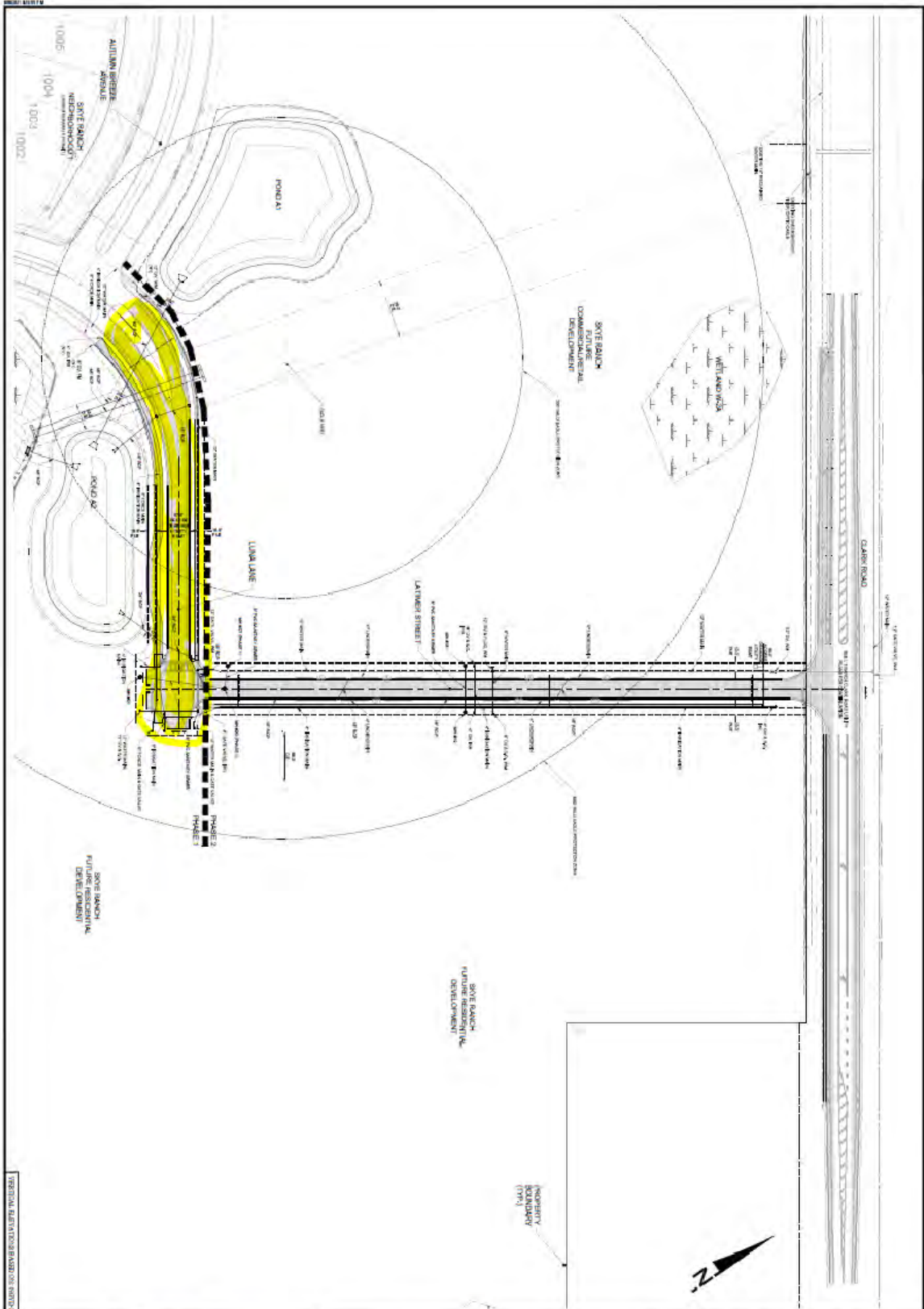
1. PHASING OF THIS PROJECT IS TO BE DETERMINED BY THE CLIENT AND THE ENGINEER.
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NO.	DESCRIPTION	DATE	BY	CHECKED
1	ISSUED FOR PERMIT	08/15/2023	J. W. WALKER	J. W. WALKER
2	ISSUED FOR CONSTRUCTION	08/15/2023	J. W. WALKER	J. W. WALKER
3	ISSUED FOR RECORD	08/15/2023	J. W. WALKER	J. W. WALKER
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8	ISSUED FOR RECORD	08/15/2023	J. W. WALKER	J. W. WALKER
9	ISSUED FOR RECORD	08/15/2023	J. W. WALKER	J. W. WALKER
10	ISSUED FOR RECORD	08/15/2023	J. W. WALKER	J. W. WALKER

CONCURRENT SUBDIVISION CONSTRUCTION PLANS
SKYE RANCH NEIGHBORHOOD 2
 TOWNHOMES
 CLIENT: TAYLOR MORRISON OF FLORIDA, INC.
 MASTER UTILITY PLAN

WALDROP ENGINEERING

10000 W. UNIVERSITY BLVD. SUITE 1000
 TAMPA, FL 33613
 TEL: 813.973.1000 FAX: 813.973.1001
 WWW.WALDROPENGINEERING.COM



REVISIONS

NO.	DATE	DESCRIPTION
1	01/15/10	ISSUED FOR PERMITS
2	02/10/10	REVISED TO REFLECT PERMIT COMMENTS
3	03/05/10	REVISED TO REFLECT PERMIT COMMENTS
4	04/01/10	REVISED TO REFLECT PERMIT COMMENTS
5	05/01/10	REVISED TO REFLECT PERMIT COMMENTS
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95	11/01/17	REVISED TO REFLECT PERMIT COMMENTS
96	12/01/17	REVISED TO REFLECT PERMIT COMMENTS
97	01/01/18	REVISED TO REFLECT PERMIT COMMENTS
98	02/01/18	REVISED TO REFLECT PERMIT COMMENTS
99	03/01/18	REVISED TO REFLECT PERMIT COMMENTS
100	04/01/18	REVISED TO REFLECT PERMIT COMMENTS

ROAD CONSTRUCTION SUBDIVISION PLANS
SKYE RANCH - ACCESS ROAD
 MINOR MODIFICATION #1
 CLIENT: TAYLOR MORRISON, INC.
 MASTER UTILITY PLAN

WALDROP ENGINEERING

401 GARDEN ROAD - SUITE 100 HANCOCK, IL 62222
 P: 618.679.6666 F: 618.679.7700 EMAIL: info@waldropeng.com

BILL OF SALE/AFFIDAVIT OF NO LIENS
[SKYE RANCH NEIGHBORHOOD TWO TOWNHOMES]

KNOW ALL MEN BY THESE PRESENTS, that the LT RANCH COMMUNITY DEVELOPMENT DISTRICT, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable considerations, to it paid by the COUNTY OF SARASOTA, the receipt of which is hereby acknowledged, by these presents does grant, bargain, sell, transfer and deliver unto the COUNTY OF SARASOTA, its successors and assigns, all those certain goods and chattels located in the COUNTY OF SARASOTA, and the State of Florida, more particularly described as follows:

Potable Water Improvements- All potable water lines, including but not limited to all pipes, structures, fittings, valves, pumps, laterals, services, tees, equipment and appurtenances hereto, in each case located within or upon **THOSE CERTAIN PORTIONS OF** Tract 104 (designated as Luna Lane, Lunar Skye Street, Painted Skye Street) and all Public Utility Easements, identified in the plat known as Skye Ranch Neighborhood Two Townhomes, recorded in the Official Records of Sarasota County, Florida at Plat Book 55, Pages 134 et seq., and further identified in **Exhibit A** attached hereto.

Wastewater Improvements- All wastewater lines, including but not limited to all pipes, structures, fittings, valves, pumps, laterals, force mains, lift stations, services, tees, equipment and appurtenances hereto, in each case located within or upon **THOSE CERTAIN PORTIONS OF** Tract 104 (designated as Luna Lane, Lunar Skye Street, Painted Skye Street), Tract Z-4 (lift station) and all Public Utility Easements, identified in the plat known as Skye Ranch Neighborhood Two Townhomes, recorded in the Official Records of Sarasota County, Florida at Plat Book 55, Pages 134 et seq., and further identified in **Exhibit A** attached hereto.

Reuse Improvements- All reuse lines, including but not limited to all pipes, structures, fittings, valves, pumps, laterals, services, tees, equipment and appurtenances hereto, in each case located within or upon the Public Utility Easement in Tract 312 (Preservation Area), identified in the plat known as Skye Ranch Neighborhood Two Townhomes, recorded in the Official Records of Sarasota County, Florida at Plat Book 55, Pages 134 et seq.

It is the purpose and intent of the LT RANCH COMMUNITY DEVELOPMENT DISTRICT to convey to the COUNTY OF SARASOTA by this Bill of Sale all property comprising said water supply distribution system and/or wastewater collection system to and within the above described property, together with all of the rights of the LT RANCH COMMUNITY DEVELOPMENT DISTRICT arising out of any and all guarantees, performance bonds, contracts and agreements of the LT RANCH COMMUNITY DEVELOPMENT DISTRICT in connection with said water supply distribution system and/or wastewater collection system.

TOGETHER with every right, privilege, permit and easement of every kind and nature of the LT RANCH COMMUNITY DEVELOPMENT DISTRICT, in and to and in connection with the aforesaid water supply distribution system and/or wastewater collection system reserving however, similar non-exclusive easement rights in LT RANCH COMMUNITY DEVELOPMENT DISTRICT for other utility purposes.

TO HAVE AND TO HOLD the same unto the COUNTY OF SARASOTA, its successors and assigns, forever.

AND THE LT RANCH COMMUNITY DEVELOPMENT DISTRICT does for itself and its successors covenant to and with the COUNTY OF SARASOTA, its successors and assigns, that it is the lawful owner of the above described goods and chattels and that the said property is free and clear of all liens, encumbrances, and charges whatsoever; that it has good right and lawful authority to sell the same as aforesaid, and that it does warrant to defend the title and the sale of the said properties hereby made, unto the COUNTY OF SARASOTA, its successors and assigns, against lawful claims and demands of all persons whomsoever.

[CONTINUED ON FOLLOWING PAGE]

IN WITNESS WHEREOF, the LT RANCH COMMUNITY DEVELOPMENT DISTRICT has caused these presents to be signed and its name be its proper officers and its corporate seal to be affixed, this 16th day of August, 2022.

WITNESS

LT RANCH COMMUNITY DEVELOPMENT DISTRICT

Name: [Signature]

Name: [Signature]

Name: G. A. GUSTO

Title: Chairman

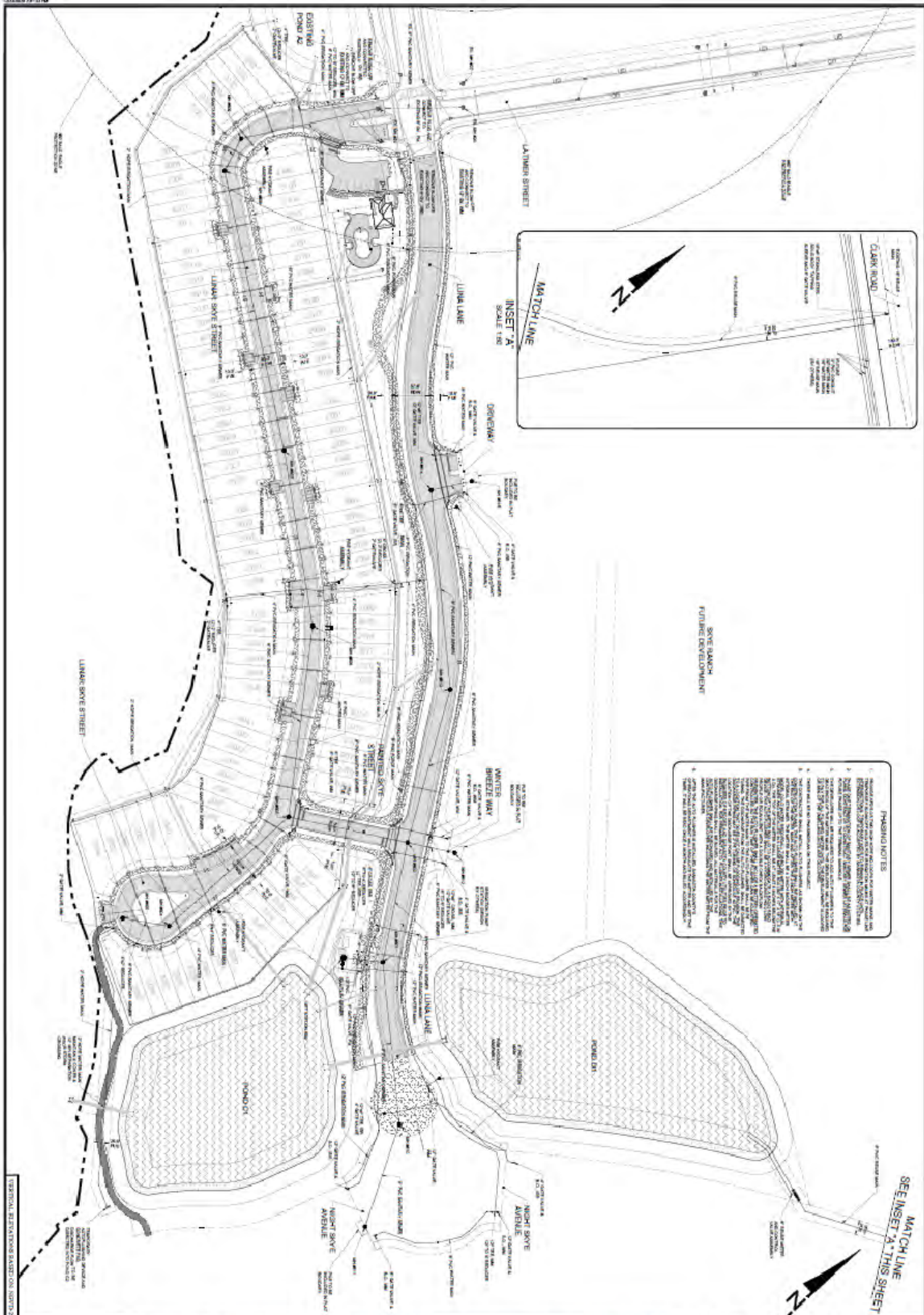
STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 16th day of August, 2022, by John Wilford, as Chairperson of LT Ranch Community Development District, who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

[Signature]
NOTARY PUBLIC, STATE OF FLORIDA



Name: Becky E Hopkins
(Name of Notary Public, Printed, Stamped or Typed as Commissioned)



PHASING NOTES

1. PHASING OF THIS PROJECT IS TO BE DETERMINED BY THE CLIENT AND THE ENGINEER.
2. THE PHASING OF THIS PROJECT IS TO BE DETERMINED BY THE CLIENT AND THE ENGINEER.
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NO.	DESCRIPTION	DATE	BY	CHECKED
1	ISSUED FOR PERMIT	10/15/2024	J. W. WALKER	J. W. WALKER
2	ISSUED FOR CONSTRUCTION	10/15/2024	J. W. WALKER	J. W. WALKER
3	ISSUED FOR RECORD	10/15/2024	J. W. WALKER	J. W. WALKER
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9	ISSUED FOR RECORD	10/15/2024	J. W. WALKER	J. W. WALKER
10	ISSUED FOR RECORD	10/15/2024	J. W. WALKER	J. W. WALKER

CONCURRENT SUBDIVISION CONSTRUCTION PLANS
SKYE RANCH NEIGHBORHOOD 2
 TOWNHOMES
 CLIENT: TAYLOR MORRISON OF FLORIDA, INC.
 MASTER UTILITY PLAN

WALDROP ENGINEERING

10000 W. UNIVERSITY BLVD. SUITE 1000
 DUBLIN, GA 31024
 (770) 476-1000

CERTIFICATION OF NO CONTRIBUTIONS
[SKYE RANCH NEIGHBORHOOD TWO TOWNHOMES]

This certifies that the LT RANCH COMMUNITY DEVELOPMENT DISTRICT has received no advances or contributions in aid of construction, refundable or non-refundable, from customers or potential customers of the SARASOTA COUNTY UTILITY SYSTEM, or from the owner or owners, past or present, of any lots or tracts being served by the water supply distribution system and/or wastewater collection system facilities to and within that subdivision and lands known and described on or in exhibit "A" attached hereto and made a part hereof or by others for the construction of such facilities; that there are no past, existing or pending agreements or understandings, oral or written, known to Affiant, with the customers or owners of the properties being served or to be served by such facilities which might adversely affect the operation of the water supply distribution system and/or wastewater collection system which might result in claims that all or some part of the cost of the water supply distribution system and/or wastewater collection system has been contributed by any such person and might be regarded as direct or indirect contributions in aid of construction.

Dated at _____ this 16th day of August, 2022.

WITNESS

LT RANCH COMMUNITY DEVELOPMENT DISTRICT

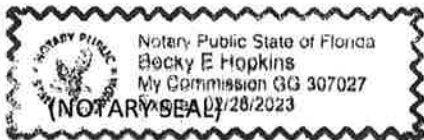
[Signature]
Name: Rita Krivaviceva

[Signature]
Name: John Williams
Title: Chairman

[Signature]
Name: G. DeCastro

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 16th day of August, 2022, by John Williams, as Chairperson of LT Ranch Community Development District, who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.



[Signature]
NOTARY PUBLIC, STATE OF FLORIDA

Name: Becky E Hopkins
(Name of Notary Public, Printed, Stamped or Typed as Commissioned)

WARRANTY AND GUARANTEE
[SKYE RANCH NEIGHBORHOOD TWO TOWNHOMES]

Project Name: SKYE RANCH NEIGHBORHOOD TWO TOWNHOMES

Permit No.: _____

This document does hereby convey to Sarasota County Government the required Contractual Guaranty required per Ordinance Number 2011-044 (Uniform Water, Wastewater and Reuse Systems Code).

As To District: LT RANCH COMMUNITY DEVELOPMENT DISTRICT ("District")

The District represents and warrants District extension from and against any defects in material and workmanship that is discovered or arises within a period of one (1) year following the date of final acceptance of developer's extension by Sarasota County Government.

**LT RANCH COMMUNITY DEVELOPMENT
DISTRICT**

By: 

Its: Chairman

Date: 8/16/2022

c/o James P. Ward, District Manager
JP Ward & Associates, LLC
2301 Northeast 37th Street
Fort Lauderdale, Florida 33308
Phone 954-658-4900

As To Contractor: RIPA AND ASSOCIATES, LLC

The contractor represents and warrants to and through the District that the District's extension they installed for the development from and against any defects in material and workmanship that is discovered or arises within a period of one (1) year following the date of acceptance of District's extension by Sarasota County Government.

RIPA AND ASSOCIATES, LLC

[SIGNATURE ON NEXT PAGE]

By: _____

Its: _____

Date: _____

1409 Tech Boulevard, Suite 1
Tampa, Florida 33619
Phone: _____

WARRANTY AND GUARANTEE
[SKYE RANCH NEIGHBORHOOD TWO TOWNHOMES]

Project Name: SKYE RANCH NEIGHBORHOOD TWO TOWNHOMES

Permit No.:

This document does hereby convey to Sarasota County Government the required Contractual Guaranty required per Ordinance Number 2011-044 (Uniform Water, Wastewater and Reuse Systems Code).

As To District: LT RANCH COMMUNITY DEVELOPMENT DISTRICT ("District")

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LT RANCH COMMUNITY DEVELOPMENT DISTRICT

[SIGNATURE ON PRIOR PAGE]

By: _____

Its: Chairman

Date: _____

c/o James P. Ward, District Manager
JP Ward & Associates, LLC
2301 Northeast 37th Street
Fort Lauderdale, Florida 33308
Phone 954-658-4900

As To Contractor: RIPA AND ASSOCIATES, LLC

The contractor represents and warrants to and through the District that the District's extension they installed for the development from and against any defects in material and workmanship that is discovered or arises within a period of one (1) year following the date of acceptance of District's extension by Sarasota County Government.

RIPA AND ASSOCIATES, LLC

By: CHRIS LAFACE

Its: PRESIDENT

Date: 7/19/2022

1409 Tech Boulevard, Suite 1
Tampa, Florida 33619
Phone: 813 623-6777

BILL OF SALE/AFFIDAVIT OF NO LIENS
[SKYE RANCH ACCESS ROAD PHASE 1]

KNOW ALL MEN BY THESE PRESENTS, that the LT RANCH COMMUNITY DEVELOPMENT DISTRICT, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable considerations, to it paid by the COUNTY OF SARASOTA, the receipt of which is hereby acknowledged, by these presents does grant, bargain, sell, transfer and deliver unto the COUNTY OF SARASOTA, its successors and assigns, all those certain goods and chattels located in the COUNTY OF SARASOTA, and the State of Florida, more particularly described as follows:

Potable Water Improvements- All potable water lines, including but not limited to all pipes, structures, fittings, valves, pumps, laterals, services, tees, equipment and appurtenances hereto, in each case located within or upon **THOSE CERTAIN PORTIONS OF** Tract 104 (designated as Luna Lane) and all Public Utility Easements, identified in the plat known as Skye Ranch Neighborhood Two Townhomes, recorded in the Official Records of Sarasota County, Florida at Plat Book 55, Pages 134 et seq., and further identified in **Exhibit A** attached hereto.

Wastewater Improvements- All wastewater lines, including but not limited to all pipes, structures, fittings, valves, pumps, laterals, force mains, lift stations, services, tees, equipment and appurtenances hereto, in each case located within or upon **THOSE CERTAIN PORTIONS OF** Tract 104 (designated as Luna Lane), and all Public Utility Easements, identified in the plat known as Skye Ranch Neighborhood Two Townhomes, recorded in the Official Records of Sarasota County, Florida at Plat Book 55, Pages 134 et seq., and further identified in **Exhibit A** attached hereto.

It is the purpose and intent of the LT RANCH COMMUNITY DEVELOPMENT DISTRICT to convey to the COUNTY OF SARASOTA by this Bill of Sale all property comprising said water supply distribution system and/or wastewater collection system to and within the above described property, together with all of the rights of the LT RANCH COMMUNITY DEVELOPMENT DISTRICT arising out of any and all guarantees, performance bonds, contracts and agreements of the LT RANCH COMMUNITY DEVELOPMENT DISTRICT in connection with said water supply distribution system and/or wastewater collection system.

TOGETHER with every right, privilege, permit and easement of every kind and nature of the LT RANCH COMMUNITY DEVELOPMENT DISTRICT, in and to and in connection with the aforesaid water supply distribution system and/or wastewater collection system reserving however, similar non-exclusive easement rights in LT RANCH COMMUNITY DEVELOPMENT DISTRICT for other utility purposes.

TO HAVE AND TO HOLD the same unto the COUNTY OF SARASOTA, its successors and assigns, forever.

AND THE LT RANCH COMMUNITY DEVELOPMENT DISTRICT does for itself and its successors covenant to and with the COUNTY OF SARASOTA, its successors and assigns, that it is the lawful owner of the above described goods and chattels and that the said property is free and clear of all liens, encumbrances, and charges whatsoever; that it has good right and lawful authority to sell the same as aforesaid, and that it does warrant to defend the title and the sale of the said properties hereby made, unto the COUNTY OF SARASOTA, its successors and assigns, against lawful claims and demands of all persons whomsoever.

[CONTINUED ON FOLLOWING PAGE]

IN WITNESS WHEREOF, the LT RANCH COMMUNITY DEVELOPMENT DISTRICT has caused these presents to be signed and its name be its proper officers and its corporate seal to be affixed, this ____ day of _____, 2022.

WITNESS

LT RANCH COMMUNITY DEVELOPMENT DISTRICT

Name: [Signature]

Name: [Signature]
Title: Chairman

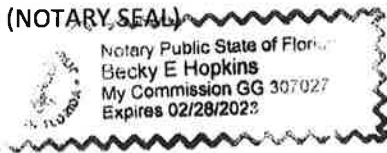
Name: [Signature]

STATE OF FLORIDA
COUNTY OF SARASOTA

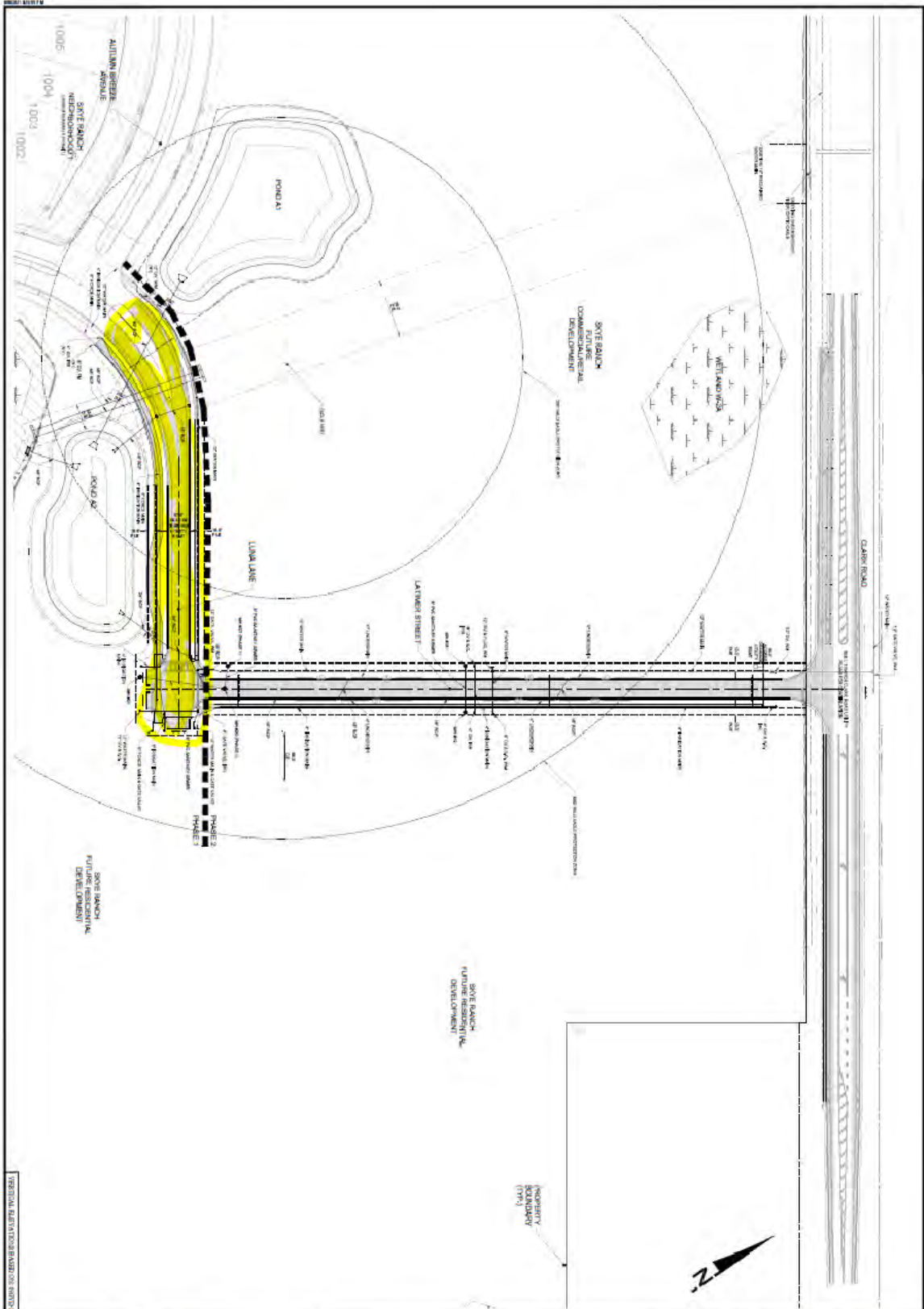
The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 16th day of August, 2022, by JOHN WILLARD, as Chairperson of LT Ranch Community Development District, who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.



[Signature]
NOTARY PUBLIC, STATE OF FLORIDA



Name: Becky E Hopkins
(Name of Notary Public, Printed, Stamped or Typed as Commissioned)



PROFESSIONAL SEAL AND REGISTERED ENGINEER'S SIGNATURE

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	08/15/2011
2	AS BUILT	08/15/2011
3	REVISED	08/15/2011
4	REVISED	08/15/2011
5	REVISED	08/15/2011
6	REVISED	08/15/2011
7	REVISED	08/15/2011
8	REVISED	08/15/2011
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99	REVISED	08/15/2011
100	REVISED	08/15/2011

ROAD CONSTRUCTION SUBDIVISION PLANS
SKYE RANCH - ACCESS ROAD
 MINOR MODIFICATION #1
 CLIENT: TAYLOR MORRISON, INC.
 MASTER UTILITY PLAN

WALDROP ENGINEERING
 401 GARDEN ROAD - SUITE 100 HANCOCK, IL 62222
 P: 618.679.6666 F: 618.679.7700 EMAIL: info@waldropeng.com

CERTIFICATION OF NO CONTRIBUTIONS
[SKYE RANCH ACCESS ROAD PHASE 1]

This certifies that the LT RANCH COMMUNITY DEVELOPMENT DISTRICT has received no advances or contributions in aid of construction, refundable or non-refundable, from customers or potential customers of the SARASOTA COUNTY UTILITY SYSTEM, or from the owner or owners, past or present, of any lots or tracts being served by the water supply distribution system and/or wastewater collection system facilities to and within that subdivision and lands known and described on or in exhibit "A" attached hereto and made a part hereof or by others for the construction of such facilities; that there are no past, existing or pending agreements or understandings, oral or written, known to Affiant, with the customers or owners of the properties being served or to be served by such facilities which might adversely affect the operation of the water supply distribution system and/or wastewater collection system which might result in claims that all or some part of the cost of the water supply distribution system and/or wastewater collection system has been contributed by any such person and might be regarded as direct or indirect contributions in aid of construction.

Dated at _____ this 16th day of August, 2022.

WITNESS

LT RANCH COMMUNITY DEVELOPMENT DISTRICT

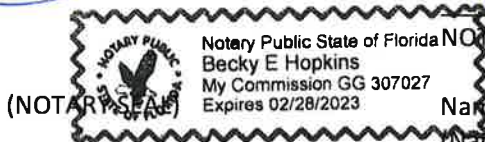
[Signature]
Name: Rita Kravcienė

[Signature]
Name: John Willard
Title: Chairman

[Signature]
Name: G. DeLasino

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 16th day of August, 2022, by John Willard, as Chairperson of LT Ranch Community Development District, who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.



[Signature]
Name: Becky E Hopkins
(Name of Notary Public, Printed, Stamped or Typed as Commissioned)

WARRANTY AND GUARANTEE
[SKYE RANCH ACCESS ROAD PHASE 1]

Project Name: SKYE RANCH ACCESS ROAD PHASE 1

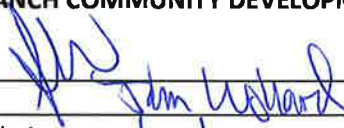
Permit No.: _____

This document does hereby convey to Sarasota County Government the required Contractual Guaranty required per Ordinance Number 2011-044 (Uniform Water, Wastewater and Reuse Systems Code).

As To District: LT RANCH COMMUNITY DEVELOPMENT DISTRICT ("District")

The District represents and warrants District extension from and against any defects in material and workmanship that is discovered or arises within a period of one (1) year following the date of final acceptance of developer's extension by Sarasota County Government.

LT RANCH COMMUNITY DEVELOPMENT DISTRICT

By: 

Its: Chairman

Date: 8/16/22

c/o James P. Ward, District Manager

JP Ward & Associates, LLC

2301 Northeast 37th Street

Fort Lauderdale, Florida 33308

Phone 954-658-4900

As To Contractor: RIPA AND ASSOCIATES, LLC

The contractor represents and warrants to and through the District that the District's extension they installed for the development from and against any defects in material and workmanship that is discovered or arises within a period of one (1) year following the date of acceptance of District's extension by Sarasota County Government.

RIPA AND ASSOCIATES, LLC

[SIGNATURE ON NEXT PAGE]

By: _____

Its: _____

Date: _____

1409 Tech Boulevard, Suite 1

Tampa, Florida 33619

Phone: _____

Date of County Acceptance: _____ Utility Inspector: _____

WARRANTY AND GUARANTEE
[SKYE RANCH ACCESS ROAD PHASE 1]

Project Name: SKYE RANCH ACCESS ROAD PHASE 1

Permit No.: _____

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LT RANCH COMMUNITY DEVELOPMENT DISTRICT

[SIGNATURE ON PRIOR PAGE] _____

By: _____

Its: Chairman

Date: _____

c/o James P. Ward, District Manager

JP Ward & Associates, LLC

2301 Northeast 37th Street

Fort Lauderdale, Florida 33308

Phone 954-658-4900

As To Contractor: RIPA AND ASSOCIATES, LLC

The contractor represents and warrants to and through the District that the District's extension they installed for the development from and against any defects in material and workmanship that is discovered or arises within a period of one (1) year following the date of acceptance of District's extension by Sarasota County Government.

RIPA AND ASSOCIATES, LLC

By: CHRIS LAFACE _____

Its: PRESIDENT _____

Date: 7/19/2022 _____

1409 Tech Boulevard, Suite 1

Tampa, Florida 33619

Phone: 813 623-6777

Date of County Acceptance: _____ Utility Inspector: _____

RESOLUTION 2022-20

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LT RANCH COMMUNITY DEVELOPMENT DISTRICT CONFIRMING AND APPROVING THE ACTIONS OF THE CHAIRMAN AND DISTRICT STAFF REGARDING THE ACQUISITION OF CERTAIN NEIGHBORHOOD TWO TOWNHOMES AND ACCESS ROAD STORMWATER IMPROVEMENTS; AND ADDRESSING SEVERABILITY AND AN EFFECTIVE DATE.

RECITALS

WHEREAS, the LT Ranch 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 Skye Ranch Neighborhood Two Townhomes and Access Road Phase 1, which plan is detailed in the *Master Engineer's Report*, dated April 2019, as revised November 6, 2019, as supplemented by the *2019 Project Supplement to the Master Engineer's Report*, dated April 2019, as revised November 6, 2019, and as supplemented by the *2022 Project Supplement to the Master Engineer's Report* dated April 2019 (as revised November 6, 2019), dated May 2022 (together, "**Capital Improvement Program**"); and

WHEREAS, the District has authorized an *Acquisition Agreement* dated October 1, 2019 and the *First Amendment to the Acquisition Agreement* dated December 20, 2019, with Taylor Morrison of Florida, Inc. ("**Developer**") which sets forth the process by which the District may acquire the improvements comprising the Capital Improvement Program; and

WHEREAS, the Developer has advanced, funded, commenced and completed certain stormwater improvements located within the plat known as Skye Ranch Neighborhood Two Townhomes, recorded in the Official Records of Sarasota County, Florida at Plat Book 55, Pages 134 et seq. ("**Improvements**"); and

WHEREAS, the District desires to confirm and approve all actions of the District Chairman and District Staff regarding the acquisition of the Improvements.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE LT RANCH COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. The acquisition of the Improvements, the execution of documents relating to such acquisition of the Improvements, and all actions taken in the furtherance of the acquisition of

RESOLUTION 2022-20

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LT RANCH COMMUNITY DEVELOPMENT DISTRICT CONFIRMING AND APPROVING THE ACTIONS OF THE CHAIRMAN AND DISTRICT STAFF REGARDING THE ACQUISITION OF CERTAIN NEIGHBORHOOD TWO TOWNHOMES AND ACCESS ROAD STORMWATER IMPROVEMENTS; AND ADDRESSING SEVERABILITY AND AN EFFECTIVE DATE.

the Improvements, are hereby declared and affirmed as being in the best interests of the District and are hereby 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.

PASSED AND ADOPTED this 31st day of August 2022.

ATTEST:

**LT RANCH COMMUNITY
DEVELOPMENT DISTRICT**

Secretary

John Wollard, Chairman

Exhibit A: Acquisition of Public Infrastructure Improvements & Work Product, Neighborhood Two Townhomes and Access Road Stormwater Improvements

Exhibit A

Acquisition of Public Infrastructure Improvements & Work Product,
Neighborhood Two Townhomes and Access Road Stormwater Improvements

APPLICATION AND CERTIFICATION FOR PAYMENT

AIA DOCUMENT G702

TO OWNER:
Taylor Morrison
501 N. Cattlemen Rd.
Sarasota, FL 34232

FROM CONTRACTOR:
RIPA & Associates, LLC
1409 Tech Blvd., Ste. 1
Tampa, FL 33619

PROJECT:
Skye Ranch Townhomes

VIA ENGINEER:
Waldrop Engineering PA
9432 Camden Field Pkwy
Riverview, FL 33578

APPLICATION NO: 17REVA

PERIOD TO: 6/30/2022

PROJECT NOS: 01-1988A

CONTRACT DATE:

Distribution to:

OWNER

ENGINEER

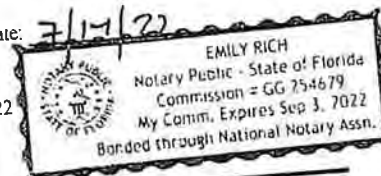
CONTRACTOR

RA2206103

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR: RIPA & Associates, I.I.C

By: John Elmn, Project Manager Date: 7/17/22
State of Florida County of: Hillsborough
Subscribed and sworn to before me this 17 day of July, 2022
Notary Public My Commission expires: Emily Rich



ENGINEER'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising the application, the Engineer certifies to the Owner that to the best of the Engineer's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED \$ 128,397.14

(Attach explanation if amount certified differs from the amount applied. Initial all figures on this Application and on the Continuation Sheet that are changed to conform with the amount certified.)

ENGINEER: _____ Date: 7/22/2022

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

THE AMERICAN INSTITUTE OF ARCHITECTS, 1735 NEW YORK AVE., N.W., WASHINGTON, DC 20006-5292

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract Continuation Sheet, AIA Document G703, is attached.

- | | |
|---|-----------------|
| 1. ORIGINAL CONTRACT SUM | \$ 2,565,000.00 |
| 2. NET CHANGES BY CHANGE ORDERS | \$ 2,941.66 |
| 3. CONTRACT SUM TO DATE (Line 1 ± 2) | \$ 2,567,941.66 |
| 4. TOTAL COMPLETED & STORED TO DATE (Column G on G703) | \$ 2,567,941.66 |
| 5. RETAINAGE: | \$ 128,397.14 |
| a. <u>5%</u> of Completed Work (Column D + E on G703) | \$ _____ |
| b. _____ % of Stored Material (Column F on G703) | \$ _____ |
| Total in Column I of G703 | \$ 128,397.14 |
| 6. TOTAL EARNED LESS RETAINAGE (Line 4 Less Line 5 Total) | \$ 2,439,544.52 |
| 7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate) | \$ 2,403,185.44 |
| 8. CURRENT PAYMENT DUE THIS APPLICATION | \$ 36,359.08 |
| 9. BALANCE TO FINISH, INCLUDING RETAINAGE | \$ 128,397.14 |
| 10. PREVIOUS APPLICATIONS UNPAID | \$ 165,415.50 |
| 11. TOTAL AMOUNT UNPAID TO DATE | \$ 201,774.58 |

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	\$331,539.46	\$50,111.50
Total approved this Month	\$74,855.14	\$353,341.44
TOTALS	\$406,394.60	\$403,452.94
NET CHANGES by Change Order	\$2,941.66	

Skye Ranch Townhomes

APPLICATION FOR PAYMENT

PAY APP
FROM
TO

17REVA
6/1/2022
6/30/2022

RIPA & ASSOCIATES PROJECT # 01-1918A

ITEM NO	QTY	DESCRIPTION OF WORK	CONTRACT SUM TO DATE										BALANCE TO FINISH TO DATE	5% RETAINAGE TO DATE
			BASE CONTRACT			ESTIMATED QUANTITY			TOTAL WORK IN PLACE	TOTAL WORK IN PLACE	TOTAL WORK IN PLACE	PERCENT COMPLETE		
			UNIT	UNIT PRICE	VALUE	THIS ESTIMATE	PREV ESTIMATE	TOTAL ESTIMATE	THIS PERIOD	PREV APPLICATION	TO DATE	TO DATE		
7	305.00	15" CLASS III RCP STORM	LF	\$39.50	\$12,047.50	0.00	305.00	305.00	\$0.00	\$12,047.50	\$12,047.50	100%	\$0.00	\$602.38
8	1,460.00	12" HDPE STORM	LF	\$20.50	\$29,930.00	0.00	1460.00	1460.00	\$0.00	\$29,930.00	\$29,930.00	100%	\$0.00	\$1,496.50
9	1.00	CONTROL STRUCTURE TYPE G	EA	\$6,500.00	\$6,500.00	0.00	1.00	1.00	\$0.00	\$6,500.00	\$6,500.00	100%	\$0.00	\$325.00
10	2.00	CONTROL STRUCTURE TYPE H	EA	\$8,150.00	\$16,300.00	0.00	2.00	2.00	\$0.00	\$16,300.00	\$16,300.00	100%	\$0.00	\$815.00
11	13.00	GRATE INLET	EA	\$3,350.00	\$43,550.00	0.00	13.00	13.00	\$0.00	\$43,550.00	\$43,550.00	100%	\$0.00	\$2,177.50
12	8.00	FDOT TYPE P-9 CURB INLET	EA	\$3,850.00	\$30,800.00	0.00	8.00	8.00	\$0.00	\$30,800.00	\$30,800.00	100%	\$0.00	\$1,540.00
13	1.00	STORM MANHOLE	EA	\$3,100.00	\$3,100.00	0.00	1.00	1.00	\$0.00	\$3,100.00	\$3,100.00	100%	\$0.00	\$155.00
14	5.00	YARD DRAIN	EA	\$915.00	\$4,575.00	0.00	5.00	5.00	\$0.00	\$4,575.00	\$4,575.00	100%	\$0.00	\$228.75
15	8.00	VALLEY GUTTER INLET	EA	\$3,550.00	\$28,400.00	0.00	8.00	8.00	\$0.00	\$28,400.00	\$28,400.00	100%	\$0.00	\$1,420.00
16	1.00	48" RCP FES	EA	\$3,950.00	\$3,950.00	0.00	1.00	1.00	\$0.00	\$3,950.00	\$3,950.00	100%	\$0.00	\$197.50
17	1.00	42" RCP FES	EA	\$3,500.00	\$3,500.00	0.00	1.00	1.00	\$0.00	\$3,500.00	\$3,500.00	100%	\$0.00	\$175.00
18	1.00	30" RCP FES	EA	\$2,450.00	\$2,450.00	0.00	1.00	1.00	\$0.00	\$2,450.00	\$2,450.00	100%	\$0.00	\$122.50
19	1.00	24" RCP FES	EA	\$2,050.00	\$2,050.00	0.00	1.00	1.00	\$0.00	\$2,050.00	\$2,050.00	100%	\$0.00	\$102.50
20	1.00	15" RCP FES	EA	\$1,850.00	\$1,850.00	0.00	1.00	1.00	\$0.00	\$1,850.00	\$1,850.00	100%	\$0.00	\$92.50
21	1.00	12" FES	EA	\$855.00	\$855.00	0.00	1.00	1.00	\$0.00	\$855.00	\$855.00	100%	\$0.00	\$42.75
22	-	4" UNDERDRAIN (FINE AGGREGATE)	LF	\$0.00	\$0.00	0.00	0.00	0.00	\$0.00	\$0.00	\$0.00	DIVISION	\$0.00	\$0.00
23	1.00	36" RCP FES	EA	\$3,150.00	\$3,150.00	0.00	1.00	1.00	\$0.00	\$3,150.00	\$3,150.00	100%	\$0.00	\$157.50
		TOTAL 2 - DRAINAGE			\$427,403.75				\$0.00	\$427,403.75	\$427,403.75	100%	\$0.00	\$21,370.19
		2 - IRRIGATION												
1	460.00	12" PVC RECLAIMED MAIN (DR 18)	LF	\$48.25	\$22,195.00	0.00	460.00	460.00	\$0.00	\$22,195.00	\$22,195.00	100%	\$0.00	\$1,109.75
2	1,060.00	6" PVC RECLAIMED MAIN (DR 18)	LF	\$18.25	\$19,345.00	0.00	1060.00	1060.00	\$0.00	\$19,345.00	\$19,345.00	100%	\$0.00	\$967.25
3	2,020.00	4" PVC RECLAIMED MAIN (DR 18)	LF	\$14.75	\$29,795.00	0.00	2020.00	2020.00	\$0.00	\$29,795.00	\$29,795.00	100%	\$0.00	\$1,489.75
4	30.00	SINGLE SERVICE SHORT	EA	\$585.00	\$17,550.00	0.00	30.00	30.00	\$0.00	\$17,550.00	\$17,550.00	100%	\$0.00	\$877.50
5	3.00	DOUBLE SERVICE LONG	EA	\$1,350.00	\$4,050.00	0.00	3.00	3.00	\$0.00	\$4,050.00	\$4,050.00	100%	\$0.00	\$202.50
6	1.00	12" GATE VALVE AND BLOWOFF ASSEMBLY	EA	\$3,400.00	\$3,400.00	0.00	1.00	1.00	\$0.00	\$3,400.00	\$3,400.00	100%	\$0.00	\$170.00
7	2.00	6" GATE VALVE ASSEMBLY	EA	\$2,350.00	\$4,700.00	0.00	2.00	2.00	\$0.00	\$4,700.00	\$4,700.00	100%	\$0.00	\$235.00
8	2.00	12" GATE VALVE ASSEMBLY	EA	\$955.00	\$1,910.00	0.00	2.00	2.00	\$0.00	\$1,910.00	\$1,910.00	100%	\$0.00	\$95.50
9	2.00	6" GATE VALVE ASSEMBLY	EA	\$905.00	\$1,810.00	0.00	2.00	2.00	\$0.00	\$1,810.00	\$1,810.00	100%	\$0.00	\$90.50
10	2.00	4" GATE VALVE ASSEMBLY	EA	\$905.00	\$1,810.00	0.00	2.00	2.00	\$0.00	\$1,810.00	\$1,810.00	100%	\$0.00	\$90.50
11	3.00	4" GATE VALVE AND BLOWOFF ASSEMBLY	EA	\$1,950.00	\$5,850.00	0.00	3.00	3.00	\$0.00	\$5,850.00	\$5,850.00	100%	\$0.00	\$292.50
12	1.00	16" X 6" TAPPING SLEEVE & VALVE	EA	\$9,450.00	\$9,450.00	0.00	1.00	1.00	\$0.00	\$9,450.00	\$9,450.00	100%	\$0.00	\$472.50
13	1.00	6" GATE VALVE ASSEMBLY	EA	\$955.00	\$955.00	0.00	1.00	1.00	\$0.00	\$955.00	\$955.00	100%	\$0.00	\$47.75
14	856.00	6" PVC RECLAIMED MAIN (DR 18)	LF	\$14.75	\$12,626.00	0.00	856.00	856.00	\$0.00	\$12,626.00	\$12,626.00	100%	\$0.00	\$631.30
15	1.00	6" MASTER METER ASSEMBLY	EA	\$18,500.00	\$18,500.00	0.00	1.00	1.00	\$0.00	\$18,500.00	\$18,500.00	100%	\$0.00	\$925.00
16	19.00	SINGLE SERVICE SHORT	EA	\$545.00	\$10,355.00	0.00	19.00	19.00	\$0.00	\$10,355.00	\$10,355.00	100%	\$0.00	\$517.75
17	12.00	SINGLE SERVICE LONG	EA	\$680.00	\$8,160.00	0.00	12.00	12.00	\$0.00	\$8,160.00	\$8,160.00	100%	\$0.00	\$408.00
		TOTAL 2 - IRRIGATION			\$170,651.00				\$0.00	\$170,651.00	\$170,651.00	100%	\$0.00	\$8,532.55
		2 - EARTHWORK												
1	18.00	CLEARING & GRUBBING	AC	\$2,125.00	\$38,250.00	0.00	18.00	18.00	\$0.00	\$38,250.00	\$38,250.00	100%	\$0.00	\$1,912.50
2	2,513.00	SILT FENCE	LF	\$1.25	\$3,141.25	0.00	2513.00	2513.00	\$0.00	\$3,141.25	\$3,141.25	100%	\$0.00	\$157.06

RIVA & ASSOCIATES PROJECT # 01-19384

CONTRACT SUM TO DATE

ITEM NO		DESCRIPTION OF WORK	QTY	BASE CONTRACT			ESTIMATED QUANTITY			TOTAL WORK IN PLACE	TOTAL WORK IN PLACE	TOTAL WORK IN PLACE	PERCENT COMPLETE	BALANCE TO FINISH	5% RETAINAGE
				UNIT	UNIT PRICE	VALUE	THIS ESTIMATE	PREV ESTIMATE	TOTAL ESTIMATE	THIS PERIOD	PREV APPLICATION	TO DATE	TO DATE	TO DATE	TO DATE
3	1060	DOUBLE SILT FENCE	2,496.00	LF	\$2.50	\$6,240.00	0.00	2496.00	2496.00	\$0.00	\$6,240.00	\$6,240.00	100%	\$0.00	\$312.00
4	1070	INLET PROTECTION	28.00	EA	\$105.00	\$2,940.00	0.00	28.00	28.00	\$0.00	\$2,940.00	\$2,940.00	100%	\$0.00	\$147.00
5	1080	TREE BARRICADES FOR GRAND TREES	1.00	EA	\$1,250.00	\$1,250.00	0.00	1.00	1.00	\$0.00	\$1,250.00	\$1,250.00	100%	\$0.00	\$62.50
6	1090	SITE EXCAVATION	70,922.00	CY	\$3.10	\$219,858.20	0.00	70922.00	70922.00	\$0.00	\$219,858.20	\$219,858.20	100%	\$0.00	\$10,992.91
7	1100	FINAL GRADING	40,000.00	SY	\$0.85	\$34,000.00	0.00	40000.00	40000.00	\$0.00	\$34,000.00	\$34,000.00	100%	\$0.00	\$1,700.00
8	1110	SEED & MULCH DISTURBED AREAS	27,502.00	SY	\$0.25	\$6,875.50	0.00	27502.00	27502.00	\$0.00	\$6,875.50	\$6,875.50	100%	\$0.00	\$343.78
9	1120	SOD POND SLOPES - BAHIA	16,975.00	SY	\$2.25	\$38,193.75	0.00	16975.00	16975.00	\$0.00	\$38,193.75	\$38,193.75	100%	\$0.00	\$1,909.69
10	1130	NPDES COMPLIANCE	1.00	LS	\$9,000.00	\$9,000.00	0.00	1.00	1.00	\$0.00	\$9,000.00	\$9,000.00	100%	\$0.00	\$450.00
11	1140	MOBILIZATION	1.00	LS	\$27,500.00	\$27,500.00	0.00	1.00	1.00	\$0.00	\$27,500.00	\$27,500.00	100%	\$0.00	\$1,375.00
12	1150	GEO TECHNICAL & MATERIAL TESTING	1.00	LS	\$31,500.00	\$31,500.00	0.00	1.00	1.00	\$0.00	\$31,500.00	\$31,500.00	100%	\$0.00	\$1,575.00
		TOTAL 2 - EARTHWORK				\$418,748.70				\$0.00	\$418,748.70	\$418,748.70	100%	\$0.00	\$20,937.44
		2 - SURVEYING													
		2 - SURVEYING													
1	1160	CONST STAKEOUT	1.00	LS	\$27,000.00	\$27,000.00	0.00	1.00	1.00	\$0.00	\$27,000.00	\$27,000.00	100%	\$0.00	\$1,350.00
2	1170	RECORD SURVEY	1.00	LS	\$14,000.00	\$14,000.00	0.00	1.00	1.00	\$0.00	\$14,000.00	\$14,000.00	100%	\$0.00	\$700.00
		TOTAL 2 - SURVEYING				\$41,000.00				\$0.00	\$41,000.00	\$41,000.00	100%	\$0.00	\$2,050.00
		CHANGE ORDER #1													
		2 - EARTHWORK													
1	135	SITE EXCAVATION	(16,165.00)	CY	\$3.10	-\$50,111.50	0.00	-16165.00	-16165.00	\$0.00	(\$50,111.50)	(\$50,111.50)	100%	\$0.00	(\$2,505.58)
		TOTAL CHANGE ORDER #1				-\$50,111.50									
		CHANGE ORDER #2													
		2 - EARTHWORK													
1		SEED & MULCH DISTURBED AREAS (N2 Single Family Homes, DOT)	198,440.00	SY	\$0.25	\$49,610.00	0.00	198440.00	198440.00	\$0.00	\$49,610.00	\$49,610.00	100%	\$0.00	\$2,480.50
2		SOD REAR LOT SLOPES - BAHIA	4,900.00	SY	\$2.25	\$11,025.00	0.00	4900.00	4900.00	\$0.00	\$11,025.00	\$11,025.00	100%	\$0.00	\$551.25
		TOTAL CHANGE ORDER #2				\$60,635.00				\$0.00	\$60,635.00	\$60,635.00	100%	\$0.00	\$3,031.75
		CHANGE ORDER #3													
		2 - EARTHWORK													
1	145	SODDED SWALE	650.00	LF	\$14.49	\$9,418.50	0.00	650.00	650.00	\$0.00	\$9,418.50	\$9,418.50	100%	\$0.00	\$470.93
		2 - WASTEWATER													
1	601.4	CONNECT TO EXISTING 6" FORCEMAIN	1.00	EA	\$1,006.43	\$1,006.43	0.00	1.00	1.00	\$0.00	\$1,006.43	\$1,006.43	100%	\$0.00	\$50.32
2	511	8" PVC (16'-18" CUT)	(47.00)	LF	\$62.25	-\$2,925.75	0.00	-47.00	-47.00	\$0.00	(\$2,925.75)	(\$2,925.75)	100%	\$0.00	(\$146.19)
3	511	12" PVC (16'-18" CUT)	54.00	LF	\$82.63	\$4,462.02	0.00	54.00	54.00	\$0.00	\$4,462.02	\$4,462.02	100%	\$0.00	\$223.10
4	531	MH 602 1' RISER RING	1.00	EA	\$901.66	\$901.66	0.00	1.00	1.00	\$0.00	\$901.66	\$901.66	100%	\$0.00	\$45.08
5	572	ADDITIONAL LIFT STATION CONCRETE	1.00	LS	\$4,399.81	\$4,399.81	0.00	1.00	1.00	\$0.00	\$4,399.81	\$4,399.81	100%	\$0.00	\$219.99
		2 - DRAINAGE													
1	317.2	10' HDPE STORM	110.00	LF	\$16.27	\$1,789.70	0.00	110.00	110.00	\$0.00	\$1,789.70	\$1,789.70	100%	\$0.00	\$89.49
2	318	12" HDPE STORM	(1,067.00)	LF	\$20.50	-\$21,873.50	0.00	-1067.00	-1067.00	\$0.00	(\$21,873.50)	(\$21,873.50)	100%	\$0.00	(\$1,092.94)
3	318.1	15' HDPE STORM	320.00	LF	\$25.38	\$8,121.60	0.00	320.00	320.00	\$0.00	\$8,121.60	\$8,121.60	100%	\$0.00	\$406.08

RPA & ASSOCIATES PROJECT # 01 19-2A

ITEM NO		DESCRIPTION OF WORK	QTY	CONTRACT SUM TO DATE									PERCENT COMPLETE	BALANCE TO FINISH TO DATE	5% RETAINAGE TO DATE
				BASE CONTRACT			ESTIMATED QUANTITY			TOTAL WORK IN PLACE THIS PERIOD	TOTAL WORK IN PLACE PREV APPLICATION	TOTAL WORK IN PLACE TO DATE			
				UNIT	UNIT PRICE	VALUE	THIS ESTIMATE	PREV ESTIMATE	TOTAL ESTIMATE						
4	301	15' CLASS III RCP STORM	(10.00)	LF	\$39.50	-\$395.00	0.00	-10.00	-10.00	\$0.00	(\$395.00)	(\$395.00)	100%	\$0.00	(\$39.75)
5	302	18' CLASS III RCP STORM	274.00	LF	\$46.75	\$12,809.50	0.00	274.00	274.00	\$0.00	\$12,809.50	\$12,809.50	100%	\$0.00	(\$1,287.01)
6	303	24' CLASS III RCP STORM	(427.00)	LF	\$60.75	-\$25,940.25	0.00	-427.00	-427.00	\$0.00	(\$25,940.25)	(\$25,940.25)	100%	\$0.00	\$1,845.65
7	304	30" CLASS III RCP STORM	414.00	LF	\$79.50	\$32,913.00	0.00	414.00	414.00	\$0.00	\$32,913.00	\$32,913.00	100%	\$0.00	(\$1,265.25)
8	305	36" CLASS III RCP STORM	(241.00)	LF	\$165.00	-\$25,305.00	0.00	-241.00	-241.00	\$0.00	(\$25,305.00)	(\$25,305.00)	100%	\$0.00	\$965.25
9	306	42" CLASS III RCP STORM	143.00	LF	\$135.00	\$19,305.00	0.00	143.00	143.00	\$0.00	\$19,305.00	\$19,305.00	100%	\$0.00	(\$1,876.25)
10	307	48" CLASS III RCP STORM	(225.00)	LF	\$165.00	-\$37,125.00	0.00	-225.00	-225.00	\$0.00	(\$37,125.00)	(\$37,125.00)	100%	\$0.00	(\$127.50)
11	392.4	36" RCP FES	(1.00)	EA	\$3,150.00	-\$3,150.00	0.00	-1.00	-1.00	\$0.00	(\$3,150.00)	(\$3,150.00)	100%	\$0.00	\$350.00
12	392.5	42" RCP FES	2.00	EA	\$3,500.00	\$7,000.00	0.00	2.00	2.00	\$0.00	\$7,000.00	\$7,000.00	100%	\$0.00	(\$197.50)
13	392.6	48" RCP FES	(1.00)	EA	\$3,950.00	-\$3,950.00	0.00	-1.00	-1.00	\$0.00	(\$3,950.00)	(\$3,950.00)	100%	\$0.00	\$186.01
14	410	4" UNDERDRAIN (FINE AGGREGATE)	220.00	LF	\$16.91	\$3,720.20	0.00	220.00	220.00	\$0.00	\$3,720.20	\$3,720.20	100%	\$0.00	\$192.50
15	330.9	FDOT TYPE P-9 CURB INLET - REMAKE OF C1-13-R	1.00	EA	\$3,850.00	\$3,850.00	0.00	1.00	1.00	\$0.00	\$3,850.00	\$3,850.00	100%	\$0.00	(\$275.00)
16	378	CONTROL STRUCTURE TYPE G	(1.00)	EA	\$6,500.00	-\$6,500.00	0.00	-1.00	-1.00	\$0.00	(\$6,500.00)	(\$6,500.00)	100%	\$0.00	\$91.50
17	420	YARD DRAIN	2.00	EA	\$915.00	\$1,830.00	0.00	2.00	2.00	\$0.00	\$1,830.00	\$1,830.00	100%	\$0.00	\$16.75
18	8	SILT FENCE	268.00	LF	\$1.25	\$335.00	268.00	0.00	268.00	\$335.00	\$0.00	\$335.00	100%	\$0.00	\$63.25
19	10	TURBIDITY BARRIER	125.00	LF	\$10.12	\$1,265.00	125.00	0.00	125.00	\$1,265.00	\$0.00	\$1,265.00	100%	\$0.00	\$115.36
20	456	DEMO EXISTING CULVERT MATERIAL	1.00	LS	\$2,307.20	-\$2,307.20	1.00	0.00	1.00	\$2,307.20	\$0.00	\$2,307.20	100%	\$0.00	\$11,795.95
21	456	BOX CULVERT 4' X 10'	100.00	LF	\$2,359.19	\$235,919.00	100.00	0.00	100.00	\$235,919.00	\$0.00	\$235,919.00	100%	\$0.00	\$60.00
22	494.1	BYPASS PUMPING	1.00	LS	\$1,200.00	\$1,200.00	1.00	0.00	1.00	\$1,200.00	\$0.00	\$1,200.00	100%	\$0.00	\$185.65
23	492	RESTORATION	1.00	LS	\$3,713.00	\$3,713.00	1.00	0.00	1.00	\$3,713.00	\$0.00	\$3,713.00	100%	\$0.00	\$114.12
2 - POTABLE WATER															
1	701.3	CONNECT TO EXISTING 12" WATERMAIN	2.00	EA	\$1,141.16	\$2,282.32	0.00	2.00	2.00	\$0.00	\$2,282.32	\$2,282.32	100%	\$0.00	\$17.76
2	725.3	6" PVC FIRE MAIN (DR 14)	20.00	LF	\$17.76	\$355.20	0.00	20.00	20.00	\$0.00	\$355.20	\$355.20	100%	\$0.00	\$425.00
3	740.1	FIRE HYDRANT ASSEMBLY	2.00	EA	\$4,250.00	\$8,500.00	0.00	2.00	2.00	\$0.00	\$8,500.00	\$8,500.00	100%	\$0.00	\$139.28
4	613.1	12" X 6" MJ TEE	2.00	EA	\$1,392.76	\$2,785.52	0.00	2.00	2.00	\$0.00	\$2,785.52	\$2,785.52	100%	\$0.00	\$21.44
5	733.9	2" BEND	3.00	EA	\$142.92	\$428.76	0.00	3.00	3.00	\$0.00	\$428.76	\$428.76	100%	\$0.00	\$50.32
2 - IRRIGATION															
1	801.7	CONNECT TO EXISTING 4" RECLAIMED	1.00	EA	\$1,006.43	\$1,006.43	0.00	1.00	1.00	\$0.00	\$1,006.43	\$1,006.43	100%	\$0.00	\$50.32
2	801.6	CONNECT TO EXISTING 6" RECLAIMED	1.00	EA	\$1,006.43	\$1,006.43	0.00	1.00	1.00	\$0.00	\$1,006.43	\$1,006.43	100%	\$0.00	\$1,227.96
3	811	2" PVC RECLAIMED MAIN (SDR 21)	3,240.00	LF	\$7.58	\$24,559.20	0.00	3240.00	3240.00	\$0.00	\$24,559.20	\$24,559.20	100%	\$0.00	\$100.04
4	733.9	2" BEND	14.00	EA	\$142.92	\$2,000.88	0.00	14.00	14.00	\$0.00	\$2,000.88	\$2,000.88	100%	\$0.00	\$10.68
5	735.9	2" TEE	1.00	EA	\$213.64	\$213.64	0.00	1.00	1.00	\$0.00	\$213.64	\$213.64	100%	\$0.00	\$49.61
6	731.7	2" GATE VALVE ASSEMBLY	2.00	EA	\$496.12	\$992.24	0.00	2.00	2.00	\$0.00	\$992.24	\$992.24	100%	\$0.00	(\$1,004.25)
7	810	4" PVC RECLAIMED MAIN (DR 18)	(1,362.00)	LF	\$14.75	-\$20,089.50	0.00	-1362.00	-1362.00	\$0.00	(\$20,089.50)	(\$20,089.50)	100%	\$0.00	(\$97.62)
8	809	6" PVC RECLAIMED MAIN (DR 18)	(107.00)	LF	\$18.25	-\$1,952.75	0.00	-107.00	-107.00	\$0.00	(\$1,952.75)	(\$1,952.75)	100%	\$0.00	\$47.75
9	731.4	6" GATE VALVE ASSEMBLY	1.00	EA	\$955.00	\$955.00	0.00	1.00	1.00	\$0.00	\$955.00	\$955.00	100%	\$0.00	(\$517.75)
10	815.1	SINGLE SERVICE SHORT	(19.00)	EA	\$545.00	-\$10,355.00	0.00	-19.00	-19.00	\$0.00	(\$10,355.00)	(\$10,355.00)	100%	\$0.00	(\$342.00)
11	817.1	SINGLE SERVICE LONG	(10.00)	EA	\$680.00	-\$6,800.00	0.00	-10.00	-10.00	\$0.00	(\$6,800.00)	(\$6,800.00)	100%	\$0.00	(\$702.50)
12	747.1	DOUBLE SERVICE LONG	(3.00)	EA	\$1,350.00	-\$4,050.00	0.00	-3.00	-3.00	\$0.00	(\$4,050.00)	(\$4,050.00)	100%	\$0.00	
2 - PAVING															
1	232.1	12" STABILIZED SUBGRADE	830.00	SY	\$5.50	\$4,565.00	0.00	830.00	830.00	\$0.00	\$4,565.00	\$4,565.00	100%	\$0.00	\$228.25

Skye Ranch Townhomes

APPLICATION FOR PAYMENT

PAY APP
FROM
TO

17REVA
6/1/2022
6/30/2022

RPA & ASSOCIATES PROJECT # 01-1998A

ITEM NO	DESCRIPTION OF WORK	QTY	CONTRACT SUM TO DATE										BALANCE TO FINISH TO DATE	5% RETAINAGE TO DATE		
			BASE CONTRACT			ESTIMATED QUANTITY			TOTAL WORK IN PLACE	TOTAL WORK IN PLACE	TOTAL WORK IN PLACE	PERCENT COMPLETE				
			UNIT	UNIT PRICE	VALUE	THIS ESTIMATE	PREV ESTIMATE	TOTAL ESTIMATE	THIS PERIOD	PREV APPLICATION	TO DATE	TO DATE			TO DATE	
2	222 2	7" ROAD BASE	(1,108.00)	SY	\$12.25	-\$13,573.00	0.00	-1108.00	-1108.00	\$0.00	(\$13,573.00)	(\$13,573.00)	100%	\$0.00	(\$078.05)	
3	202 1	1" TYPE SP 9.5 ASPHALT (INITIAL LIFT)	(104.00)	SY	\$7.50	-\$780.00	0.00	-104.00	-104.00	\$0.00	(\$780.00)	(\$780.00)	100%	\$0.00	(\$39.00)	
4	202 1	1" TYPE SP 9.5 ASPHALT (FINAL LIFT)	(104.00)	SY	\$6.75	-\$702.00	-104.00	0.00	-104.00	(\$702.00)	\$0.00	(\$9,768.00)	(\$9,768.00)	100%	\$0.00	(\$488.40)
5	255 1	TYPE "F" CURB	(814.00)	LF	\$12.00	-\$9,768.00	0.00	-814.00	-814.00	\$0.00	\$666.25	\$666.25	100%	\$0.00	\$43.31	
6	253	TYPE "D" CURB - TRENCH	45.00	LF	\$19.25	\$866.25	0.00	45.00	45.00	\$0.00	(\$5,871.25)	(\$5,871.25)	100%	\$0.00	(\$293.50)	
7	251	TYPE "A" CURB	(305.00)	LF	\$19.25	-\$5,871.25	0.00	-305.00	-305.00	\$0.00	(\$14,143.75)	(\$14,143.75)	100%	\$0.00	(\$707.19)	
8	260 5	5 CONCRETE SIDEWALK	(365.00)	SY	\$38.75	-\$14,143.75	0.00	-365.00	-365.00	\$0.00	(\$3,400.00)	(\$3,400.00)	100%	\$0.00	(\$170.00)	
9	280	ADA HANDICAPPED RAMP	(2.00)	EA	\$1,700.00	-\$3,400.00	0.00	-2.00	-2.00	\$0.00	\$1,000.00	\$1,000.00	100%	\$0.00	(\$50.00)	
10	296	SIGNAGE & STRIPING	(1.00)	LS	\$1,000.00	-\$1,000.00	-1.00	0.00	-1.00	(\$1,000.00)	\$0.00	(\$1,000.00)	100%	\$0.00	(\$50.00)	
		TOTAL CHANGE ORDER #3				\$187,133.74				\$243,037.20	(\$55,903.46)	\$187,133.74	100%	\$0.00	\$9,356.68	
		CHANGE ORDER #4														
		1 - EARTHWORK														
1		LOWER A2 TOB TO 26 00	340.00	LF	\$16.43	\$5,586.20	0.00	340.00	340.00	\$0.00	\$5,586.20	\$5,586.20	100%	\$0.00	\$279.31	
2		SOD POND SLOPES - BAHIA	2,281.00	SY	\$2.25	\$5,132.25	0.00	2281.00	2281.00	\$0.00	\$5,132.25	\$5,132.25	100%	\$0.00	\$256.61	
		TOTAL CHANGE ORDER #4				\$10,718.45				\$0.00	\$10,718.45	\$10,718.45	100%	\$0.00	\$535.92	
		CHANGE ORDER #5														
		1 - EARTHWORK ACCESS ROAD														
1		DISC SITE	5.00	AC	\$404.01	\$2,024.05	0.00	5.00	5.00	\$0.00	\$2,024.05	\$2,024.05	100%	\$0.00	\$101.20	
2		SITE EXCAVATION	12,185.00	CY	\$3.10	\$37,773.50	0.00	12185.00	12185.00	\$0.00	\$37,773.50	\$37,773.50	100%	\$0.00	\$1,888.68	
3		SOD POND SLOPES - BAHIA	350.00	SY	\$2.25	\$787.50	0.00	350.00	350.00	\$0.00	\$787.50	\$787.50	100%	\$0.00	\$39.38	
		TOTAL CHANGE ORDER #5				\$40,585.05				\$0.00	\$40,585.05	\$40,585.05	100%	\$0.00	\$2,029.26	
		CHANGE ORDER #6														
		1 - PAVING ACCESS ROAD														
1		DEMO EXISTING SIDEWALK	267.00	SY	\$35.14	\$9,382.38	0.00	267.00	267.00	\$0.00	\$9,382.38	\$9,382.38	100%	\$0.00	\$469.12	
2		12' CONCRETE SIDEWALK	267.00	SY	\$38.75	\$10,346.25	0.00	267.00	267.00	\$0.00	\$10,346.25	\$10,346.25	100%	\$0.00	\$517.31	
		TOTAL CHANGE ORDER #6				\$19,728.63				\$0.00	\$19,728.63	\$19,728.63	100%	\$0.00	\$986.43	
		CHANGE ORDER #7														
		TH- SECONDARY PEDESTRIAN PATH														
1		RAISE PATH/ FINAL GRADING	582.00	SY	\$5.25	\$3,055.50	0.00	582.00	582.00	\$0.00	\$3,055.50	\$3,055.50	100%	\$0.00	\$152.78	
2		5' PEDESTRIAN PATH	295.00	SY	\$27.42	\$8,088.90	0.00	295.00	295.00	\$0.00	\$8,088.90	\$8,088.90	100%	\$0.00	\$404.45	
3		SOD 4' EDGE OF TRAIL BOTH SIDE - BAHIA	465.00	SY	\$2.25	\$1,046.25	0.00	465.00	465.00	\$0.00	\$1,046.25	\$1,046.25	100%	\$0.00	\$52.31	
4		MOBILIZATION	1.00	LS	\$547.94	\$547.94	0.00	1.00	1.00	\$0.00	\$547.94	\$547.94	100%	\$0.00	\$27.40	
		TOTAL CHANGE ORDER #7				\$12,738.59				\$0.00	\$12,738.59	\$12,738.59	100%	\$0.00	\$636.94	
		CHANGE ORDER #8														
		TH- SECONDARY PEDESTRIAN PATH														
1		RAISE PATH/ FINAL GRADING	(582.00)	SY	\$5.25	-\$3,055.50	-582.00	0.00	-582.00	(\$3,055.50)	\$0.00	(\$3,055.50)	100%	\$0.00	(\$152.78)	

Skye Ranch Townhomes

APPLICATION FOR PAYMENT

PAY APP
FROM
TO

17REVA
6/1/2022
6/30/2022

RIPA & ASSOCIATES PROJECT # 01-1988A

ITEM NO	DESCRIPTION OF WORK	QTY	CONTRACT SUM TO DATE										BALANCE TO FINISH TO DATE	5% RETAINAGE TO DATE
			BASE CONTRACT			ESTIMATED QUANTITY			TOTAL WORK IN PLACE	TOTAL WORK IN PLACE	TOTAL WORK IN PLACE	PERCENT COMPLETE		
			UNIT	UNIT PRICE	VALUE	THIS ESTIMATE	PREV ESTIMATE	TOTAL ESTIMATE	THIS PERIOD	PREV APPLICATION	TO DATE	TO DATE		
	5' PEDESTRIAN PATH	(295.00)	SY	\$27.42	-\$8,083.90	-295.00	0.00	-295.00	(\$8,083.90)	\$0.00	(\$8,083.90)	100%	\$0.00	(\$204.45)
2	SOD 4' EDGE OF TRAIL BOTH SIDE - BAHIA	(485.00)	SY	\$2.25	-\$1,046.25	-485.00	0.00	-485.00	(\$1,046.25)	\$0.00	(\$1,046.25)	100%	\$0.00	(\$27.40)
3	MOBILIZATION	(1.00)	LS	\$547.94	-\$547.94	-1.00	0.00	-1.00	(\$547.94)	\$0.00	(\$547.94)	100%	\$0.00	(\$27.40)
4	TOTAL CHANGE ORDER #8				-\$12,738.59				-\$12,738.59	\$0.00	-\$12,738.59	100%	\$0.00	(\$626.94)
	CHANGE ORDER #10													
	LUNA LN - 1" TYPE 9.5 ASPHALT (2ND LIFT)	(6,046.00)	SY	\$6.75	-\$40,810.50	-6046.00	0.00	-6046.00	(\$40,810.50)	\$0.00	(\$40,810.50)	100%	\$0.00	(\$2,040.53)
1	PAINTED SKYE ST - 1" TYPE 9.5 ASPHALT (2ND LIFT)	(255.00)	SY	\$6.75	-\$1,721.25	-255.00	0.00	-255.00	(\$1,721.25)	\$0.00	(\$1,721.25)	100%	\$0.00	(\$68.06)
2	LUNAR SKYE ST - 1" TYPE 9.5 ASPHALT (2ND LIFT)	(4,516.75)	SY	\$6.75	-\$30,488.06	-4516.75	0.00	-4516.75	(\$30,488.06)	\$0.00	(\$30,488.06)	100%	\$0.00	(\$1,524.40)
3	SIGNAGE & STRIPING - DEDUCT	(1.00)	LS	\$6,073.37	-\$6,073.37	-1.00	0.00	-1.00	(\$6,073.37)	\$0.00	(\$6,073.37)	100%	\$0.00	(\$303.67)
4	SIGNAGE & STRIPING - DEDUCT	(1.00)	LS	\$1,617.27	-\$1,617.27	-1.00	0.00	-1.00	(\$1,617.27)	\$0.00	(\$1,617.27)	100%	\$0.00	(\$69.84)
5	TOTAL CHANGE ORDER #10				-\$80,710.45				-\$80,710.45	\$0.00	-\$80,710.45	100%	\$0.00	(\$4,035.52)
	CHANGE ORDER #11													
	SILT FENCE	(268.00)	LF	\$1.25	-\$335.00	-268.00	0.00	-268.00	(\$335.00)	\$0.00	(\$335.00)	100%	\$0.00	(\$16.75)
1	TURBIDITY BARRIER	(125.00)	LF	\$10.12	-\$1,265.00	-125.00	0.00	-125.00	(\$1,265.00)	\$0.00	(\$1,265.00)	100%	\$0.00	(\$63.25)
2	DEMO EXISTING CULVERT MATERIAL	(1.00)	LS	\$2,307.20	-\$2,307.20	-1.00	0.00	-1.00	(\$2,307.20)	\$0.00	(\$2,307.20)	100%	\$0.00	(\$115.36)
3	BOX CULVERT 4' X 10'	(100.00)	LF	\$2,359.19	-\$235,919.00	-100.00	0.00	-100.00	(\$235,919.00)	\$0.00	(\$235,919.00)	100%	\$0.00	(\$11,795.05)
4	BYPASS PUMPING	(1.00)	LS	\$1,200.00	-\$1,200.00	-1.00	0.00	-1.00	(\$1,200.00)	\$0.00	(\$1,200.00)	100%	\$0.00	(\$60.00)
5	RESTORATION	(1.00)	LS	\$3,713.00	-\$3,713.00	-1.00	0.00	-1.00	(\$3,713.00)	\$0.00	(\$3,713.00)	100%	\$0.00	(\$185.65)
6	TOTAL CHANGE ORDER #11				-\$244,739.20				-\$244,739.20	\$0.00	-\$244,739.20	100%	\$0.00	(\$12,236.98)
	CHANGE ORDER #12													
	LUNA LANE REPAIRS													
	ASPHALT REPAIRS STA 36+75 TO STA 40+75	0.50	LS	\$1,822.77	\$911.39	0.50	0.00	0.50	\$911.39	\$0.00	\$911.39	100%	\$0.00	\$45.57
1	MOBILIZATION (50%)	1.00	LS	\$875.00	\$875.00	1.00	0.00	1.00	\$875.00	\$0.00	\$875.00	100%	\$0.00	\$43.75
2	MAINTENANCE OF TRAFFIC	1,245.00	SY	\$8.00	\$9,960.00	1245.00	0.00	1245.00	\$9,960.00	\$0.00	\$9,960.00	100%	\$0.00	\$498.00
3	MILL EXISTING ASPHALT & BASE 4"	1,245.00	SY	\$33.76	\$42,018.75	1245.00	0.00	1245.00	\$42,018.75	\$0.00	\$42,018.75	100%	\$0.00	\$2,100.94
4	UNDERDRAIN	1.00	LS	\$1,230.00	\$1,230.00	1.00	0.00	1.00	\$1,230.00	\$0.00	\$1,230.00	100%	\$0.00	\$61.50
5	MOBILIZATION	4.00	EA	\$1,750.00	\$7,000.00	4.00	0.00	4.00	\$7,000.00	\$0.00	\$7,000.00	100%	\$0.00	\$350.00
6	CORE & CONNECT TO EXISTING INLETS	600.00	LF	\$19.00	\$11,400.00	600.00	0.00	600.00	\$11,400.00	\$0.00	\$11,400.00	100%	\$0.00	\$570.00
7	6" UNDERDRAIN (FINE AGGREGATE)	4.00	EA	\$365.00	\$1,460.00	4.00	0.00	4.00	\$1,460.00	\$0.00	\$1,460.00	100%	\$0.00	\$73.00
8	6" UNDERDRAIN CLEANOUT	4.00	EA	\$365.00	\$1,460.00	4.00	0.00	4.00	\$1,460.00	\$0.00	\$1,460.00	100%	\$0.00	\$73.00
	TOTAL CHANGE ORDER #12				\$74,855.14				\$74,855.14	\$0.00	\$74,855.14	100%	\$0.00	\$3,742.76
	CHANGE ORDER #13													
	DEDUCT	(0.20)	AC	\$1,200.00	-\$240.00	-0.20	0.00	-0.20	(\$240.00)	\$0.00	(\$240.00)	100%	\$0.00	(\$12.00)
1	FINISH GRADING (LOTS & ROW)	(0.20)	AC	\$850.00	-\$170.00	-0.20	0.00	-0.20	(\$170.00)	\$0.00	(\$170.00)	100%	\$0.00	(\$8.50)
2	ROUGH GRADING	(240.00)	SY	\$6.30	-\$1,512.00	-240.00	0.00	-240.00	(\$1,512.00)	\$0.00	(\$1,512.00)	100%	\$0.00	(\$75.60)
3	1" TYPE SP-9.5 ASPHALT 1ST LIFT	(240.00)	SY	\$6.30	-\$1,512.00	-240.00	0.00	-240.00	(\$1,512.00)	\$0.00	(\$1,512.00)	100%	\$0.00	(\$75.60)

Skye Ranch Townhomes

APPLICATION FOR PAYMENT

PAY APP
FROM
TO

'7REVA
6/1/2022
6/30/2022

RIPA & ASSOCIATES PROJECT # 01-1988A

ITEM NO	DESCRIPTION OF WORK	QTY	CONTRACT SUM TO DATE										BALANCE TO FINISH TO DATE	5% RETAINAGE TO DATE
			BASE CONTRACT			ESTIMATED QUANTITY			TOTAL WORK IN PLACE	TOTAL WORK IN PLACE	TOTAL WORK IN PLACE	PERCENT COMPLETE		
			UNIT	UNIT PRICE	VALUE	THIS ESTIMATE	PREV ESTIMATE	TOTAL ESTIMATE	THIS PERIOD	PREV APPLICATION	TO DATE	TO DATE		
4	7" SHELL BASE (98% DENSITY LBR 100)	(240.00)	SY	\$13.00	-\$3,120.00	-240.00	0.00	-240.00	(\$3,120.00)	\$0.00	(\$3,120.00)	100%	\$0.00	(\$156.00)
5	8" SUBGRADE (TYPE B STABILIZATION LBR 40)	(292.00)	SY	\$7.05	-\$2,058.60	-292.00	0.00	-292.00	(\$2,058.60)	\$0.00	(\$2,058.60)	100%	\$0.00	(\$102.93)
6	1ST LIFT TEMP STRIPING (SIGNAGE BY OTHERS)	(1.00)	LS	\$600.00	-\$600.00	-1.00	0.00	-1.00	(\$600.00)	\$0.00	(\$600.00)	100%	\$0.00	(\$09.08)
7	TYPE F CURB	(155.00)	LF	\$12.90	-\$1,999.50	-155.00	0.00	-155.00	(\$1,999.50)	\$0.00	(\$1,999.50)	100%	\$0.00	(\$98.97)
8	4" CONCRETE SIDEWALK (12' WIDE X 76)	(101.34)	SY	\$38.90	-\$3,739.45	-101.34	0.00	-101.34	(\$3,739.45)	\$0.00	(\$3,739.45)	100%	\$0.00	(\$185.97)
9	4" CONCRETE SIDEWALK (5' WIDE X 80)	(44.45)	SY	\$38.90	-\$1,840.21	-44.45	0.00	-44.45	(\$1,840.21)	\$0.00	(\$1,840.21)	100%	\$0.00	(\$92.01)
10	BAHIA SOD (2' BOC - SEE EXHIBIT)	(34.00)	SY	\$2.16	-\$73.44	-34.00	0.00	-34.00	(\$73.44)	\$0.00	(\$73.44)	100%	\$0.00	(\$3.67)
	TOTAL CHANGE ORDER #13				-\$15,153.19				-\$15,153.19	\$0.00	-\$15,153.19	100%	\$0.00	(\$757.66)
	CONTRACT SUMMARY													
	2 - POTABLE WATER				\$190,065.00				\$0.00	\$190,065.00	\$190,065.00	100%	\$0.00	\$9,503.25
	2 - WASTEWATER				\$842,541.25				\$0.00	\$842,541.25	\$842,541.25	100%	\$0.00	\$32,127.08
	2 - PAVING				\$674,590.30				\$73,721.81	\$600,868.49	\$674,590.30	100%	\$0.00	\$33,729.55
	2 - DRAINAGE				\$427,403.75				\$0.00	\$427,403.75	\$427,403.75	100%	\$0.00	\$21,370.19
	2 - IRRIGATION				\$170,651.00				\$0.00	\$170,651.00	\$170,651.00	100%	\$0.00	\$8,532.55
	2 - EARTHWORK				\$418,748.70				\$0.00	\$418,748.70	\$418,748.70	100%	\$0.00	\$20,937.44
	2 - SURVEYING				\$41,000.00				\$0.00	\$41,000.00	\$41,000.00	100%	\$0.00	\$2,050.00
	TOTAL ALL SCHEDULES				\$2,565,000.00				\$73,721.81	\$2,491,278.19	\$2,565,000.00	100%	\$0.00	\$128,250.06
	CHANGE ORDER #1				-\$50,111.50				\$0.00	(\$50,111.50)	(\$50,111.50)	100%	\$0.00	(\$2,535.58)
	CHANGE ORDER #2				\$60,635.00				\$0.00	\$60,635.00	\$60,635.00	100%	\$0.00	\$3,031.75
	CHANGE ORDER #3				\$187,133.74				\$243,037.20	(\$55,903.46)	\$187,133.74	100%	\$0.00	\$9,356.68
	CHANGE ORDER #4				\$10,718.45				\$0.00	\$10,718.45	\$10,718.45	100%	\$0.00	\$535.92
	CHANGE ORDER #5				\$40,585.05				\$0.00	\$40,585.05	\$40,585.05	100%	\$0.00	\$2,029.26
	CHANGE ORDER #6				\$19,728.63				\$0.00	\$19,728.63	\$19,728.63	100%	\$0.00	\$986.43
	CHANGE ORDER #7				\$12,738.59				\$0.00	\$12,738.59	\$12,738.59	100%	\$0.00	\$636.94
	CHANGE ORDER #8				-\$12,738.59				(\$12,738.59)	\$0.00	(\$12,738.59)	100%	\$0.00	(\$636.94)
	CHANGE ORDER #10				-\$80,710.45				(\$80,710.45)	\$0.00	(\$80,710.45)	100%	\$0.00	(\$4,035.52)
	CHANGE ORDER #11				-\$244,739.20				(\$244,739.20)	\$0.00	(\$244,739.20)	100%	\$0.00	(\$12,235.96)
	CHANGE ORDER #12				\$74,855.14				\$74,855.14	\$0.00	\$74,855.14	100%	\$0.00	\$3,742.76
	CHANGE ORDER #13				-\$15,153.19				(\$15,153.19)	\$0.00	(\$15,153.19)	100%	\$0.00	(\$757.66)
	TOTAL CHANGE ORDERS				\$2,941.66				(\$35,449.10)	\$38,390.75	\$2,941.66	100%	\$0.00	\$147.08
	ADJUSTED CONTRACT TOTAL				\$2,567,941.66				\$38,272.71	\$2,529,668.95	\$2,567,941.66	100%	\$0.00	\$128,397.14

**AUTHORIZING ADDENDUM #951- Skye Ranch -24
TO
MASTER PROFESSIONAL SERVICES AGREEMENT**

TAYLOR MORRISON:

Taylor Morrison of Florida, Inc.,
a Florida corporation

CONSULTANT:

Waldrop Engineering, P.A.
a Florida corporation

Job Code: 14280100
PO: 14280100- 65 - Civil
Notice to Proceed: 03/29/2019
Substantial Completion Date: TBD

DESCRIPTION OF WORK:

This Authorizing Addendum to Master Professional Services Agreement ("**Authorizing Addendum**") is made and entered into effective as of 29th day of March, 2019 by and between Taylor Morrison of Florida, Inc., a Florida corporation ("**Taylor Morrison**") and Waldrop Engineering, PA, a Florida corporation ("**CONSULTANT**"), with respect to the Master Professional Services Agreement between Taylor Morrison and Consultant dated October 20, 2011 (the "**Agreement**").

1. Services. Pursuant to the Agreement, Consultant shall perform the Services for the Approved Budget within the time frame set forth on **Exhibit A** attached hereto and subject to the insurance coverage requirements set forth in Paragraph 7.1 of the Agreement.

2. Site. The Work will be performed at the job site (the "**Site**"), the location of which is identified on **Exhibit B** attached hereto.

Unless otherwise defined herein, all capitalized terms used in this Authorizing Addendum shall have the meanings set forth in the Agreement. This Authorizing Addendum may be executed simultaneously or in counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument. In the event of a conflict between the provisions of the Agreement and this Authorizing Addendum, the Agreement shall control except to the extent that the Authorizing Addendum specifically states that a provision is intended to modify the Agreement. Except as supplemented by this Authorizing Addendum, all provisions of the Agreement shall remain in full force and effect.

TAYLOR MORRISON:

Taylor Morrison of Florida, Inc.,
a Florida corporation

By: Rob Price
64DE50C5C2EA4F8...
Print Name: Rob Price
Title: VP- Land Resources Land Manager
Date: 7/7/2019

CONSULTANT:

Waldrop Engineering, P.A.
a Florida corporation

By: Ron Waldrop
C11BF82D78E643B
Print Name: Ron Waldrop
Title: CEO
Date: 6/19/2019

**AUTHORIZING ADDENDUM #951- Skye Ranch -24
TO
MASTER PROFESSIONAL SERVICES AGREEMENT**

**EXHIBIT A
SCOPE/CONTRACT PRICE/SCHEDULE**

Taylor Morrison's Representative: John Wollard
Contractor's Representative: Ron Waldrop

Consultant shall provide the following services for the Project (the "Services"): Multifamily

I. Design Development

- *Master Site Planning*
 - *Update and finalize master plan base plan based on Preliminary site plan, input from owner and development standards pursuant to zoning and or LDC.*
 - *Compile final lot fit plan (up to 2 lot fit scenarios), survey information and other critical site information into a final CAD design file to be used for construction plan preparation.*
- *Meetings*
 - *Prepare for & attend Project Team Meetings with client to review master site plans, project budgets, schedules, permitting strategy, and other similar project parameters. Assumes 4 meetings.*
 - *Attend pre-application meetings with governmental agencies as required, assumes 2 meetings. (SWFWMD, Sarasota County Land Development, Sarasota County Utilities and Fire/EMS).*

II. Engineering and Plan Production

- *Potable Water System*
 - *Prepare Plan for this phase of the projects potable water system. The potable water plan will be based on the Master Utility Plan approved by Sarasota County Utilities for the entire Skye Ranch development.*
 - *Prepare Engineering Report for this phase of the projects water system. Report to include domestic water demands, fire demands, peak factors, and other design parameters per the Sarasota County Uniform Water, Wastewater, and Reclaimed Water Systems Code (UWWRWSC).*
 - *Prepare Hydraulic Model for this phase of the projects water distribution system based on information provided in the Engineering Report.*
- *Wastewater System*
 - *Prepare Wastewater Plan for this phase of the projects wastewater transmission system including layout of sanitary sewer, pump stations, and force mains. The wastewater plan will be based on the Master Utility Plan approved by Sarasota County Utilities for the entire Skye Ranch development.*
 - *Prepare Engineering Report for this phase of the projects wastewater system. Report to include domestic wastewater demands, peak factors, and other design parameters per the Sarasota County UWWRWSC.*
 - *Prepare Hydraulic Model for the overall project wastewater distribution system based on information provided in the Engineering Report. Model to include pump stations and force mains.*
- *Irrigation System*
 - *Prepare Irrigation Plan for this phase of the projects irrigation distribution system. The wastewater plan will be based on the Master Utility Plan approved by Sarasota County Utilities for the entire LT Ranch development.*
 - *Prepare Engineering Report for this phase of the projects irrigation system. Report to include irrigation demands and other design parameters per the Sarasota County UWWRWSC.*
 - *Prepare Hydraulic Model for this phase of the projects irrigation distribution system based on information provided in the Engineering Report.*

- **Grading and Drainage Plans**
 - *Prepare Grading and Drainage Plans for this phase of the project. The plan will be based on the Master ERP Plan prepared for the entire Skye Ranch development.*
 - *Prepare Engineering Report for this phase of the project to include pipe sizing and grading and other design parameters per Sarasota County Land Development Services.*

- **Construction Plans**
 - *Prepare construction plans based on final site plan and engineering of Potable Water, Wastewater, Irrigation, Grading and Drainage.*
 - *Plans sheets will include the following:*

▪ <i>Cover Sheet with Notes</i>	▪ <i>Aerial/Existing Conditions</i>
▪ <i>General Notes</i>	▪ <i>Site Plans (60 Scale)</i>
▪ <i>Grading Plans (60 Scale)</i>	▪ <i>Master Utility Plan</i>
▪ <i>Overall Grading and Drainage Plan</i>	▪ <i>Plan and Profile Sheets</i>
▪ <i>Cross Sections</i>	▪ <i>Drainage Details</i>
▪ <i>County Standard Details</i>	▪ <i>Erosion Control Plan</i>

III. Sarasota County S&D Plans and Permitting

- *Based on Client approved final site plan, prepare engineering plans and technical specifications for the Project, which will include signage & striping, grading, paving, drainage and master utility plans.*
- *Coordinate the permit applications and with Project Team. Prepare and assemble one (1) set of the following permit applications:*
 - *Sarasota County S&D Application.*
- *Prepare and submit responses to Requests for Additional Information (RAI). The fee assumes a maximum of two (2) rounds of responses. Additional RAI responses will be billed on an hourly rate if changes from the client requires additional submittals.*

IV. Sarasota County Utility Permitting

- *Prepare Utility Construction plans to include portable water, wastewater collection & transmission system, irrigation water and plan & profiles.*
- *Coordinate the permit applications with the Project Team. Prepare and assemble one (1) set of the following permit applications:*
 - *Sarasota County Utility Application*
 - *FDEP Permits for Potable Water and Wastewater Permit Applications*
- *Prepare Engineering Reports for Water, Wastewater and Irrigation design*
- *Attend the Contractor Utility Construction permit meeting with Sarasota County Utilities.*
- *Prepare and submit responses to Requests for Additional Information (RAI). The fee assumes a maximum of two (2) rounds of responses. Additional RAI responses will be billed on an hourly rate if changes from the client requires additional submittals.*

V. Watershed Model Update

- *Prepare Land Use Summary*
- *Update the approved master watershed model for the project to include the proposed development.*
- *Prepare model and run design storms, provide DBF Comparator to summary model revisions*
- *Run and analyze the 100-yr/24-hr storm event per the requirements of the Sarasota County Stormwater Department to demonstrate no impacts to offsite nodes (no rise).*
- *Update the Stormwater Management Report for proposed development and model results*

VI. SWFWMD ERP Modification

- *Prepare and submit ERP Modification to Mass Grading ERP to Construct and Operate for this phase of project*
- *Prepare stormwater routing model & drainage calculations in support of the ERP Modification application.*
- *Prepare Stormwater Management Report based on the Final Site Plan.*

- *Prepare and submit responses to Requests for Additional Information (RAI). The fee assumes a maximum of two (2) rounds of responses. Additional RAI responses will be billed on an hourly rate if changes from the client requires additional submittals.*

VII. Bidding Services

Assumes all parcels & streets within this project will be sent out to bid at one-time, additional bidding will require additional fees.

- *Prepare plans and bid tabs.*
- *Provide bid quantities to owner.*
- *Coordinate bids with select contractors and provide additional information as needed*

VIII. Final Plat Coordination

- *Coordinate with project surveyor and team to prepare final plat/plat recording application and documentation.*
- *Prepare Engineer's Opinion of Probable Costs for Bonds.*
- *Coordinate with county staff final plat recordation.*

IX. Bond Tracking Services

- *Prepare and submit EOPC for both public and private bonds for associated improvements*
- *Tract improvements accepted and certified through Manatee County*
- *Submit final documents for release of all Manatee County bonds.*

X. Tree Removal Permit

- *Prepare and submit Sarasota County Tree Removal Application.*
- *Client to provide tree survey based on Sarasota County requirements for Waldrop Engineering to prepare Tree Removal Plan based on proposed development.*

XI. Construction & Sales Exhibits

The following exhibits will be prepared as requested by the client and billed hourly:

- *Conduit Crossing Plan*
- *Sales Lot Fit Exhibit*
- *Architectural Detail Exhibit*
- *Model Row Plan*
- *Overall Addressing Plan*

XII. Reimbursable Expenses

Expenses for blueprints, reproduction services, overnight delivery, courier service, and other Project related charges will be billed at cost plus 10%.

11. Engineering Construction Services

- Provide Construction Phase Engineering services to include:
- Coordinate the location of dry utilities and prepare conduit plan.
- Attend construction meetings as required by Client (assumes weekly meetings throughout the construction schedule).
- Provide construction observation of the Contractor's progress on work designed by Waldrop Engineering for certification purposes only.
- Review shop drawings for conformance with development plans and technical specifications, as required.
- Review pay requests and change orders
- Assumes construction in one phase for a 6-month duration. Additional phases will be covered under a separate work order.

12. Engineering Certification Services

- Provide Certification Phase Engineering services to include:
- Prepare Project certifications to Sarasota County and Sarasota County Utilities. Record drawings provided by contractor/surveyor.
- Prepare DEP water and sewer certifications.
- Prepare SWFWMD certificate of completion.
- Conduct final walk through with Client and Contractor for work designed by Waldrop Engineering.
- Assumes construction in one phase for a 6-month duration. Additional phases will be covered under a separate work order.

The SCOPE OF SERVICES will be provided based on the following fee structure: NTE \$87,500.00

	SCOPE OF SERVICE	FEE TYPE	FEE
1.	Design Development	Fixed	\$1,500
2.	Engineering and Plan Production	Fixed	\$22,500
3.	Sarasota County S&D Plans and Permitting	Fixed	\$10,000
4.	Sarasota County Utility Permitting	Fixed	\$5,000
5.	Watershed Model Update	Fixed	\$10,000
6.	SWFWMD ERP Modification	Fixed	\$5,000
7.	Bidding Services	Hourly	\$2,500
8.	Final Plat Coordination	Hourly	\$2,500
9.	Bond Tracking Services	Hourly	\$1,000
10.	Tree Removal Permit	Fixed	\$1,000
11.	Engineering Construction Services	Hourly	\$10,000
12.	Engineering Certification Services	Hourly	\$10,000
13.	Construction & Sales Exhibits		
	A. Conduit Crossing Plan	Hourly	\$1,500
	B. Sales Lot Fit Exhibit	Hourly	\$1,500
	C. Architectural Detail Exhibit	Hourly	\$1,500
	D. Model Row Plan	Hourly	\$1,500
	E. Overall Addressing Plan	Hourly	\$500
14.	Reimbursable Expenses	Cost + 10%	

Consultant's hourly fee schedule (including time period for which rates apply) is as follows:

CLASSIFICATION	CODE	RATE
PROFESSIONAL CONSULTANT		

Professional Consultant I	PCI	\$95/hr
Professional Consultant II	PCII	\$100/hr
Professional Consultant III	PCIII	\$105/hr
Professional Consultant IV	PCIV	\$110/hr
Professional Consultant V	PCV	\$115/hr
Professional Consultant VI	PCVI	\$120/hr
Professional Consultant VII	PCVII	\$125/hr
Professional Consultant VIII	PCVIII	\$130/hr
Professional Consultant IX	PCIX	\$135/hr
Professional Consultant X	PCX	\$140/hr
Professional Consultant XI	PCXI	\$145/hr
Professional Consultant X11	PCXII	\$150/hr
Professional Consultant XIII	PCXIII	\$155/hr
Professional Consultant XIV	PCXIV	\$160/hr
Professional Consultant XV	PCXV	\$165/hr
Professional Consultant XVI	PCXVI	\$170/hr
Professional Consultant XVII	PCXVII	\$175 hr
EXPERT CONSULTANT		
Expert Consultant I	ECI	\$125/hr
Expert Consultant II	ECII	\$150/hr
Expert Consultant III	ECIII	\$175/hr
ADMINISTRATIVE		
Administrative Assistant I	AAI	\$50/hr
Administrative Assistant II	AAII	\$60/hr
Administrative Assistant III	AAIII	\$70/hr
Administrative Assistant IV	AAIV	\$80/hr
Administrative Assistant V	AAV	\$90/hr
Administrative Assistant VI	AAVI	\$100/hr
REIMBURSABLE EXPENSES		
Reimbursable expenses will be charged at cost plus 10%		

**AUTHORIZING ADDENDUM #951- Skye Ranch -24
TO
MASTER PROFESSIONAL SERVICES AGREEMENT**

**EXHIBIT B
JOB SITE**

LT RANCH

Sections 15, 16, 21, 27, 28 & 33, Township 37 South, Range 19 East,
Sarasota County, Florida



—Vicinity Map—
Not to Scale

APPLICATION AND CERTIFICATION FOR PAYMENT

AIA DOCUMENT G702

TO OWNER: Taylor Morrison 501 N. Cattlemen Rd. Sarasota, FL 34232	PROJECT: Skye Ranch N1 Access Road	APPLICATION NO: 12	Distribution to: <input type="checkbox"/> OWNER <input type="checkbox"/> ENGINEER <input type="checkbox"/> CONTRACTOR <input type="checkbox"/> <input type="checkbox"/>
FROM CONTRACTOR: RIPA & Associates, LLC 1409 Tech Blvd., Ste. 1 Tampa, FL 33619	VIA ENGINEER: Waldrop Engineering PA 9432 Camden Field Pkwy Riverview, FL 33578	PERIOD TO: 2/28/2022	
CONTRACT FOR:		PROJECT NOS: 01-1988-	CONTRACT DATE: RA2202

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract. Continuation Sheet, AIA Document G703, is attached.

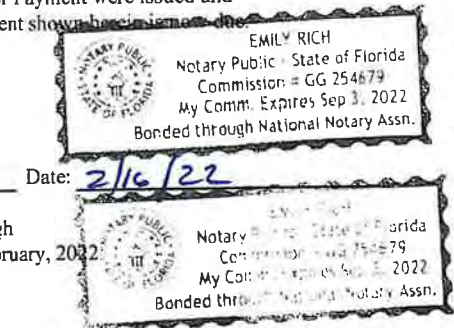
1. ORIGINAL CONTRACT SUM	\$ 598,428.25
2. NET CHANGES BY CHANGE ORDERS	\$ (2,063.27)
3. CONTRACT SUM TO DATE (Line 1 ± 2)	\$ 596,364.98
4. TOTAL COMPLETED & STORED TO DATE (Column G on G703)	\$ 596,364.98
5. RETAINAGE:	
a. 0% of Completed Work (Column D + E on G703)	\$ 0.00
b. % of Stored Material (Column F on G703)	\$
Total Retainage (Lines 5a + 5b or Total in Column I of G703)	\$ 0.00
6. TOTAL EARNED LESS RETAINAGE (Line 4 Less Line 5 Total)	\$ 596,364.98
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)	\$ 596,364.98
8. CURRENT PAYMENT DUE THIS APPLICATION	\$ 0.00
9. BALANCE TO FINISH, INCLUDING RETAINAGE	\$ 0.00
10. PREVIOUS APPLICATIONS UNPAID	\$ 59,636.52
11. TOTAL AMOUNT UNPAID TO DATE	\$ 59,636.52

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	\$14,980.48	\$0.00
Total approved this Month	\$0.00	\$17,043.75
TOTALS	\$14,980.48	\$17,043.75
NET CHANGES by Change Order	(\$2,063.27)	

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is due.

CONTRACTOR: RIPA & Associates, LLC

By: John Flinn, Project Manager
 State of: Florida County of: Hillsborough
 Subscribed and sworn to before me this 16 day of February, 2022
 Notary Public: Emily Rich
 My Commission expires: September 3, 2022



ENGINEER'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising the application, the Engineer certifies to the Owner that to the best of the Engineer's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED \$ 0.00

(Attach explanation if amount certified differs from the amount applied. Initial all figures on this Application and on the Continuation Sheet that are changed to conform with the amount certified.)

ENGINEER: [Signature] Date: 2/22/2022

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

RIPA & ASSOCIATES PROJECT # 01-1988

ITEM NO	DESCRIPTION OF WORK	QTY	CONTRACT SUM TO DATE										BALANCE TO FINISH TO DATE	0% RETAINAGE TO DATE		
			BASE CONTRACT		ESTIMATED QUANTITY			TOTAL WORK IN PLACE	TOTAL WORK IN PLACE	TOTAL WORK IN PLACE	PERCENT COMPLETE					
			UNIT	UNIT PRICE	VALUE	THIS ESTIMATE	PREV ESTIMATE	TOTAL ESTIMATE	THIS PERIOD	PREV APPLICATION	TO DATE	TO DATE				
SCHEDULE																
1 - SURVEYING																
1	0010	CONST STAKEOUT	1.00	LS	\$15,500.00	\$15,500.00	0.00	1.00	1.00	\$0.00	\$15,500.00	\$15,500.00	100%	\$0.00	\$0.00	
2	0020	RECORD SURVEY	1.00	LS	\$7,850.00	\$7,850.00	0.00	1.00	1.00	\$0.00	\$7,850.00	\$7,850.00	100%	\$0.00	\$0.00	
						\$23,350.00				\$0.00	\$23,350.00	\$23,350.00	100%	\$0.00	\$0.00	
1 - POTABLE WATER																
1	0440	12" PVC WATER MAIN (DR 18)	640.00	LF	\$49.25	\$31,520.00	0.00	640.00	640.00	\$0.00	\$31,520.00	\$31,520.00	100%	\$0.00	\$0.00	
2	0450	12" GATE VALVE AND BLOWOFF ASSEMBLY	1.00	EA	\$3,400.00	\$3,400.00	0.00	1.00	1.00	\$0.00	\$3,400.00	\$3,400.00	100%	\$0.00	\$0.00	
3	0460	2" DISCHARGE PIPE	1.00	LS	\$535.00	\$535.00	0.00	1.00	1.00	\$0.00	\$535.00	\$535.00	100%	\$0.00	\$0.00	
4	0470	AUTO FLUSH ASSEMBLY	1.00	EA	\$9,800.00	\$9,800.00	0.00	1.00	1.00	\$0.00	\$9,800.00	\$9,800.00	100%	\$0.00	\$0.00	
5	0480	12" PVC WATER MAIN (DR 18)	95.00	LF	\$38.75	\$3,681.25	0.00	95.00	95.00	\$0.00	\$3,681.25	\$3,681.25	100%	\$0.00	\$0.00	
6		8" PVC WATER MAIN (DR 18)	-	LF	\$18.25	\$0.00	0.00	0.00	0.00	\$0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00	
7	0490	12" GATE VALVE ASSEMBLY	2.00	EA	\$2,350.00	\$4,700.00	0.00	2.00	2.00	\$0.00	\$4,700.00	\$4,700.00	100%	\$0.00	\$0.00	
8		8" GATE VALVE AND BLOWOFF ASSEMBLY	-	EA	\$2,400.00	\$0.00	0.00	0.00	0.00	\$0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00	
9	0500	WDSP / CIP	1.00	EA	\$320.00	\$320.00	0.00	1.00	1.00	\$0.00	\$320.00	\$320.00	100%	\$0.00	\$0.00	
10	0510	12" GATE VALVE ASSEMBLY	1.00	EA	\$2,350.00	\$2,350.00	0.00	1.00	1.00	\$0.00	\$2,350.00	\$2,350.00	100%	\$0.00	\$0.00	
11	0520	12" GATE VALVE AND BLOWOFF ASSEMBLY	2.00	EA	\$3,400.00	\$6,800.00	0.00	2.00	2.00	\$0.00	\$6,800.00	\$6,800.00	100%	\$0.00	\$0.00	
						\$63,106.25				\$0.00	\$63,106.25	\$63,106.25	100%	\$0.00	\$0.00	
1 - WASTEWATER																
1	0370	6" PVC FORCEMAIN (DR 18)	580.00	LF	\$20.25	\$11,745.00	0.00	580.00	580.00	\$0.00	\$11,745.00	\$11,745.00	100%	\$0.00	\$0.00	
2	0380	6" PLUG VALVE ASSEMBLY	1.00	EA	\$970.00	\$970.00	0.00	1.00	1.00	\$0.00	\$970.00	\$970.00	100%	\$0.00	\$0.00	
3	0390	AIR RELEASE ASSEMBLY	1.00	EA	\$3,900.00	\$3,900.00	0.00	1.00	1.00	\$0.00	\$3,900.00	\$3,900.00	100%	\$0.00	\$0.00	
4	0400	PRESSURE TESTING	580.00	LF	\$2.50	\$1,450.00	0.00	580.00	580.00	\$0.00	\$1,450.00	\$1,450.00	100%	\$0.00	\$0.00	
5		8" PVC (8'-10' CUT)	-	LF	\$27.75	\$0.00	0.00	0.00	0.00	\$0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00	
6	0410	8" PVC (10'-12' CUT)	149.00	LF	\$38.25	\$5,699.25	0.00	149.00	149.00	\$0.00	\$5,699.25	\$5,699.25	100%	\$0.00	\$0.00	
7		SANITARY MANHOLE (8'-10' CUT)	-	EA	\$3,600.00	\$0.00	0.00	0.00	0.00	\$0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00	
8	0420	SANITARY MANHOLE (10'-12' CUT)	3.00	EA	\$4,250.00	\$12,750.00	0.00	3.00	3.00	\$0.00	\$12,750.00	\$12,750.00	100%	\$0.00	\$0.00	
9	0430	SANITARY SEWER TESTING	149.00	LF	\$6.75	\$1,005.75	0.00	149.00	149.00	\$0.00	\$1,005.75	\$1,005.75	100%	\$0.00	\$0.00	
						\$37,520.00				\$0.00	\$37,520.00	\$37,520.00	100%	\$0.00	\$0.00	
1 - PAVING																
1	0140	1" TYPE SP 9.5 ASPHALT (INITIAL LIFT)	2,525.00	SY	\$7.50	\$18,937.50	0.00	2,525.00	2,525.00	\$0.00	\$18,937.50	\$18,937.50	100%	\$0.00	\$0.00	
2	0150	1" TYPE SP 9.5 ASPHALT (FINAL LIFT)	2,525.00	SY	\$6.75	\$17,043.75	2,525.00	0.00	2,525.00	\$17,043.75	\$0.00	\$17,043.75	\$17,043.75	100%	\$0.00	\$0.00
3	0160	7" ROAD BASE	2,525.00	SY	\$12.25	\$30,931.25	0.00	2,525.00	2,525.00	\$0.00	\$30,931.25	\$30,931.25	100%	\$0.00	\$0.00	
4	0170	12" STABILIZED SUBGRADE	2,950.00	SY	\$5.50	\$16,225.00	0.00	2,950.00	2,950.00	\$0.00	\$16,225.00	\$16,225.00	100%	\$0.00	\$0.00	
5	0180	TYPE "A" CURB	340.00	LF	\$19.25	\$6,545.00	0.00	340.00	340.00	\$0.00	\$6,545.00	\$6,545.00	100%	\$0.00	\$0.00	
6	0190	TYPE "F" CURB	1,195.00	LF	\$12.00	\$14,340.00	0.00	1,195.00	1,195.00	\$0.00	\$14,340.00	\$14,340.00	100%	\$0.00	\$0.00	
7	0240	SOD 2' BOC / EOP - BAHIA	350.00	SY	\$2.25	\$787.50	0.00	350.00	350.00	\$0.00	\$787.50	\$787.50	100%	\$0.00	\$0.00	
8	0200	5' CONCRETE SIDEWALK	290.00	SY	\$38.75	\$11,237.50	0.00	290.00	290.00	\$0.00	\$11,237.50	\$11,237.50	100%	\$0.00	\$0.00	

RIPA & ASSOCIATES PROJECT # 01-1955

ITEM NO		DESCRIPTION OF WORK	QTY	CONTRACT SUM TO DATE									BALANCE TO FINISH TO DATE	0% RETAINAGE TO DATE	
				BASE CONTRACT			ESTIMATED QUANTITY			TOTAL WORK IN PLACE	TOTAL WORK IN PLACE	TOTAL WORK IN PLACE			PERCENT COMPLETE
				UNIT	UNIT PRICE	VALUE	THIS ESTIMATE	PREV ESTIMATE	TOTAL ESTIMATE	THIS PERIOD	PREV APPLICATION	TO DATE			TO DATE
1	0030	MOBILIZATION	1.00	LS	\$28,500.00	\$28,500.00	0.00	1.00	1.00	\$0.00	\$28,500.00	\$28,500.00	100%	\$0.00	\$0.00
2	0040	CLEARING & GRUBBING	6.00	AC	\$2,125.00	\$12,750.00	0.00	6.00	6.00	\$0.00	\$12,750.00	\$12,750.00	100%	\$0.00	\$0.00
3	0050	SILT FENCE	3,850.00	LF	\$1.25	\$4,812.50	0.00	3,850.00	3,850.00	\$0.00	\$4,812.50	\$4,812.50	100%	\$0.00	\$0.00
4	0060	DOUBLE SILT FENCE	440.00	LF	\$2.50	\$1,100.00	0.00	440.00	440.00	\$0.00	\$1,100.00	\$1,100.00	100%	\$0.00	\$0.00
5	0070	INLET PROTECTION	9.00	EA	\$105.00	\$945.00	0.00	9.00	9.00	\$0.00	\$945.00	\$945.00	100%	\$0.00	\$0.00
6	0080	CONSTRUCTION ENTRANCE	1.00	EA	\$4,000.00	\$4,000.00	0.00	1.00	1.00	\$0.00	\$4,000.00	\$4,000.00	100%	\$0.00	\$0.00
7	0090	SITE EXCAVATION	11,123.00	CY	\$3.10	\$34,481.30	0.00	11,123.00	11,123.00	\$0.00	\$34,481.30	\$34,481.30	100%	\$0.00	\$0.00
8	0100	FINAL GRADING	14,674.00	SY	\$0.85	\$12,472.90	0.00	14,674.00	14,674.00	\$0.00	\$12,472.90	\$12,472.90	100%	\$0.00	\$0.00
9	0110	SOD POND SLOPES - BAHIA	2,800.00	SY	\$2.25	\$6,300.00	0.00	2,800.00	2,800.00	\$0.00	\$6,300.00	\$6,300.00	100%	\$0.00	\$0.00
10	0120	NPDES COMPLIANCE	1.00	LS	\$7,700.00	\$7,700.00	0.00	1.00	1.00	\$0.00	\$7,700.00	\$7,700.00	100%	\$0.00	\$0.00
11	0130	GEOTECHNICAL & MATERIAL TESTING	1.00	LS	\$19,000.00	\$19,000.00	0.00	1.00	1.00	\$0.00	\$19,000.00	\$19,000.00	100%	\$0.00	\$0.00
		TOTAL 1 - EARTHWORK				\$132,061.70				\$0.00	\$132,061.70	\$132,061.70	100%	\$0.00	\$0.00
		CHANGE ORDER #1													
1		48" RIP RAP HEAD WALLS	1.00	LS	\$4,977.32	\$4,977.32	0.00	1.00	1.00	\$0.00	\$4,977.32	\$4,977.32	100%	\$0.00	\$0.00
		TOTAL CHANGE ORDER #1				\$4,977.32				\$0.00	\$4,977.32	\$4,977.32	100%	\$0.00	\$0.00
		CHANGE ORDER #2													
		1 - EARTHWORK													
1		SITE EXCAVATION	982.00	CY	\$3.10	\$3,044.20	0.00	982.00	982.00	\$0.00	\$3,044.20	\$3,044.20	100%	\$0.00	\$0.00
		TOTAL CHANGE ORDER #2				\$3,044.20				\$0.00	\$3,044.20	\$3,044.20	100%	\$0.00	\$0.00
		CHANGE ORDER #3													
		ACCESS RD HEADWALL													
1		FOREMAN	8.00	HR	\$85.00	\$680.00	0.00	8.00	8.00	\$0.00	\$680.00	\$680.00	100%	\$0.00	\$0.00
2		D6 DOZER	8.00	HR	\$125.00	\$1,000.00	0.00	8.00	8.00	\$0.00	\$1,000.00	\$1,000.00	100%	\$0.00	\$0.00
3		EXCAVATOR CAT 330	8.00	HR	\$160.00	\$1,280.00	0.00	8.00	8.00	\$0.00	\$1,280.00	\$1,280.00	100%	\$0.00	\$0.00
4		LABORER	8.00	HR	\$31.00	\$248.00	0.00	8.00	8.00	\$0.00	\$248.00	\$248.00	100%	\$0.00	\$0.00
5		RIP RAP & SOD	1.00	LS	\$3,750.96	\$3,750.96	0.00	1.00	1.00	\$0.00	\$3,750.96	\$3,750.96	100%	\$0.00	\$0.00
		TOTAL CHANGE ORDER #3				\$6,958.96				\$0.00	\$6,958.96	\$6,958.96	100%	\$0.00	\$0.00
		CHANGE ORDER #4													
		1 - PAVING													
1		1" TYPE SP 9.5 ASPHALT (FINAL LIFT)	(2,525.00)	SY	\$6.75	-\$17,043.75	-2525.00	0.00	-2525.00	(\$17,043.75)	\$0.00	(\$17,043.75)	100%	\$0.00	\$0.00
		TOTAL CHANGE ORDER #4				-\$17,043.75				(\$17,043.75)	\$0.00	(\$17,043.75)	100%	\$0.00	\$0.00
		CONTRACT SUMMARY													
1		1 - SURVEYING				\$23,350.00				\$0.00	\$23,350.00	\$23,350.00	100%	\$0.00	\$0.00
2		1 - POTABLE WATER				\$63,106.25				\$0.00	\$63,106.25	\$63,106.25	100%	\$0.00	\$0.00
3		1 - WASTEWATER				\$37,520.00				\$0.00	\$37,520.00	\$37,520.00	100%	\$0.00	\$0.00
4		1 - PAVING				\$154,563.30				\$17,043.75	\$137,519.55	\$154,563.30	100%	\$0.00	\$0.00

Skye Ranch #1 Access Road

APPLICATION FOR PAYMENT

PAY APP
FROM
TO

12
2/1/2022
2/28/2022

RIPA & ASSOCIATES PROJECT # 01-1956

ITEM NO	DESCRIPTION OF WORK	QTY	CONTRACT SUM TO DATE										BALANCE TO FINISH TO DATE	5% RETAINAGE TO DATE
			BASE CONTRACT			ESTIMATED QUANTITY			TOTAL WORK IN PLACE	TOTAL WORK IN PLACE	TOTAL WORK IN PLACE	PERCENT COMPLETE		
			UNIT	UNIT PRICE	VALUE	THIS ESTIMATE	PREV ESTIMATE	TOTAL ESTIMATE	THIS PERIOD	PREV APPLICATION	TO DATE	TO DATE		
5	1 - DRAINAGE				\$169,346.00				\$0.00	\$169,346.00	\$169,346.00	100%	\$0.00	\$0.00
6	1 - IRRIGATION				\$18,481.00				\$0.00	\$18,481.00	\$18,481.00	100%	\$0.00	\$0.00
7	1 - EARTHWORK				\$132,061.70				\$0.00	\$132,061.70	\$132,061.70	100%	\$0.00	\$0.00
	TOTAL ALL SCHEDULES				\$598,428.25				\$17,043.75	\$581,384.50	\$598,428.25	100%	\$0.00	\$0.00
	CHANGE ORDER #1				\$4,977.32				\$0.00	\$4,977.32	\$4,977.32	100%	\$0.00	\$0.00
	CHANGE ORDER #2				\$3,044.20				\$0.00	\$3,044.20	\$3,044.20	100%	\$0.00	\$0.00
	CHANGE ORDER #3				\$6,959.96				\$0.00	\$6,959.96	\$6,959.96	100%	\$0.00	\$0.00
	CHANGE ORDER #4				-\$17,043.75				(\$17,043.75)	\$0.00	(\$17,043.75)	100%	\$0.00	\$0.00
	TOTAL CHANGE ORDERS				-\$2,063.27				(\$17,043.75)	\$14,980.48	(\$2,063.27)	100%	\$0.00	\$0.00
	ADJUSTED CONTRACT TOTAL				\$596,364.98				\$0.00	\$596,364.98	\$596,364.98	100%	\$0.00	\$0.00

LAND DEPARTMENT VENDOR CONTRACT'S COMPLIANCE CHECKLIST

Vendor's Name: Waldrop
Contract #, CO#, PO#, Job AA#739-16 PO#Pre-Acq CO# LT Ranch
Scope: Civil Engineering
Cost Code: 001421

Check **yes or no** on the boxes provided under the following provisions:

1. At or below active budget estimate:

Yes NO

2. Bid Tab Summary:

Yes NO N/A

3. Three bids received:

Yes NO N/A

4. Reason Bidder Selected OR Reason for Change Order:

Explanation if lowest bid is not chosen or three bids are not received or explanation for Change Order.

- Vendor is already under contract. This is additional scope of work.
- The only local vendor available for this work.
- Vendor previously selected based on prior competitive bid process.
- This vendor has been previously selected for division-wide work.
- This vendor is able to meet the expedited schedule required for this work.
- Do not bid out professional services.

Signature: _____



Land Development/Acquisition Manager/Superintendent

Date: _____

1/29/18

Print Name: _____

DAVID TRUXTON

Authorized Signer _____



Date: _____

3/8/18

**AUTHORIZING ADDENDUM #739 LT Ranch(Siesta Ranch) 16
TO
MASTER PROFESSIONAL SERVICES AGREEMENT**

TAYLOR MORRISON:
Taylor Morrison of Florida, Inc.,
a Florida corporation

CONSULTANT:
Waldrop Engineering, P.A.
a Florida corporation

Job Code: N/A
PO: N/A
Notice to Proceed: 12/11/2017
Substantial Completion Date: 2/11/2018

DESCRIPTION OF WORK:

This Authorizing Addendum to Master Professional Services Agreement (“**Authorizing Addendum**”) is made and entered into effective as of 11th day of December, 2017 by and between Taylor Morrison of Florida, Inc., a Florida corporation (“**Taylor Morrison**”) and Waldrop Engineering, PA, a Florida corporation (“**CONSULTANT**”), with respect to the Master Professional Services Agreement between Taylor Morrison and Consultant dated October 20, 2011 (the “**Agreement**”).

1. Services. Pursuant to the Agreement, Consultant shall perform the Services for the Approved Budget within the time frame set forth on **Exhibit A** attached hereto and subject to the insurance coverage requirements set forth in Paragraph 7.1 of the Agreement.
2. Site. The Work will be performed at the job site (the “**Site**”), the location of which is identified on **Exhibit B** attached hereto.

Unless otherwise defined herein, all capitalized terms used in this Authorizing Addendum shall have the meanings set forth in the Agreement. This Authorizing Addendum may be executed simultaneously or in counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument. In the event of a conflict between the provisions of the Agreement and this Authorizing Addendum, the Agreement shall control except to the extent that the Authorizing Addendum specifically states that a provision is intended to modify the Agreement. Except as supplemented by this Authorizing Addendum, all provisions of the Agreement shall remain in full force and effect.

TAYLOR MORRISON:

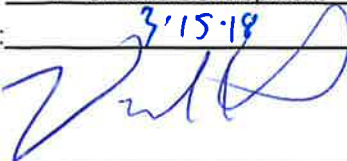
Taylor Morrison of Florida, Inc.,
a Florida corporation

By: _____

Print Name: Tony Squitieri

Title: VP of Land Development

Date: 3/15/18

 1/29/18

CONSULTANT:

Waldrop Engineering, P.A.
a Florida corporation

By: _____

Print Name: Jeremy Arnold

Title: VP

Date: 12/11/17



**AUTHORIZING ADDENDUM #739 LT Ranch(Siesta Ranch) 16
TO
MASTER PROFESSIONAL SERVICES AGREEMENT**

**EXHIBIT A
SCOPE/CONTRACT PRICE/SCHEDULE**

Taylor Morrison's Representative: Dave Truxton
Contractor's Representative: Ron Waldrop

Consultant shall provide the following services for the Project (the "Services"):

I. Design Development

- *Coordinate and attend meetings with governmental agencies on the permitting requirements for the Project.*
- *Coordinate final layout with client.*

II. Construction Plans and Permitting- Sarasota County S&D

- *Based on approved site plan develop engineering report and construction plans to include: drainage, grading, potable water, wastewater, irrigation, re-use and roadway*
- *Prepare concurrent subdivision construction plans for submittal to Sarasota County.*
- *Prepare and submit concurrent subdivision plan application and supporting documentation.*
- *Submit for street name approvals and coordinate addressing with Sarasota County.*
- *Respond to requests for additional information as necessary (Assumes 2 rounds of comments).*
- *Prepare storm water management report including storm water routing model for submittal and review by the Public Works – Storm Water Department. Report to include an update to the Sarasota County Master Storm water model as required.*

III. Sarasota County Utility Permit

- *Submit utility plans and application to Sarasota County Utilities.*
- *Respond to requests for additional information, assumes 2 rounds of comments.*
- *Submit applications for FDEP water and sewer permits and respond to requests for additional information, assumes 1 rounds of comments.*

IV. SWFWMD ERP Modification

- *Prepare and submit ERP Modification to conceptual ERP for Construct and operate for project areas.*
- *Prepare storm water routing model in support of the County and ERP application.*
- *Respond to requests for additional information as necessary (Assumes 2 RAIs).*

V. FDOT Drainage and Drive-Way Permit

- *Prepare FDOT Standard plans to include clearing, demo, embankment, drainage, grading, pavement design, turn-lane design and striping.*
- *Prepare supporting application items necessary to submit for FDOT Drive Way Connection Permit.*
- *Prepare drainage report to include the required FDOT storm events.*
- *Prepare supporting engineering report and application for Drainage Permit.*
- *Assumes 2 rounds of comments for access and drainage applications.*
- *Assumes FDOT Standard indexes for MOT plans.*

Bidding Services

- *Prepare bid schedule and bid documents for use in bidding the site construction.*
- *Attend pre-bid conference.*
- *Prepare bid tab summary and assist client in evaluating bids.*

VI. Engineering Construction Services

Provide Construction Phase Engineering services to include:

- Attend construction meetings as required by Client (assumes weekly meetings throughout the construction schedule).
- Provide construction observation of the Contractor's progress on work designed by Waldrop Engineering for certification purposes only.
- Review shop drawings for conformance with development plans and technical specifications, as required.
- Review pay requests and change orders
- Assumes construction in one phase for a 6-month duration. Additional phases will be covered under a separate work order.

VII. Engineering Certification Services

Provide Certification Phase Engineering services to include:

- Prepare Project certifications to Sarasota County and Sarasota County Utilities. Record drawings provided by contractor/surveyor.
- Prepare FDOT Certifications.
- Prepare DEP water and sewer certifications.
- Prepare SWFWMD certificate of completion.
- Conduct final walk through with Client and Contractor for work designed by Waldrop Engineering.
- Assumes construction in one phase for a 6-month duration. Additional phases will be covered under a separate work order.

VIII. Reimbursable Expenses

Expenses for blueprints, reproduction services, overnight delivery, courier service, and other Project related charges will be billed at cost plus 10%.

PROFESSIONAL SERVICE FEES

The SCOPE OF SERVICES will be provided based on the following fee structure: NTE \$89,000.00

TASK	SCOPE OF SERVICE	FEE TYPE	FEE
I.	Design Development	Fixed	\$5,000
II.	Construction Plans and Permitting- Sarasota County S&D	Fixed	\$25,000
III.	Sarasota County Utility Permit	Fixed	\$5,000
IV.	SWFWMD ERP Modification	Fixed	\$5,000
V.	FDOT Drainage and Drive Way Permit	Fixed	\$15,000
VI.	Bidding Services	Fixed	\$2,000
VII.	Engineering Construction Services	Hourly	\$15,000
VIII.	Engineering Certification Services	Hourly	\$15,000
IX.	Reimbursable Expenses	NTE	\$2,000

Consultant's hourly fee schedule (including time period for which rates apply) is as follows:

CLASSIFICATION	CODE	RATE
PROFESSIONAL CONSULTANT		
Professional Consultant I	PCI	\$95/hr
Professional Consultant II	PCII	\$100/hr
Professional Consultant III	PCIII	\$105/hr
Professional Consultant IV	PCIV	\$110/hr
Professional Consultant V	PCV	\$115/hr
Professional Consultant VI	PCVI	\$120/hr
Professional Consultant VII	PCVII	\$125/hr
Professional Consultant VIII	PCVIII	\$130/hr
Professional Consultant IX	PCIX	\$135/hr
Professional Consultant X	PCX	\$140/hr
Professional Consultant XI	PCXI	\$145/hr
Professional Consultant X11	PCXII	\$150/hr
Professional Consultant XIII	PCXIII	\$155/hr
Professional Consultant XIV	PCXIV	\$160/hr
Professional Consultant XV	PCXV	\$165/hr
Professional Consultant XVI	PCXVI	\$170/hr
Professional Consultant XVII	PCXVII	\$175/hr
EXPERT CONSULTANT		
Expert Consultant I	ECI	\$125/hr
Expert Consultant II	ECII	\$150/hr
Expert Consultant III	ECIII	\$175/hr
ADMINISTRATIVE		
Administrative Assistant I	AAI	\$50/hr
Administrative Assistant II	AAII	\$60/hr
Administrative Assistant III	AAIII	\$70/hr
Administrative Assistant IV	AAIV	\$80/hr
Administrative Assistant V	AAV	\$90/hr
Administrative Assistant VI	AAVI	\$100/hr
REIMBURSABLE EXPENSES		
Reimbursable expenses will be charged at cost plus 10%		

**AUTHORIZING ADDENDUM #739 LT Ranch(Siesta Ranch) 16
TO
MASTER PROFESSIONAL SERVICES AGREEMENT**

**EXHIBIT B
JOB SITE**

LT RANCH

Sections 15, 16, 21, 27, 28 & 33, Township 37 South, Range 19 East,
Sarasota County, Florida



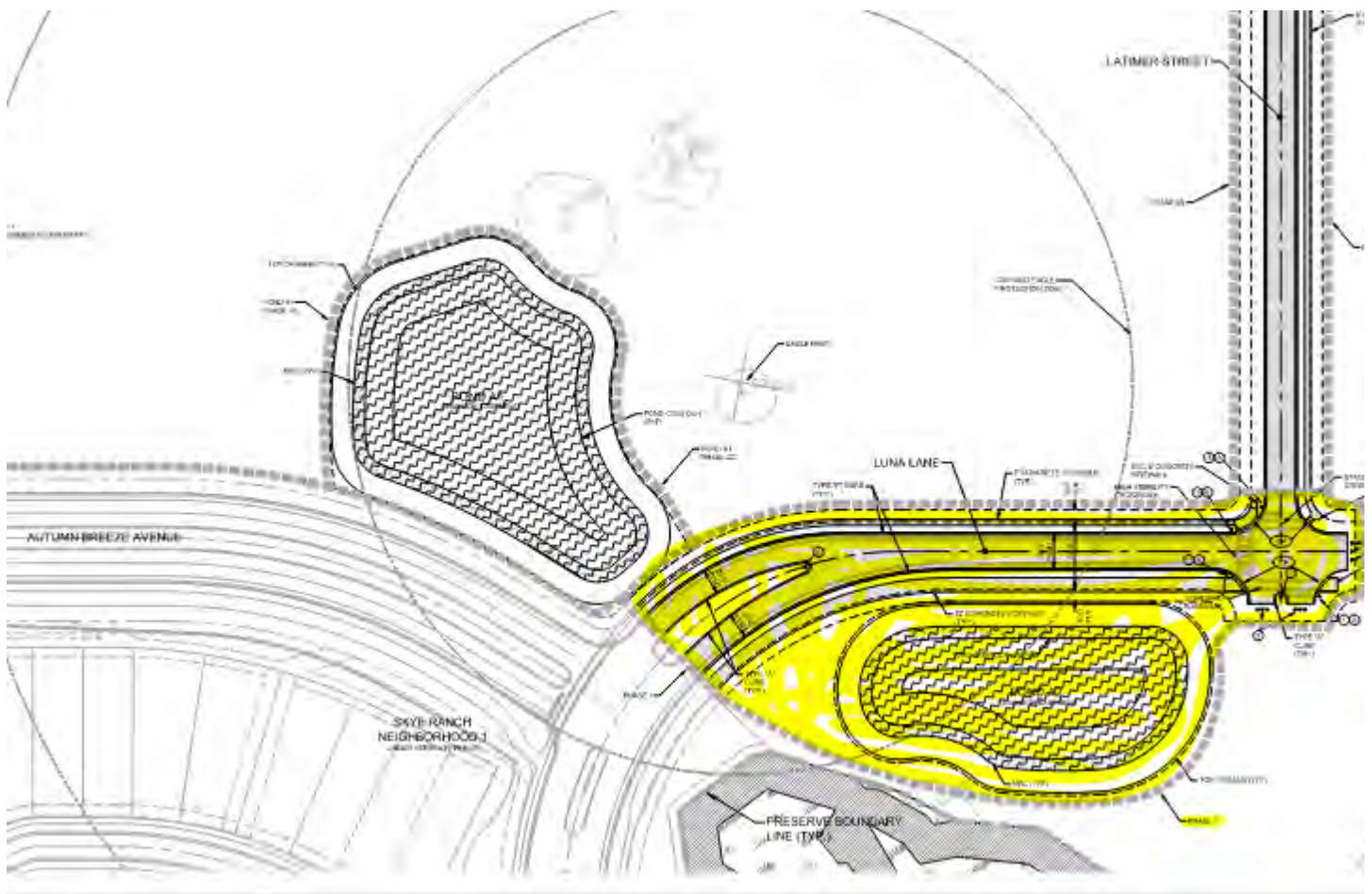
Katie Ibarra

From: Philip Brannon <pbrannon@atwell-group.com>
Sent: Tuesday, June 14, 2022 10:11 AM
To: Katie Ibarra
Cc: Aaron Ramjas
Subject: RE: Skye Ranch - Access Rd - Storm only
Attachments: 38615 REV013_Construction Plans_2021-09-09 6.pdf

Forgot to send graphic.

See Storm for Access RD below.

Description	CDD Eligible Amount	Paid to Date	Balance Owed
Stormwater	\$196,506.22	\$196,506.22	\$-
Work Product	\$65,975.00	\$58,598.63	\$7,376.37
TOTAL:	\$262,481.22	\$255,104.85	\$7,376.37



Thanks,

Philip Brannon, P.E.
Project Manager
ATWELL, LLC

941.379.8400 Tel
352.682.8169 Mobile
941.379.7788 Fax
551 N Cattlemen Rd | Suite 304 | Sarasota, FL 34232
www.atwell-group.com

From: Philip Brannon
Sent: Tuesday, June 14, 2022 10:07 AM
To: Katie Ibarra <katie@kelawgroup.com>
Cc: Aaron Ramjas <aramjas@atwell-group.com>
Subject: RE: Skye Ranch - Access Rd - Storm only

See Storm for Access RD below.

Description	CDD Eligible Amount	Paid to Date	Balance Owed
Stormwater	\$196,506.22	\$196,506.22	\$-
Work Product	\$65,975.00	\$58,598.63	\$7,376.37
TOTAL:	\$262,481.22	\$255,104.85	\$7,376.37

Thanks,

Philip Brannon, P.E.
Project Manager
ATWELL, LLC
941.379.8400 Tel
352.682.8169 Mobile
941.379.7788 Fax
551 N Cattlemen Rd | Suite 304 | Sarasota, FL 34232
www.atwell-group.com

From: Katie Ibarra <katie@kelawgroup.com>
Sent: Thursday, June 9, 2022 8:46 AM
To: Philip Brannon <pbrannon@atwell-group.com>
Subject: RE: Skye Ranch - Neighborhood Two Townhomes Utilities

Wait...sorry. I should check my calendar first and ready your e-mail. Haha... let's do 1:00.

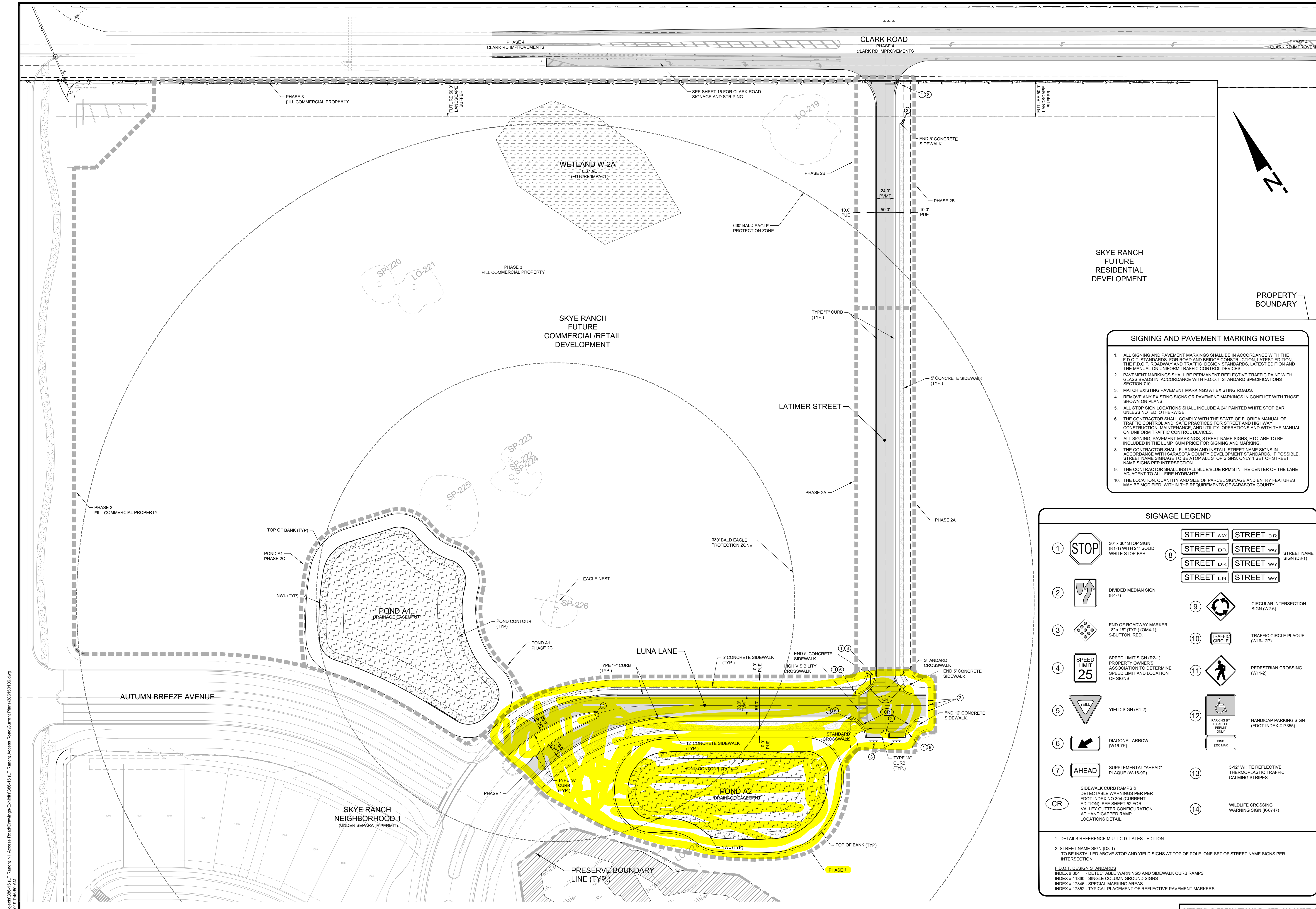
From: Philip Brannon <pbrannon@atwell-group.com>
Sent: Thursday, June 9, 2022 7:35 AM
To: Katie Ibarra <katie@kelawgroup.com>
Subject: RE: Skye Ranch - Neighborhood Two Townhomes Utilities

Good morning Katie,

Do you have time for a Teams call? I am free from now until 8:45 or anytime after 1:00.

Thanks,

Philip Brannon, P.E.
Project Manager
ATWELL, LLC
941.379.8400 Tel



SIGNING AND PAVEMENT MARKING NOTES

- ALL SIGNING AND PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH THE F.D.O.T. STANDARDS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION, THE F.D.O.T. ROADWAY AND TRAFFIC DESIGN STANDARDS, LATEST EDITION AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
- PAVEMENT MARKINGS SHALL BE PERMANENT REFLECTIVE TRAFFIC PAINT WITH GLASS BEADS IN ACCORDANCE WITH F.D.O.T. STANDARD SPECIFICATIONS SECTION 710.
- MATCH EXISTING PAVEMENT MARKINGS AT EXISTING ROADS.
- REMOVE ANY EXISTING SIGNS OR PAVEMENT MARKINGS IN CONFLICT WITH THOSE SHOWN ON PLANS.
- ALL STOP SIGN LOCATIONS SHALL INCLUDE A 24" PAINTED WHITE STOP BAR UNLESS NOTED OTHERWISE.
- THE CONTRACTOR SHALL COMPLY WITH THE STATE OF FLORIDA MANUAL OF TRAFFIC CONTROL AND SAFE PRACTICES FOR STREET AND HIGHWAY CONSTRUCTION, MAINTENANCE, AND UTILITY OPERATIONS AND WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
- ALL SIGNING, PAVEMENT MARKINGS, STREET NAME SIGNS, ETC. ARE TO BE INCLUDED IN THE LUMP SUM PRICE FOR SIGNING AND MARKING.
- THE CONTRACTOR SHALL FURNISH AND INSTALL STREET NAME SIGNS IN ACCORDANCE WITH SARASOTA COUNTY DEVELOPMENT STANDARDS. IF POSSIBLE, STREET NAME SIGNAGE TO BE AT TOP ALL STOP SIGNS. ONLY 1 SET OF STREET NAME SIGNS PER INTERSECTION.
- THE CONTRACTOR SHALL INSTALL BLUE/BLUE RPMS IN THE CENTER OF THE LANE ADJACENT TO ALL FIRE HYDRANTS.
- THE LOCATION, QUANTITY AND SIZE OF PARCEL SIGNAGE AND ENTRY FEATURES MAY BE MODIFIED WITHIN THE REQUIREMENTS OF SARASOTA COUNTY.

SIGNAGE LEGEND

1		30" x 30" STOP SIGN (R-1) WITH 24" SOLID WHITE STOP BAR	8		STREET WAY, STREET DR, STREET DR, STREET WAY, STREET LN, STREET WAY	STREET NAME SIGN (D3-1)
2		DIVIDED MEDIAN SIGN (R4-7)	9			CIRCULAR INTERSECTION SIGN (W2-6)
3		END OF ROADWAY MARKER 18" x 18" (TYP.) (OM-1), 9-BUTTON, RED.	10			TRAFFIC CIRCLE PLAQUE (W16-12P)
4		SPEED LIMIT SIGN (R2-1) PROPERTY OWNER'S ASSOCIATION TO DETERMINE SPEED LIMIT AND LOCATION OF SIGNS.	11			PEDESTRIAN CROSSING (W11-2)
5		YIELD SIGN (R1-2)	12			HANDICAP PARKING SIGN (FDOT INDEX #17355)
6		DIAGONAL ARROW (W16-7P)	13			3-12" WHITE REFLECTIVE THERMOPLASTIC TRAFFIC CALMING STRIPES
7		SUPPLEMENTAL "AHEAD" PLAQUE (W16-6P)	14			WILDLIFE CROSSING WARNING SIGN (K-0147)
CR		SIDEWALK CURB RAMP & DETECTABLE WARNINGS PER PER FOOT INDEX NO 304 (CURRENT EDITION). SEE SHEET 52 FOR VALLEY GUTTER CONFIGURATION AT HANDICAPPED RAMP LOCATIONS DETAIL.				

1. DETAILS REFERENCE M.U.T.C.D. LATEST EDITION
 2. STREET NAME SIGN (D3-1) TO BE INSTALLED ABOVE STOP AND YIELD SIGNS AT TOP OF POLE. ONE SET OF STREET NAME SIGNS PER INTERSECTION.

F.D.O.T. DESIGN STANDARDS
 INDEX # 304 - DETECTABLE WARNINGS AND SIDEWALK CURB RAMP
 INDEX # 11860 - SINGLE COLUMN GROUND SIGNS
 INDEX # 17346 - SPECIAL MARKING AREAS
 INDEX # 17352 - TYPICAL PLACEMENT OF REFLECTIVE PAVEMENT MARKERS

WALDROP ENGINEERING

CIVIL ENGINEERING & LAND DEVELOPMENT CONSULTANTS

551 CATTLEMAN ROAD - SUITE 100 SARASOTA, FL 34232
 P: 941-379-5400 E: 941-379-7888 EMAIL: info@waldropengineering.com

ROAD CONSTRUCTION SUBDIVISION PLANS

SKYE RANCH - ACCESS ROAD

CLIENT: TAYLOR MORRISON, INC.
 MASTER PAVING, SIGNAGE AND STRIPING PLAN

PLAN REVISIONS

NO.	DATE	DESCRIPTION
1	02/21/18	SUBMITTED SARASOTA 11/17/17
2	03/21/18	COUNTY COMMENTS 01/25/2018
3	04/13/18	REMOVE COMMERCIAL FILL PER CLIENT
4	04/13/18	REVISED PER SARASOTA COUNTY UTILITIES 04-11-2018
5	06/27/18	REVISED PER SARASOTA COUNTY COMMENTS 04-25-2018
6	06/27/18	REVISED PER SARASOTA COUNTY COMMENTS 07-16-2018
7	08/20/18	REVISED PER SARASOTA COUNTY COMMENTS 03-15-2018
8	08/20/18	REVISED PER SARASOTA COUNTY COMMENTS 07-19-2018

SCALE IN FEET: 0 30 60 120

FLORIDA CERTIFICATE OF AUTHORIZATION #8636

SEAN CROWELL, P.E.
 FL LICENSE NO. 38584

SET NUMBER: 386-15

SHEET: 6

S:\Projects\386-15 (LT Ranch) N1 Access Road\Drawings\Exhibits\386-15 (LT Ranch) Access Road\Current Plans\386-15(0)106.dwg
 8/20/2018 7:46:50 AM

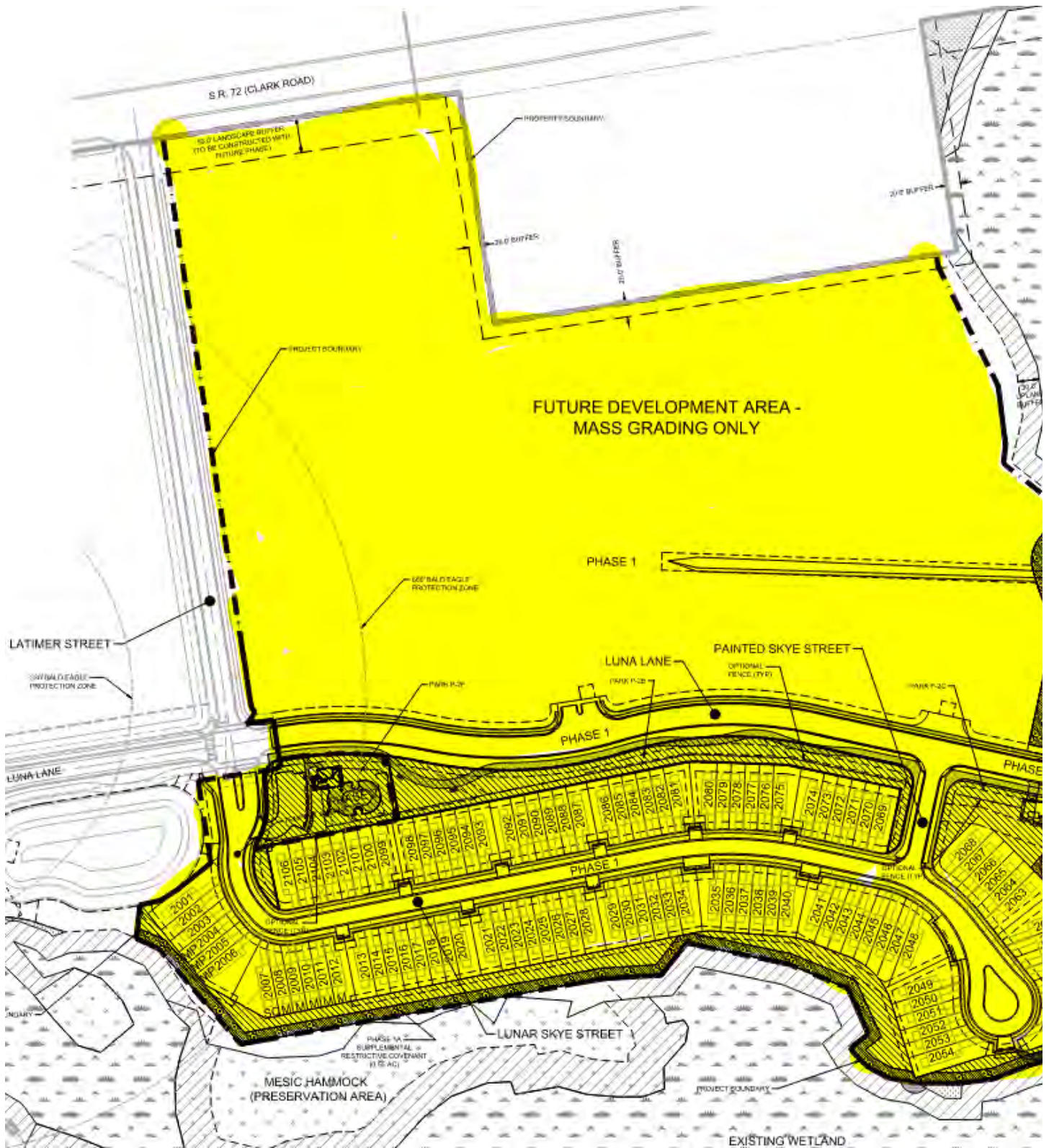
VERTICAL ELEVATIONS BASED ON: NGVD-29

Katie Ibarra

From: Aaron Ramjas <aramjas@atwell-group.com>
Sent: Tuesday, June 14, 2022 1:07 PM
To: Katie Ibarra
Cc: Philip Brannon
Subject: RE: Skye Ranch - N2 Townhomes - Storm only
Attachments: Pages from 3862901- SKYE RANCH NH2 09-01-21.pdf

Good Afternoon Katie,

Please find the Storm for N2 Townhomes below:



Description	CDD Eligible Amount	Paid to Date	Balance Owed
Stormwater	\$546,278.56	\$546,278.56	\$-
Work Product	\$81,050.47	\$74,683.47	\$6,367.00
TOTAL:	\$627,329.03	\$620,962.03	\$6,367.00

Thank you,

Aaron Ramjas, PE

Project Coordinator

ATWELL, LLC

941.379.8400 Tel

941.916.3163 Mobile

8039 Cooper Creek Blvd. | Suite 104 | University Park, FL 34201

www.atwell-group.com

From: Philip Brannon <pbrannon@atwell-group.com>

Sent: Tuesday, June 14, 2022 10:10 AM

To: Katie Ibarra <katie@kelawgroup.com>

Cc: Aaron Ramjas <aramjas@atwell-group.com>

Subject: RE: Skye Ranch - Access Rd - Storm only

Katie,

I tried to call. Please give me a call when you get a chance.

Thanks,

Philip Brannon, P.E.

Project Manager

ATWELL, LLC

941.379.8400 Tel

352.682.8169 Mobile

941.379.7788 Fax

551 N Cattlemen Rd | Suite 304 | Sarasota, FL 34232

www.atwell-group.com

From: Philip Brannon

Sent: Tuesday, June 14, 2022 10:07 AM

To: Katie Ibarra <katie@kelawgroup.com>

Cc: Aaron Ramjas <aramjas@atwell-group.com>

Subject: RE: Skye Ranch - Access Rd - Storm only

See Storm for Access RD below.

Description	CDD Eligible Amount	Paid to Date	Balance Owed
Stormwater	\$196,506.22	\$196,506.22	\$-
Work Product	\$65,975.00	\$58,598.63	\$7,376.37
TOTAL:	\$262,481.22	\$255,104.85	\$7,376.37

Thanks,

Philip Brannon, P.E.

Project Manager

ATWELL, LLC

941.379.8400 Tel

352.682.8169 Mobile

NEIGHBORHOOD 2 PARK SUMMARY			
FACILITY ID	AREA (AC +/-)	TYPE	POTENTIAL FEATURES/AMENITIES
NP-2**	5.00	NEIGHBORHOOD PARK	PRIVATE AMENITY, BUILDING/RESTROOMS, POOL, PLAY STRUCTURE, TRAILHEAD
P-2A**	1.45	MINI PARK	BUILDING/RESTROOMS, POOL
P-2B	0.70	MINI PARK	TRAIL, BENCHES, LANDSCAPING
P-2C**	1.41	MINI PARK	TRAIL, BENCHES, LANDSCAPING
P-2D**	0.48	MINI PARK	BENCHES
P-2E**	N/A	N/A	OMITTED
P-2F	0.50	MINI PARK	BUILDING/RESTROOMS, POOL
P-2G**	0.70	MINI PARK	TRAIL, BENCHES
TOTAL PROVIDED	10.24*		

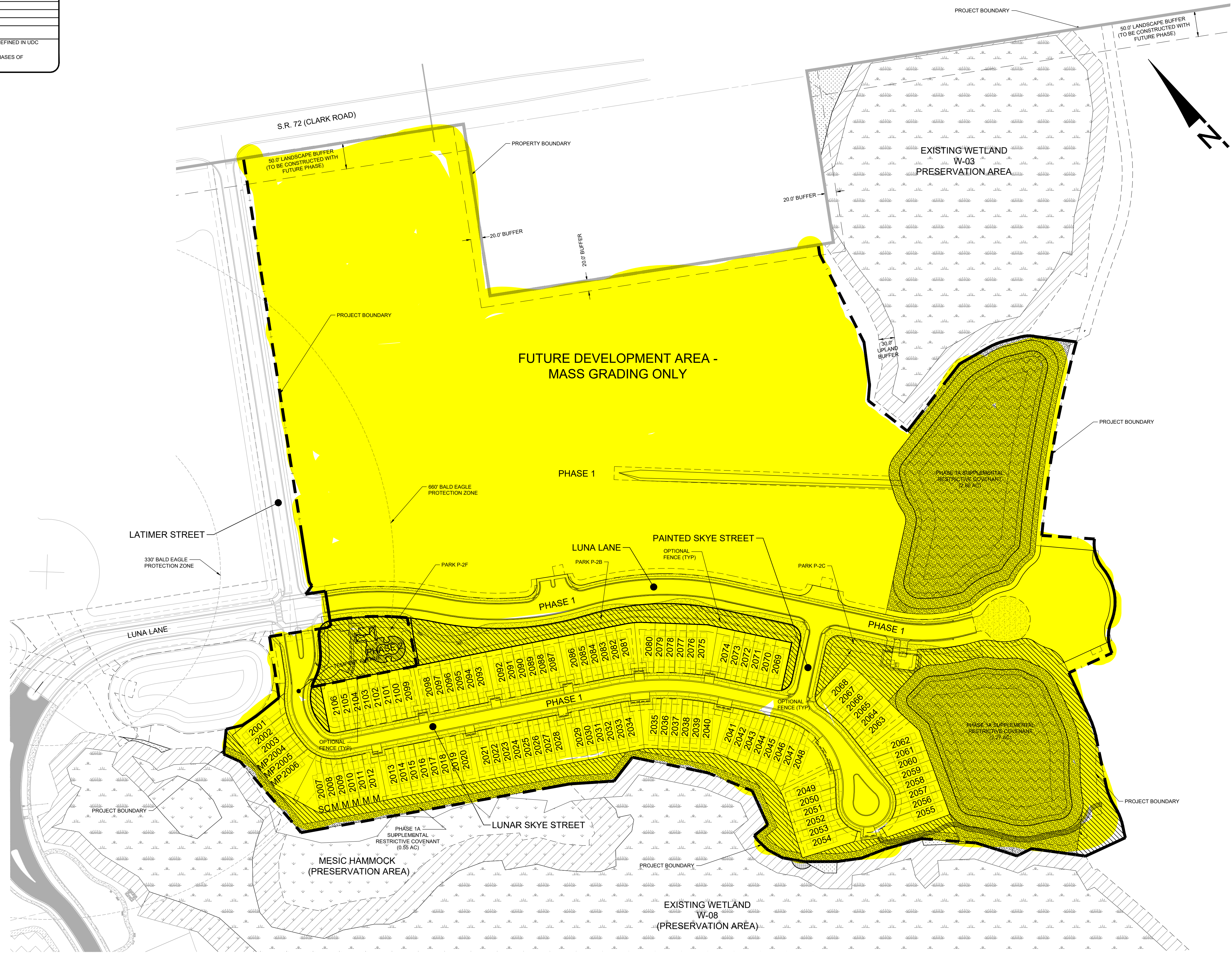
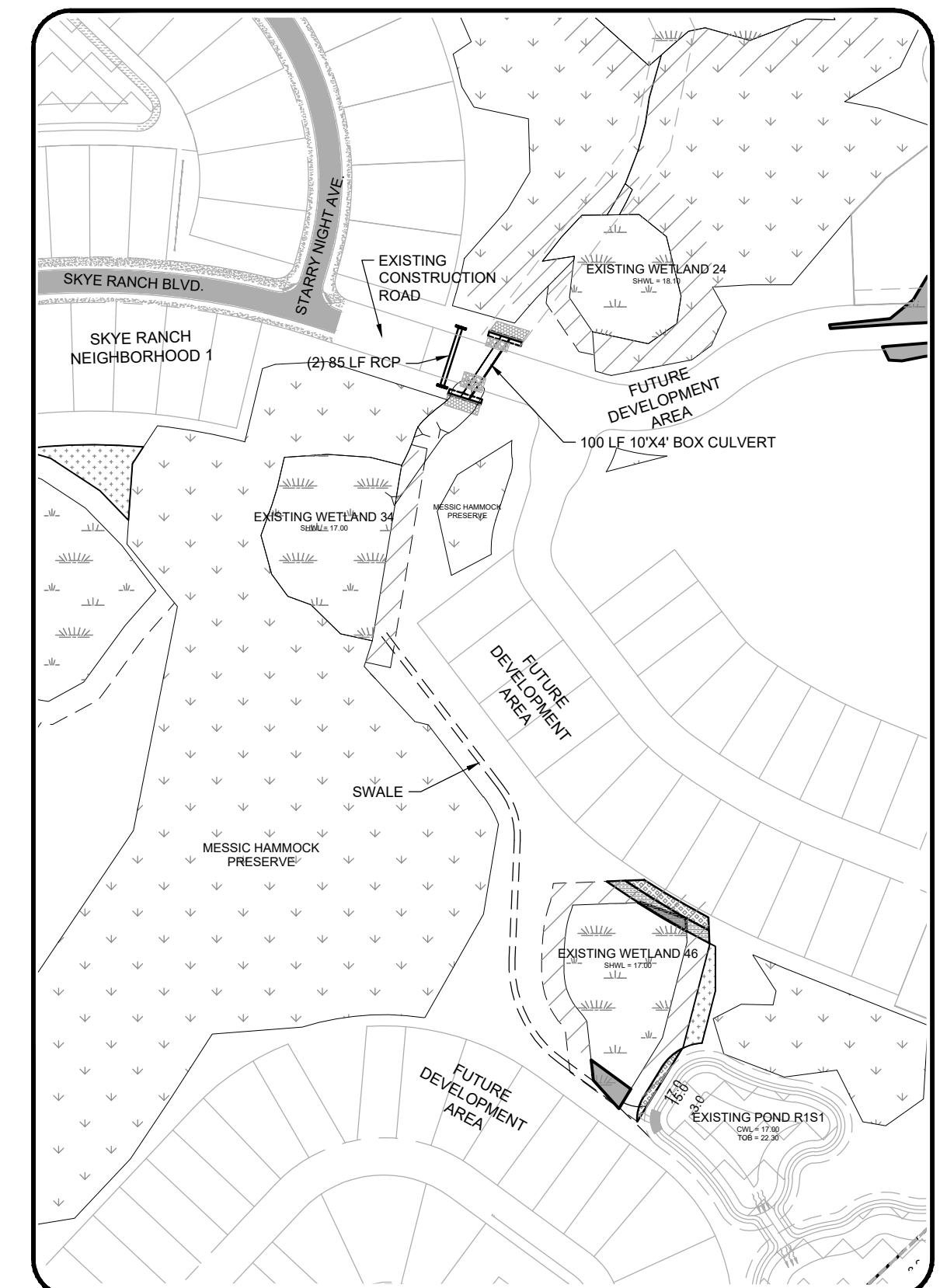
77.55 ACRES OF ON-SITE PARKS ARE REQUIRED FOR NEIGHBORHOOD 2 (1 ACRE PER 47 DWELLING UNITS) AS DEFINED IN LDC SECTION 124.27(1)(5)
 **NP-2, P-2A, P-2D, P-2E & P-2G PARKS AS WELL AS A PORTION OF P-2C ARE TO BE INCLUDED IN FUTURE SUBPHASES OF NEIGHBORHOOD 2.

LEGEND

- EXISTING WETLAND
- EXISTING MESIC HAMMOCK (PRESERVE AREA)
- WATER MANAGEMENT POND
- UPLAND BUFFER PRESERVE AREA
- M** MODEL LOT
- MP** MODEL PARKING
- SC** SALES CENTER
- PHASE 1A SUPPLEMENTAL RESTRICTIVE COVENANT
- NEIGHBORHOOD 2 ANCILLARY OPEN SPACE

PHASING NOTES:

- PHASE 1 TO BE INITIAL PHASE.
- PHASE 2 STORM SEWER PIPING AND INLETS TO BE INCLUDED IN PHASE 1.
- PHASE 1 DEPENDENT UPON COMPLETION OF POND A2 AND CORRESPONDING CONTROL STRUCTURE TO BE CONSTRUCTED CONSISTENT WITH ACCESS ROAD PLANS (PERMIT #20 149276 00 DS).
- 10' X 4' BOX CULVERT, (2) 36" RCP AND SWALE CONNECTING TO EXISTING POND R151 TO BE CONSTRUCTED IN PHASE 1.



WALDROP ENGINEERING

Civil, Engineering & Land Development Consultants

551 CATTLEMAN ROAD - SUITE 204 SARASOTA, FL 34232
 P: 941-379-5400 F: 941-379-7788 EMAIL: info@waldropengineering.com

CONCURRENT SUBDIVISION CONSTRUCTION PLANS
SKYE RANCH NEIGHBORHOOD 2
TOWNHOMES
 CLIENT: TAYLOR MORRISON OF FLORIDA, INC.
 MASTER SITE & PHASING PLAN

PLAN REVISIONS

NO.	DATE	DESCRIPTION
1	11/04/19	INITIAL UTILITY SUBMITTAL
2	12/13/19	UTILITY RESPONSE TO COMMENTS
3	06/16/20	UTILITY RESPONSE TO COMMENTS
4	08/14/20	UTILITY RESPONSE TO COMMENTS
5	08/17/20	UTILITY RESPONSE TO COMMENTS
6	10/27/20	UTILITY RESPONSE TO COMMENTS
7	12/22/20	UTILITY RESPONSE TO COMMENTS
8	04/23/21	UTILITY RESPONSE TO COMMENTS
9	08/19/21	UTILITY RESPONSE TO COMMENTS
10	08/19/21	UTILITY RESPONSE TO COMMENTS

SCALE AS SHOWN

FLORIDA CERTIFICATE OF AUTHORIZATION #6636

PHILIP BRANNON, P.E.
 FL LICENSE NO. 87463

SET NUMBER: 386-25-01

SHEET: 6

S:\Projects\386-25\LT Branch\Skye Ranch - Main - Family Drawings-Exhibits\386-25-01_S&D Plans\Current Plans\386250106.dwg
 9/15/2021 8:46:29 AM

VERTICAL ELEVATIONS BASED ON: NGVD-29

LT RANCH COMMUNITY DEVELOPMENT DISTRICT

JP Ward & Associates, LLC, 2301 Northeast 37th Street, Fort Lauderdale, Florida 33308

TO: Jim Ward

FROM: Jere Earlywine and Katie Ibarra

RE: Summary of Acquisition of Neighborhood Two Townhomes and Access Road Stormwater Improvements

DATE: August 17, 2022

At this time, the LT Ranch Community Development District (“**District**”) is acquiring certain stormwater improvements (“**Acquired Improvements**”) located in Neighborhood Two Townhomes from the Developer pursuant to the *Acquisition Agreement* between the District and the Developer, dated October 1, 2019, and the *First Amendment to Acquisition Agreement*, dated December 20, 2019. Here are the improvements being funded:

Neighborhood Two Townhomes			
Improvement	CDD Eligible Amount	Paid to Date (From Developer to Contractor)	Balance Owed
Stormwater	\$546,278.56	\$546,278.56	\$0.00
Work Product	\$81,050.47	\$74,683.47	\$6,367.00
Totals	\$627,329.03	\$620,962.03	\$6,367.00

Access Road			
Description	CDD Eligible Amount	Paid to Date	Balance Owed
Stormwater	\$196,506.22	\$196,506.22	\$0.00
Work Product	\$65,975.00	\$58,598.63	\$7,376.37
TOTAL:	\$262,481.22	\$255,104.85	\$7,376.37

NOTES:

- Real estate rights for the conveyance exist by virtue of quit claim deeds and perpetual access easements in favor of the District.
- Note that the **\$889,810.25** worth of Acquired Improvements was constructed by Ripa & Associates, LLC, pursuant to contracts with the Developer, but the Acquired Improvements are only a portion of a larger contract which involves additional

improvements within and without the District's boundaries. Of this amount, **\$876,066.88** will be paid from future bond proceeds by the District to the Developer and the balance of **\$13,743.37** will be paid upon proof of payment by the Developer.

- The District Engineer has identified and certified that the District is paying the correct amount for the work.

LT Ranch Community Development District
c/o James P. Ward, District Manager
JP Ward & Associates, LLC
2301 Northeast 37th Street
Fort Lauderdale, Florida 33308

Re: Letter Agreement for Acquisition of Public Infrastructure Improvements
Neighborhood Two Townhomes and Access Road Stormwater Improvements

Dear Jim,

Pursuant to the *Acquisition Agreement* dated October 1, 2019 and the *First Amendment to the Acquisition Agreement* dated December 20, 2019 (together, "**Acquisition Agreement**"), you are hereby notified that Taylor Morrison of Florida, Inc. ("**Developer**"), has completed and wishes to sell ("**Sale**") to the LT Ranch Community Development District ("**District**") certain "**Improvements**" and "**Work Product**" 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, and subject to the terms of the Acquisition Agreement, the District agrees to pay and/or previously paid from bond proceeds the amount of **\$889,810.25** which represents the actual cost of constructing and/or creating the Improvements and Work Product¹.
- The Developer agrees, at the direction of the District, to assist with the transfer of any permits or similar approvals necessary for the operation of the Improvements.
- 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 and Work Product and/or in connection with the Improvements and Work Product.


[CONTINUED ON FOLLOWING PAGE]

¹ As of August 16, 2022, the Developer has paid **\$876,066.88** to the Contractor for the Improvements. This amount will be processed by requisition from future bond proceeds by the District and paid to Developer. The District will process the remaining **\$13,743.37** by requisition and pay the Developer once proof of payment for the remaining amount has been submitted to the District, subject to the terms of the Acquisition Agreement and the availability of funds.


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,

Agreed to by:
**LT RANCH COMMUNITY DEVELOPMENT
DISTRICT**


_____, Board of
Supervisors

TAYLOR MORRISON OF FLORIDA, INC.,
a Florida corporation



Name: Jason Pote
Title: VP Finance

Exhibit A

Description of Improvements and Work Product
(Neighborhood Two Townhomes and Access Road Stormwater Improvements)

Neighborhood Two Townhomes Drainage & Surface Water Management - All drainage and surface water management systems, including but not limited to lakes, ponds, water control structures, pipes and other water conveyance structures, as well as all catch-basins and related stormwater facilities, located within Tract 104 (Private Access, Private Drainage and Public Utility Easement), Tracts 230, 231, 232, 234 (Drainage, Landscape and Irrigation Area), and Tracts 723 (Lake Pond A1), 724 (Lake Pond A2), 725 (Lake Pond D1), 726 (Lake Pond D1), 727 (Lake Pond C1), 728 (Lake Pond C1), 729 (Lake Pond C2), 730 (Lake Pond C2), and 731 (Lake Pond D3), and within all drainage easement areas including those labeled “Drainage Easements” and “Private Drainage Easements” in each case as identified on the Skye Ranch Neighborhood Two Townhomes, recorded in the Official Records of Sarasota County, Florida at Plat Book 55, Pages 134 et seq.

Work Product – Any and all site plans, construction and development drawings, plans and specifications, documents, surveys, engineering and soil reports and studies, licenses, permits, zoning approvals, entitlements, building permits, demolition and excavation permits, curb cut and right-of-way permits, utility permits, drainage rights, bonds, and similar or equivalent private and governmental documents of every kind and character whatsoever pertaining or applicable to or in any way connected with the development, construction, and ownership of the above-referenced improvements.

Neighborhood Two Townhomes			
Improvement	CDD Eligible Amount	Paid to Date (From Developer to Contractor)	Balance Owed
Stormwater	\$546,278.56	\$546,278.56	\$0.00
Work Product	\$81,050.47	\$74,683.47	\$6,367.00
TOTAL:	\$627,329.03	\$620,962.03	\$6,367.00

Access Road			
Description	CDD Eligible Amount	Paid to Date	Balance Owed
Stormwater	\$196,506.22	\$196,506.22	\$0.00
Work Product	\$65,975.00	\$58,598.63	\$7,376.37
TOTAL:	\$262,481.22	\$255,104.85	\$7,376.37

**CORPORATE DECLARATION REGARDING COSTS PAID
NEIGHBORHOOD TWO TOWNHOMES AND ACCESS ROAD STORMWATER IMPROVEMENTS**

Taylor Morrison of Florida, Inc., a Florida corporation (“**Developer**”), the developer of certain lands within the LT Ranch Community Development District (“**District**”), a special purpose unit of local government established pursuant to Chapter 190, *Florida Statutes*, does hereby certify:

1. Developer is the developer of certain lands within the District.
2. The District’s *Master Engineer’s Report*, dated April 2019, as revised November 6, 2019, as supplemented by the *2019 Project Supplement to the Master Engineer’s Report*, dated April 2019, as revised November 6, 2019, , and as supplemented by the *2022 Project Supplement to the Master Engineer’s Report date April 2019 (as revised November 6, 2019)*, dated May 2022 (“**Engineer’s Report**”) describes certain public infrastructure improvements and 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*.
3. Developer has expended funds to develop and/or acquire certain of the public infrastructure improvements and work product described in the Engineer’s Report and more specifically described in **Exhibit A**. The attached **Exhibit A** accurately identifies certain of those improvements and work product that have been completed to date and states the amounts that Developer has spent on those improvements and work product.
4. Except for the balance to finish and/or retainage set forth in **Exhibit A**, no money is owed to any contractors or subcontractors for any work performed on the completed improvements.
5. The Developer acknowledges that the District intends to rely on this Declaration for purposes of acquiring the infrastructure improvements and work product identified in **Exhibit A**.

[CONTINUED ON FOLLOWING PAGE]

Executed this 16th day of August, 2022.

WITNESS

TAYLOR MORRISON OF FLORIDA, INC.

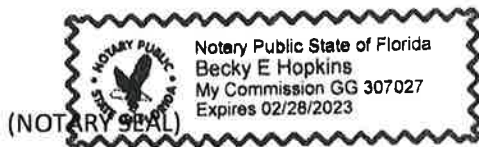
By: [Signature]
Name: TRIKI KOTAYIOWNE

By: [Signature]
Name: JASON POTE
Title: VP FINANCE

By: [Signature]
Name: BECKE DAWSON

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 16th day of August, 2022, by JASON POTE as VP FINANCE of Taylor Morrison of Florida, Inc., who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.



[Signature]
NOTARY PUBLIC, STATE OF FLORIDA
Name: Becky E Hopkins
(Name of Notary Public, Printed, Stamped or Typed as Commissioned)

Exhibit A – Description of Improvements and Work Product

Exhibit A

Description of Improvements and Work Product
(Neighborhood Two Townhomes and Access Road Stormwater Improvements)

Neighborhood Two Townhomes Drainage & Surface Water Management - All drainage and surface water management systems, including but not limited to lakes, ponds, water control structures, pipes and other water conveyance structures, as well as all catch-basins and related stormwater facilities, located within Tract 104 (Private Access, Private Drainage and Public Utility Easement), Tracts 230, 231, 232, 234 (Drainage, Landscape and Irrigation Area), and Tracts 723 (Lake Pond A1), 724 (Lake Pond A2), 725 (Lake Pond D1), 726 (Lake Pond D1), 727 (Lake Pond C1), 728 (Lake Pond C1), 729 (Lake Pond C2), 730 (Lake Pond C2), and 731 (Lake Pond D3), and within all drainage easement areas including those labeled “Drainage Easements” and “Private Drainage Easements” in each case as identified on the Skye Ranch Neighborhood Two Townhomes, recorded in the Official Records of Sarasota County, Florida at Plat Book 55, Pages 134 et seq.

Work Product – Any and all site plans, construction and development drawings, plans and specifications, documents, surveys, engineering and soil reports and studies, licenses, permits, zoning approvals, entitlements, building permits, demolition and excavation permits, curb cut and right-of-way permits, utility permits, drainage rights, bonds, and similar or equivalent private and governmental documents of every kind and character whatsoever pertaining or applicable to or in any way connected with the development, construction, and ownership of the above-referenced improvements.

Neighborhood Two Townhomes			
Improvement	CDD Eligible Amount	Paid to Date (From Developer to Contractor)	Balance Owed
Stormwater	\$546,278.56	\$546,278.56	\$0.00
Work Product	\$81,050.47	\$74,683.47	\$6,367.00
TOTAL:	\$627,329.03	\$620,962.03	\$6,367.00

Access Road			
Description	CDD Eligible Amount	Paid to Date	Balance Owed
Stormwater	\$196,506.22	\$196,506.22	\$0.00
Work Product	\$65,975.00	\$58,598.63	\$7,376.37
TOTAL:	\$262,481.22	\$255,104.85	\$7,376.37

CONSULTING ENGINEER'S CERTIFICATE
NEIGHBORHOOD TWO TOWNHOMES AND ACCESS ROAD STORMWATER IMPROVEMENTS

August 17, 2022

Board of Supervisors
LT Ranch Community Development District

Re: LT Ranch Community Development District (Sarasota County, Florida)
Acquisition of Neighborhood Two Townhomes and Access Road Stormwater Improvements

Ladies and Gentlemen:

The undersigned, a representative of Atwell, LLC ("**Consulting Engineer**"), as engineer for the LT Ranch Community Development District ("**District**"), hereby makes the following certifications in connection with the District's acquisition from the Developer of the "**Improvements**" and "**Work Product**," as further described in **Exhibit A** attached hereto, and in that certain bill of sale ("**Bill of Sale**") dated as of 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 reviewed and inspected the Improvements and Work Product. 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 and Work Product are within the scope of the District's capital improvement program as set forth in the District's *Master Engineer's Report*, dated April 2019, as revised November 6, 2019, as supplemented by *2019 Project Supplement to the Master Engineer's Report*, dated April 2019, as revised November 6, 2019, and as supplemented by the *2022 Project Supplement to the Master Engineer's Report date April 2019 (as revised November 6, 2019)*, dated May 2022 (together, "**Engineer's Report**"), and specially benefit property within the District as further described in the Engineer's Report.
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 and Work Product 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 the Developer to create and/or construct the Improvements and Work Product, and (ii) the reasonable fair market value of the Improvements and Work Product.
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.

[CONTINUED ON NEXT PAGE]

6. With this document, I hereby certify that it is appropriate at this time to acquire the Improvements and Work Product.

I declare that I have read the foregoing and the facts alleged are true and correct to the best of my knowledge and belief.

Executed this 17 day of Aug, 2022.

Ronald Schwied, P.E.
Atwell, LLC
Florida Registration No. 65694
Consulting Engineer

STATE OF FLORIDA
COUNTY OF Sarasota

The foregoing instrument was sworn and subscribed before me by means of physical presence or online notarization, this 17 day of August 2022, by Ronald Schwied, as Consulting Engineer of Atwell, LLC who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

(NOTARY SEAL)



Jessica Fritz
NOTARY PUBLIC, STATE OF FLORIDA
Name: Jessica Fritz
(Name of Notary Public, Printed, Stamped or
Typed as Commissioned)

Exhibit A

Description of Improvements and Work Product
(Neighborhood Two Townhomes and Access Road Stormwater Improvements)

Neighborhood Two Townhomes Drainage & Surface Water Management - All drainage and surface water management systems, including but not limited to lakes, ponds, water control structures, pipes and other water conveyance structures, as well as all catch-basins and related stormwater facilities, located within Tract 104 (Private Access, Private Drainage and Public Utility Easement), Tracts 230, 231, 232, 234 (Drainage, Landscape and Irrigation Area), and Tracts 723 (Lake Pond A1), 724 (Lake Pond A2), 725 (Lake Pond D1), 726 (Lake Pond D1), 727 (Lake Pond C1), 728 (Lake Pond C1), 729 (Lake Pond C2), 730 (Lake Pond C2), and 731 (Lake Pond D3), and within all drainage easement areas including those labeled "Drainage Easements" and "Private Drainage Easements" in each case as identified on the Skye Ranch Neighborhood Two Townhomes, recorded in the Official Records of Sarasota County, Florida at Plat Book 55, Pages 134 et seq.

Work Product – Any and all site plans, construction and development drawings, plans and specifications, documents, surveys, engineering and soil reports and studies, licenses, permits, zoning approvals, entitlements, building permits, demolition and excavation permits, curb cut and right-of-way permits, utility permits, drainage rights, bonds, and similar or equivalent private and governmental documents of every kind and character whatsoever pertaining or applicable to or in any way connected with the development, construction, and ownership of the above-referenced improvements.

Neighborhood Two Townhomes			
Improvement	CDD Eligible Amount	Paid to Date (From Developer to Contractor)	Balance Owed
Stormwater	\$546,278.56	\$546,278.56	\$0.00
Work Product	\$81,050.47	\$74,683.47	\$6,367.00
TOTAL:	\$627,329.03	\$620,962.03	\$6,367.00

Access Road			
Description	CDD Eligible Amount	Paid to Date	Balance Owed
Stormwater	\$196,506.22	\$196,506.22	\$0.00
Work Product	\$65,975.00	\$58,598.63	\$7,376.37
TOTAL:	\$262,481.22	\$255,104.85	\$7,376.37

ACKNOWLEDGMENT AND RELEASE
NEIGHBORHOOD TWO TOWNHOMES AND ACCESS ROAD STORMWATER IMPROVEMENTS

THIS ACKNOWLEDGMENT AND RELEASE (“**Release**”) is made the 17 day of August, 2022, by **Ripa and Associates, LLC**, having offices located at 1409 Tech Boulevard, Suite 1, Tampa, Florida 33619 (“**Contractor**”), in favor of the **LT Ranch Community Development District (“District”)**, which is a local unit of special-purpose government situated in Sarasota County, Florida, and having offices at c/o James P. Ward, District Manager, JP Ward & Associates, LLC, 2301 Northeast 37th Street, Fort Lauderdale, Florida 33308.

RECITALS

WHEREAS, pursuant to that certain agreement (“**Contract**”) dated _____, 20__, and between Contractor and Taylor Morrison of Florida, Inc., a Florida corporation (“**Developer**”), Contractor has constructed for Developer certain infrastructure improvements, as described in **Exhibit A (“Improvements”)**; and

WHEREAS, Developer may in the future convey certain 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 in the process of acquiring or has acquired certain 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.

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

RIPA AND ASSOCIATES, LLC

Joseph Petre
By: JOSEPH PETRE
Its: CFO

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 17TH day of AUGUST, 2022, by JOSEPH PETRE, as CFO of RIPA ASSOC, LLC who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

Monique Ramos-Falcon
NOTARY PUBLIC, STATE OF FLORIDA

Name: Monique Ramos-falcon
(Name of Notary Public, Printed, Stamped or Typed as Commissioned)

(NOTARY SEAL)

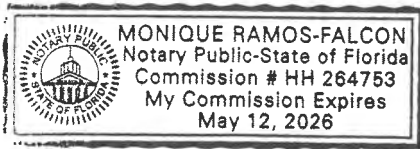


Exhibit A

Description of Improvements

(Neighborhood Two Townhomes and Access Road Stormwater Improvements)

Neighborhood Two Townhomes Drainage & Surface Water Management - All drainage and surface water management systems, including but not limited to lakes, ponds, water control structures, pipes and other water conveyance structures, as well as all catch-basins and related stormwater facilities, located within Tracts 104 (Private Access, Private Drainage and Public Utility Easement), Tracts 230, 231, 232, 234 (Drainage, Landscape and Irrigation Area), and Tracts 723 (Lake Pond A1), 724 (Lake Pond A2), 725 (Lake Pond D1), 726 (Lake Pond D1), 727 (Lake Pond C1), 728 (Lake Pond C1), 729 (Lake Pond C2), 730 (Lake Pond C2), and 731 (Lake Pond D3), and within all drainage easement areas including those labeled "Drainage Easements" and "Private Drainage Easements" in each case as identified on the Skye Ranch Neighborhood Two Townhomes, recorded in the Official Records of Sarasota County, Florida at Plat Book 55, Pages 134 et seq.

Neighborhood Two Townhomes			
Improvement	CDD Eligible Amount	Paid to Date (From Developer to Contractor)	Balance Owed
Stormwater	\$546,278.56	\$546,278.56	\$0.00

Access Road			
Description	CDD Eligible Amount	Paid to Date	Balance Owed
Stormwater	\$196,506.22	\$196,506.22	\$0.00

ACKNOWLEDGMENT AND RELEASE
NEIGHBORHOOD TWO TOWNHOMES WORK PRODUCT

THIS ACKNOWLEDGMENT & RELEASE (“Release”) is made the 17th day of August, 2022, by **Atwell, LLC**, having offices located at 28100 Bonita Grande Drive, Suite 305, Bonita Springs, Florida 34135 (“**Professional**”), in favor of the **LT Ranch Community Development District (“District”)**, which is a local unit of special-purpose government situated in Sarasota County, Florida, and having offices at c/o JP Ward and Associates, LLC, 2301 Northeast 37th Street, Fort Lauderdale, Florida 33308.

RECITALS

WHEREAS, pursuant to that certain agreement (“**Contract**”) dated October 20, 2011, as amended, and between Professional and Taylor Morrison of Florida, Inc., a Florida corporation (“**Developer**”), Professional has created for Developer certain work product, as described in **Exhibit A (“Work Product”)**; and

WHEREAS, Developer may in the future convey the Work Product to the District and for that purpose has requested Professional to confirm the release of all restrictions on the District’s right to use and rely upon the Work Product; 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, Professional provides the following acknowledgment and release:

1. **GENERAL.** The recitals so stated above are true and correct and by this reference are incorporated as a material part of this Release.
2. **ACQUISITION OF WORK PRODUCT.** Professional acknowledges that the District is acquiring or has acquired the Work Product created by the Professional in connection with the Contract, from Developer, and accordingly, the District has the unrestricted right to use and rely upon the Work Product for any and all purposes.
3. **WARRANTY.** Professional hereby expressly acknowledges the District’s right to enforce the terms of the Contract, including but not limited to any warranties and other forms of indemnification provided therein and to rely upon and enforce any other warranties provided under Florida law.
4. **CERTIFICATION.** Professional hereby acknowledges that it has been fully compensated for its services and work related to completion of the Work Product. This document shall constitute a final waiver and release of lien for any payments due to Professional by Developer or District for the Work Product.

[THIS SPACE INTENTIONALLY LEFT BLANK]

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

ATWELL, LLC



By: Philip Brannon, P.E.
Its: Project Manager

STATE OF FLORIDA
COUNTY OF Sarasota

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 17 day of August, 2022, by Philip Brannon, as Project Manager of Atwell, LLC who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.



NOTARY PUBLIC, STATE OF FLORIDA

Name: Jessica Fritz
(Name of Notary Public, Printed, Stamped or
Typed as Commissioned)

(NOTARY SEAL)



Exhibit A

Description of Work Product

(Neighborhood Two Townhomes and Access Road Stormwater Improvements)

Work Product – Any and all site plans, construction and development drawings, plans and specifications, documents, surveys, engineering and soil reports and studies, licenses, permits, zoning approvals, entitlements, building permits, demolition and excavation permits, curb cut and right-of-way permits, utility permits, drainage rights, bonds, and similar or equivalent private and governmental documents of every kind and character whatsoever pertaining or applicable to or in any way connected with the development, construction, and ownership of the Neighborhood Two Townhomes and Access Road and Stormwater Improvements.

Neighborhood Two Townhomes			
Improvement	CDD Eligible Amount	Paid to Date (From Developer to Contractor)	Balance Owed
Work Product	\$81,050.47	\$74,683.47	\$6,367.00

Access Road			
Description	CDD Eligible Amount	Paid to Date	Balance Owed
Work Product	\$65,975.00	\$58,598.63	\$7,376.37

BILL OF SALE AND LIMITED ASSIGNMENT
NEIGHBORHOOD TWO TOWNHOMES AND ACCESS ROAD STORMWATER IMPROVEMENTS

THIS BILL OF SALE AND LIMITED ASSIGNMENT is made to be effective the 17th day of August, 2022, by and between **Taylor Morrison of Florida, Inc.**, whose address for purposes hereof is 551 North Cattlemen Road, Suite 200, Sarasota, Florida 34232 (“**Grantor**”), and for good and valuable consideration, to it paid by the **LT Ranch Community Development District**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes* (“**District**” or “**Grantee**”) whose address is c/o JP Ward & Associates, LLC, 2301 Northeast 37th Street, Fort Lauderdale, Florida 33308.

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

BACKGROUND STATEMENT

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 (together, “**Property**”) as described below to have and to hold for Grantee’s own use and benefit forever:
 - a) **Neighborhood Two Townhomes Drainage & Surface Water Management** - All drainage and surface water management systems, including but not limited to lakes, ponds, water control structures, pipes and other water conveyance structures, as well as all catch-basins and related stormwater facilities, located within Tracts 104 (Private Access, Private Drainage and Public Utility Easement), Tracts 230, 231, 232, 234 (Drainage, Landscape and Irrigation Area), and Tracts 723 (Lake Pond A1), 724 (Lake Pond A2), 725 (Lake Pond D1), 726 (Lake Pond D1), 727 (Lake Pond C1), 728 (Lake Pond C1), 729 (Lake Pond C2), 730 (Lake Pond C2), and 731 (Lake Pond D3), and within all drainage easement areas including those labeled “Drainage Easements” and “Private Drainage Easements” in each case as identified on the Skye Ranch Neighborhood Two Townhomes, recorded in the Official Records of Sarasota County, Florida at Plat Book 55, Pages 134 et seq. (“**Improvements**”); and
 - b) **Work Product** – Any and all site plans, construction and development drawings, plans and specifications, documents, surveys, engineering and soil reports and studies, licenses, permits, zoning approvals, entitlements, building permits, demolition and excavation permits, curb cut and right-of-way permits, utility permits, drainage rights, bonds, and similar or equivalent private and governmental documents of every kind and character whatsoever pertaining or applicable to or in any way connected with the development, construction, and ownership of the above-referenced improvements.
 - c) **Additional Rights** - 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 Work Product.

2. Grantor hereby covenants that: (i) Grantor is the lawful owner of the Property; (ii) the Property is 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 Property; and (iv) the Grantor will warrant and defend the sale of the Property hereby made unto the Grantee against the lawful claims and demands of all persons whatsoever.
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 Property, 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.

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:

WITNESS

TAYLOR MORRISON OF FLORIDA, INC.

By: [Signature]
Name: Rita Kontari Grew

By: [Signature]
Name: JASON POTE
Title: VP FINANCE

By: [Signature]
Name: BROOKE DAWSON

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 16th day of August, 2022, by JASON POTE as VP FINANCE of Taylor Morrison of Florida, Inc., who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

[Signature]

NOTARY PUBLIC, STATE OF FLORIDA

Name: Becky E Hopkins
(Name of Notary Public, Printed, Stamped or Typed as Commissioned)



This instrument was prepared by and upon recording should be returned to:

(This space reserved for Clerk)

KE Law Group, PLLC
2016 Delta Boulevard, Suite 101
Tallahassee, Florida 32303

QUIT CLAIM DEED

THIS QUIT CLAIM DEED is made as of the 17th day of August, 2022, by and between **Taylor Morrison of Florida, Inc.**, a Florida corporation (“**Grantor**”), whose mailing address is 551 North Cattlemen Road, Suite 200, Sarasota, Florida 34232, and **LT Ranch Community Development District**, a community development district formed pursuant to Chapter 190, Florida Statutes (“**Grantee**”), whose address is c/o JP Ward & Associates, LLC, 2301 Northeast 37th Street, Fort Lauderdale, Florida 33308.

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

WITNESSETH

THAT GRANTOR, for good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, does hereby remise, release and quit-claim unto the Grantee forever, all the right, title, interest, claim and demand which the Grantor has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Sarasota, State of Florida, and more particularly below (“**Property**”):

Tracts 723, 724, 725, 726, 727, 728, 729, 730, and 731, Skye Ranch Neighborhood Two Townhomes, recorded in the Official Records of Sarasota County, Florida at Plat Book 55, Pages 134 et seq.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the same in fee simple forever, subject to taxes for the year hereof and subsequent years, as applicable, and all easements, restrictions, reservations, conditions, covenants, limitations and agreements of record. This reference to such matters of record shall not operate to re-impose the same.

RESERVATION OF EASEMENT

Grantor hereby reserves unto itself and its successors and assigns, and Grantee by acceptance hereby gives and grants unto Grantor and its successors and assigns, non-exclusive easements for ingress and egress over, upon and across the Property conveyed hereby, together with the rights to install, maintain, repair, plant, mow, cultivate, irrigate, improve and care for all landscaping, hardscaping,

irrigation, lighting, conservation and related improvements, which shall be conveyed upon completion by separate instrument, and the right to maintain, repair and replace and improve any improvements now or hereafter located on the Property; provided, however, that Grantor's reservation of rights hereunder shall not be deemed to impose any obligations on Grantor to maintain, repair or replace any part of the Property or improvements located thereon.

IN WITNESS WHEREOF, Grantor has caused these presents to be executed on the day and year first above written.

WITNESS

TAYLOR MORRISON OF FLORIDA, INC.

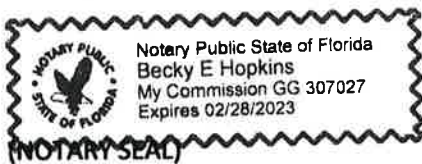
By: [Signature]
Name: Alta Kiriakidou

By: [Signature]
Name: JASON POPE
Title: VP FINANCE

By: [Signature]
Name: BRUCE DAWSON

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 16th day of August, 2022, by JASON POPE as VP FINANCE of Taylor Morrison of Florida, Inc., who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.



[Signature]
NOTARY PUBLIC, STATE OF FLORIDA
Name: Becky E Hopkins
(Name of Notary Public, Printed, Stamped or Typed as Commissioned)

Note to Examiner: This instrument evidences a conveyance of an interest in unencumbered real estate as a gift and is exempt from Florida documentary stamp tax pursuant to Rule 12B-4.014(2)(a), Florida Administrative Code.

This instrument was prepared by and upon recording should be returned to:

(This space reserved for Clerk)

KE Law Group, PLLC
2016 Delta Boulevard, Suite 101
Tallahassee, Florida 32303

EASEMENT AGREEMENT

This **EASEMENT AGREEMENT** (“**Agreement**”) is made and entered into this 17th day of August, 2022, by and among:

Taylor Morrison of Florida, Inc., a Florida corporation, whose mailing address is 551 North Cattlemen Road, Suite 200, Sarasota, Florida 34232 (“**Developer**”, and together with the Association, “**Grantor**”); and

LT Ranch Community Development District, a community development district formed pursuant to Chapter 190, Florida Statutes, whose address is c/o James P. Ward, District Manager, JP Ward & Associates, LLC, 2301 Northeast 37th Street, Fort Lauderdale, Florida 33308. (“**District**” or “**Grantee**”); and

Skye Ranch Master Association, Inc., a Florida not-for-profit corporation, whose address is 551 North Cattlemen Road, Suite 200, Sarasota, Florida 34232 (“**Association 1**”); and

Townhomes at Skye Ranch Community Association, Inc., a Florida not-for-profit corporation, whose address is 551 North Cattlemen Road, Suite 200, Sarasota, Florida 34232 (“**Association 2**”, and together with Association 1, “**Association**”); and

WITNESSETH

WHEREAS, the District was established pursuant to the Uniform Community Development District Act of 1980, 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 plan, finance, construct, install, operate and/or maintain certain infrastructure, including, but not limited to, stormwater ponds, irrigation improvements, and other improvements and uses within the boundaries of the District; and

WHEREAS, by virtue of certain plats recorded in the Public Records of Sarasota County, Grantor reserved to itself the right to dedicate and/or dedicated easements to the District over the areas and for the purposes more particularly depicted and described on the Plats; and

WHEREAS, Grantor desires to formally grant to, and/or clarify the terms of, the District easements over the properties being more particularly described herein (collectively, “**Easement Areas**”) for the purposes more particularly described herein; and

WHEREAS, Grantor and District acknowledge that use of the Easement Areas is necessary for District to carry out its essential purpose; and

WHEREAS, the District has requested that Grantor grant to the District a perpetual easement over the Easement Areas and Grantor is agreeable to granting such an easement on the terms and conditions set forth herein.

NOW, THEREFORE, for 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. GRANT OF EASEMENT. Grantor hereby grants – to the extent of the Developer’s, and Association’s respective interests, if any – to the District, its successors, and assigns, in perpetuity, non-exclusive easements over, upon, under, through, and across the lands identified below (“**Easement Areas**”) to have and to hold the same unto the District, its successors and assigns forever for the following purposes (collectively, “**Easement**”):

The District shall have and is hereby granted a perpetual, non-exclusive easement for purposes of ingress and egress, construction, installation, use, maintenance, repair, reconstruction, and replacement by the District of drainage and irrigation facilities – including related lake bank landscaping – located within **Tract 104 (Private Access, Private Drainage and Public Utility Easement)**, and **Tracts 230, 231, 232, 234 (Drainage, Landscape and Irrigation Area)**, and **within all drainage easement areas including those labeled “Drainage Easements” and “Private Drainage Easements” in each case as identified on the Skye Ranch Neighborhood Two Townhomes, recorded in the Official Records of Sarasota County, Florida at Plat Book 55, Pages 134 et seq.**

3. INCONSISTENT USE. Grantor agrees and covenants that it shall not grant or exercise any rights in the Easement Areas inconsistent with, or which unreasonably interfere with, the rights herein accorded to the District. Further, no permanent improvements shall be placed within Easement Areas that interfere with the rights granted hereunder.

4. DEFAULT. A default by any party under this Easement Agreement shall entitle the other party 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/or specific performance.

5. ENFORCEMENT OF AGREEMENT. In the event that either the District or any owner of property upon which the Easement Areas are located 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.

6. CONTROLLING LAW. This Easement Agreement shall be construed, interpreted and controlled according to the laws of the State of Florida.

7. PUBLIC RECORDS. Grantor understands and agrees that all documents of any kind provided to the District or to District Staff in connection with this Easement Agreement are public records and are to be treated as such in accordance with Florida law.

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

9. BINDING EFFECT. This Easement Agreement and all of the provisions of this Easement Agreement shall inure to the benefit of and be binding upon the parties set forth herein and their respective successors and permitted assigns, and the agents, employees, invitees, tenants, subtenants, licensees, lessees, mortgagees in possession and independent contractors thereof, as a covenant running with and binding upon the Easement Areas.

10. 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, and that each party has complied with all the requirements of law and has full power and authority to comply with the terms and provisions of this instrument.

11. 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 all parties hereto.

12. 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.

13. COUNTERPARTS. This instrument may be executed in any number of counterparts, each of which, when executed and delivered, shall constitute an original, and such counterparts together shall constitute one and the same instrument. Signature and acknowledgment pages, if any, may be detached from the counterparts and attached to a single copy of this document to physically form one document.

IN WITNESS WHEREOF, the parties have caused this instrument to be executed by their duly authorized officers effective as of the day and year first above written.

WITNESS

TAYLOR MORRISON OF FLORIDA, INC.

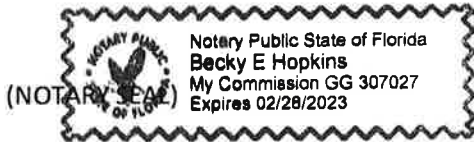
By: [Signature]
Name: Rita Kristaviciene

By: [Signature]
Name: JASON POTE
Title: VP FINANCE

By: [Signature]
Name: G. DeCASTRO

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 16th day of August, 2022, by JASON POTE as VP FINANCE of Taylor Morrison of Florida, Inc., who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.



[Signature]
NOTARY PUBLIC, STATE OF FLORIDA
Name: Becky E Hopkins
(Name of Notary Public, Printed, Stamped or Typed as Commissioned)

WITNESS

Name: [Signature]
Rita Litaviciene

Name: [Signature]
G. DECASTRO

LT RANCH COMMUNITY DEVELOPMENT DISTRICT

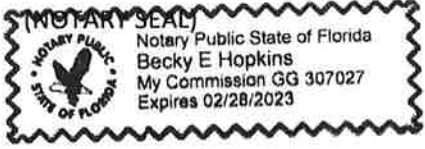
Name: [Signature]
JOHN WOLLARD
Title: Chairperson

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 10th day of August, 2022, by John Wollard, as Chairperson of LT Ranch Community Development District, who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

[Signature]
NOTARY PUBLIC, STATE OF FLORIDA

Name: Becky E Hopkins
(Name of Notary Public, Printed, Stamped or Typed as Commissioned)



WITNESS

SKYE RANCH MASTER ASSOCIATION, INC.

[Signature]
Name: Wita Kraviciene

[Signature]
Name: BRIAN CROWE
Title: Secretary

[Signature]
Name: G. DELASTRO

STATE OF FLORIDA

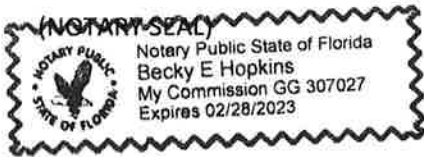
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 16th day of August, 2022, by BRIAN CROWE, as Secretary of SKYE RANCH MASTER ASSOCIATION, INC. who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

[Signature]

NOTARY PUBLIC, STATE OF FLORIDA

Name: Becky E Hopkins
(Name of Notary Public, Printed, Stamped or Typed as Commissioned)



WITNESS

TOWNHOMES AT SKYE RANCH COMMUNITY ASSOCIATION, INC.

Name: [Signature]

Name: [Signature]
Title: SECRETARY

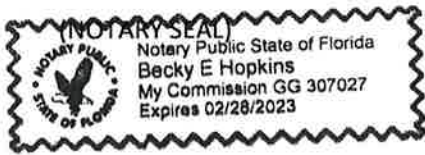
Name: [Signature]

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 16th day of AUGUST, 2022, by DEAN CROWE as SECRETARY of Townhomes At Skye Ranch Community Association Inc who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

[Signature]
NOTARY PUBLIC, STATE OF FLORIDA

Name: Becky E Hopkins
(Name of Notary Public, Printed, Stamped or Typed as Commissioned)



This instrument was prepared by and upon recording should be returned to:

(This space reserved for Clerk)

KE Law Group, PLLC
2016 Delta Boulevard, Suite 101
Tallahassee, Florida 32303

ASSIGNMENT AND ASSUMPTION OF PROPERTY INTEREST

THIS ASSIGNMENT AND ASSUMPTION OF PROPERTY INTEREST (“**Assignment**”) is made this 17th day of August, 2022, by and **Townhomes at Skye Ranch Community Association, Inc.**, a Florida not-for-profit corporation, and having offices at 3922 Coconut Palm Drive, Suite 108, Tampa, Florida 33619 (“**Assignor**”), and **LT Ranch Community Development District**, a local unit of special-purpose government situated in Sarasota County, Florida, and having offices at c/o JPWard & Associates, LLC, 2301 Northeast 37th Street, Fort Lauderdale, Florida 33308. (“**Assignee**”).

WITNESSETH

WHEREAS, Assignor was dedicated certain “**Drainage Easements**” and “**Private Drainage Easements**” (together, “**Easements**”), as more particularly described in those certain plats identified as **Skye Ranch Neighborhood Two Townhomes, recorded in the Official Records of Sarasota County, Florida at Plat Book 55, Pages 134 et seq. (“Plat”)**; and

WHEREAS, Assignor and Assignee desire that the Easements be assigned and transferred from Assignor to Assignee.

NOW, THEREFORE, in consideration of the foregoing premises, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Assignor does hereby convey and agree, and Assignee does hereby agree, as follows:

1. Assignment. Assignor hereby assigns, conveys, sets over and transfers to Assignee all rights, title, interest, powers, privileges, benefits and options of Assignor, or otherwise accruing to the owner of the Easements, in, to and under that certain Plat.
2. Acceptance. Assignee hereby accepts the assignment of the Easements.
3. Further Assurances. Assignor shall do all such additional and further acts, and shall execute and deliver all such additional and further instruments and documents, as Assignee or Assignee’s counsel may reasonably require fully to vest in and assure to Assignee full right, title and interest in and to the Easements to the full extent contemplated by this Assignment.

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

[SIGNATURES BEGIN ON NEXT PAGE]

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

WITNESSES

ASSIGNOR:

TOWNHOMES AT SKYE RANCH COMMUNITY ASSOCIATION, INC.

By: [Signature]
Name: RITA KONTAVICIENE

By: [Signature]
Name: BRIAN CROWE
Title: SECRETARY

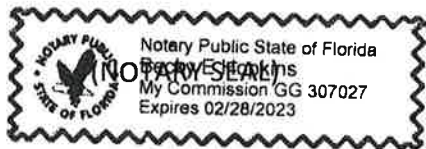
By: [Signature]
Name: BROCKE DAWSON

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 16th day of August, 2022, BRIAN CROWE as SECRETARY of TOWNHOMES AT SKYE RANCH COMMUNITY ASSOCIATION, INC., on behalf of said entity, who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

[Signature]
NOTARY PUBLIC, STATE OF FLORIDA

Name: Becky E Hopkins
(Name of Notary Public, Printed, Stamped or Typed as Commissioned)



WITNESSES

By: [Signature]
Name: Rita Lottavere

By: [Signature]
Name: Brooke Dawson

ASSIGNEE:

LT RANCH COMMUNITY DEVELOPMENT DISTRICT

By: [Signature]
Name: John Wollard
Title: CHAIRPERSON

STATE OF FLORIDA

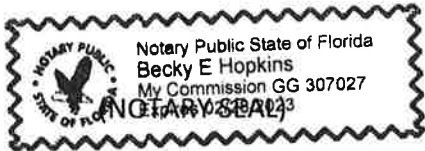
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 16th day of August, 2022, John Wollard as Chairperson of LT RANCH COMMUNITY DEVELOPMENT DISTRICT, on behalf of said entity, who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

[Signature]

NOTARY PUBLIC, STATE OF FLORIDA

Name: Becky E Hopkins
(Name of Notary Public, Printed, Stamped or Typed as Commissioned)



RESOLUTION 2022-21

A RESOLUTION DESIGNATING THE REGISTERED AGENT; DESIGNATING THE REGISTERED OFFICE; PROVIDING FOR CONFLICTS AND INVALID PROVISIONS; AND PROVIDING FOR AN EFFECTIVE DATE.

RECITALS

WHEREAS, LT Ranch Community Development District (“**District**”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within Sarasota County, Florida; and

WHEREAS, the District is statutorily required to designate a registered agent and a registered office for the purposes of accepting any process, notice, or demand required or permitting by law to be served upon the District in accordance with Section 189.014(1), *Florida Statutes*; and

WHEREAS, the Board of Supervisors of the LT Ranch Community Development District desire to appoint James P. Ward as the Registered Agent and designate the offices of JPWard & Associates, LLC, 2301 Northeast 37th Street, Fort Lauderdale, Florida 33308, as the Registered Office.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE LT RANCH COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. DESIGNATION OF REGISTERED AGENT: James P. Ward is hereby appointed as the Registered Agent.

SECTION 2. DESIGNATION OF REGISTERED OFFICE. The offices of JPWard & Associates, LLC, 2301 Northeast 37th Street, Fort Lauderdale, Florida 33308 is hereby designated as the Registered Office.

SECTION 3. SEVERABILITY AND INVALID PROVISIONS. If any one of the covenants, agreements or provisions herein contained shall be held contrary to any express provision of law or contract to the policy of express law, but not expressly prohibited or against public policy, or shall for any reason whatsoever be held invalid, then such covenants, agreements or provisions shall be null and void and shall be deemed separable from the remaining covenants, agreements or provisions and shall in no way effect the validity of the other provisions hereof.

SECTION 4. CONFLICT: That all Sections or parts of Sections of any Resolutions, Agreements, or actions of the Board of Supervisors in conflict are hereby repealed to the extent of such conflict.

SECTION 5. PROVIDING FOR AN EFFECTIVE DATE. This Resolution shall become effective immediately upon passage.

PASSED AND ADOPTED this 31st day of August 2022.

ATTEST:

LT RANCH COMMUNITY DEVELOPMENT DISTRICT

James P. Ward, Secretary

John Wollard, Chairman