

# **LT RANCH COMMUNITY DEVELOPMENT DISTRICT**

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## **REGULAR MEETING AGENDA**

JULY 27, 2022

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PREPARED BY:

JPWARD & ASSOCIATES, LLC, 2301 NORTHEAST 37<sup>th</sup> STREET, FORT LAUDERDALE, FL 33308

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# LT RANCH COMMUNITY DEVELOPMENT DISTRICT

July 20, 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, July 27, 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=e52680f59bdced45130bb5eef506c54a1>

Access Code: **2357 744 4206**, Event password: **Jpward**

Phone: **408-418-9388** and enter the access code **2357 744 4206** to join the meeting.

## *Agenda*

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1. Call to Order & Roll Call.
2. Consideration of **Resolution 2022-15**, a Resolution of the Board of Supervisors of the LT Ranch Community Development District declaring special assessments for 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 Two Assessments, and the manner and timing in which the Area Two Assessments are to be paid; designating the lands upon which the Area Two Assessments shall be levied; providing for an assessment plat and a preliminary assessment roll; addressing the setting of a Public Hearing on **Wednesday, August 31, 2022, at 11:00 A.M.** at the offices of **Taylor Morrison, 551 Cattlemen Road, Suite 200, Sarasota, Florida 34232**, and providing for publication.
3. Staff Reports.
  - I. District Attorney.
  - II. District Engineer.
  - III. District Asset Manager.
  - IV. District Manager.
4. Supervisor's Requests and Audience Comments.
5. Adjournment.

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

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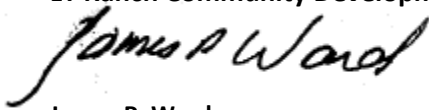
The second order of business is the consideration of **Resolution 2022-15**, a resolution of the Board of Supervisors declaring special assessments for Area Two; designating the nature and location of the proposed improvements; declaring the total estimated Cost Of The Improvements, the portion to be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

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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

*The Fiscal Year 2022 schedule is as follows:*

August 31, 2022	<b>September 14, 2022</b>
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RESOLUTION 2022-15

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 TWO ASSESSMENTS, AND THE MANNER AND TIMING IN WHICH THE AREA TWO ASSESSMENTS ARE TO BE PAID; DESIGNATING THE LANDS UPON WHICH THE AREA TWO ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT AND A PRELIMINARY ASSESSMENT ROLL; ADDRESSING THE SETTING OF PUBLIC HEARING; PROVIDING FOR PUBLICATION OF THIS RESOLUTION; AND ADDRESSING CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE.

RECITALS

**WHEREAS**, the LT Ranch Community Development District ("**District**") is a local unit of special-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, extend, 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 extend, equip, acquire, operate, and/or maintain the infrastructure improvements ("**2022 Project**") for "**Assessment Area Two**," all as described in the District's *2022 Project Supplement to the Master Engineer's Report dated April 2019 (as revised November 6, 2019)*, dated May 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 Two Assessments**") on lands within Assessment Area Two, using the methodology set forth in that *Master Special Assessment Methodology – Phase II Assessment Area*, dated May, 2022, which is attached hereto as **Exhibit B**, incorporated herein by reference, and on file with the District Manager at c/o JP Ward & Associates LLC, 2301 Northeast 37<sup>th</sup> Street, Fort Lauderdale, Florida 33308 ("**District Records Office**"); and

**WHEREAS**, the District is empowered by Chapter 190, the Uniform Community Development District 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 extend, equip, operate, and maintain the 2022 Project and to impose, levy and collect the Area Two Assessments.

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

**SECTION 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 adopted by the Board as true and correct statements.

RESOLUTION 2022-15

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**SECTION 2. DECLARATION OF AREA TWO 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 Two Assessments.

**SECTION 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.

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

- A. The total estimated cost of the 2022 Project is \$37,888,077.48, and of that amount, the District intends to finance up to **\$31,900,000.00** (“**Estimated Cost**”).
- B. The Area Two Assessments will defray approximately **\$31,900,000.00**, 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 Two Assessments will defray no more than **\$2,318,226.77** per year, again as set forth in **Exhibit B**.
- C. The way the Area Two Assessments shall be apportioned and paid is set forth in **Exhibit B**, as may be modified by supplemental assessment resolutions. The Area Two Assessments may be imposed as one or more special assessment liens, as set forth in applicable supplemental assessment resolutions, and, with respect to any lien, the Area Two Assessments shall be paid in not more than (30) thirty yearly installments. The Area Two 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 Two Assessments is not available to the District in any year, or if determined by the District to be in its best interest, the Area Two Assessments may be collected as is otherwise permitted by law, including but not limited to by direct bill. The decision to collect

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special assessments by any method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special 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.

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

**SECTION 6. ASSESSMENT PLAT.** Pursuant to Section 170.04, *Florida Statutes*, there is on file, at the District Records Office, an assessment plat 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.

**SECTION 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, which shows the lots and lands assessed within 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.

**SECTION 8. PUBLIC HEARING DECLARED; DIRECTION TO PROVIDE NOTICE OF THE HEARING.** 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 HEARING**

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<b>DATE:</b>	<b>Wednesday, August 31, 2022</b>
<b>TIME:</b>	<b>11:00 A.M.</b>
<b>LOCATION:</b>	<b>Taylor Morrison of Florida, Inc. 551 Cattlemen Road, Suite 2000 Sarasota, Florida 34232</b>

The purpose of the public hearing 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

RESOLUTION 2022-15

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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 hearing at the District Records Office.

Notice of said hearing 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 twenty (20) days prior to the date of the hearing established herein). The District Manager shall file a publisher's affidavit with the District Secretary verifying such publication 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 this 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 areas 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.

**SECTION 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 desired in the best interests of the District.

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

**SECTION 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 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.

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

RESOLUTION 2022-15

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PASSED AND ADOPTED this 27th day of July 2022.

ATTEST:

LT RANCH COMMUNITY DEVELOPMENT DISTRICT

\_\_\_\_\_  
James P. Ward, Secretary

\_\_\_\_\_  
John Wollard, Chairman

**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**

# Contents

INTRODUCTION.....3

2022 PROJECT AND ASSESSMENT AREA TWO .....4

2022 PROJECT COSTS.....6

SUMMARY AND CONCLUSION .....8

Table 1: Assessment Area Two Lot Matrix .....4

Table 2: Cost Estimates.....5

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%
<b>TOTAL</b>	<b>760</b>	<b>100.0%</b>

**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 <sup>(1)(2)(3)</sup>	\$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 <sup>(5)</sup>	\$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 <sup>(4)</sup>	\$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
<b>Subtotal (Improvements Benefiting All Units)</b>		<b>\$45,137,395</b>	<b>\$53,754,992</b>	<b>\$98,892,387</b>	<b>\$30,500,903</b>	<b>\$25,501,837</b>	<b>\$56,002,740</b>
17	<b>Contingency</b>	<b>\$4,694,683</b>	<b>\$7,264,217</b>	<b>\$11,958,900</b>	<b>\$4,694,683</b>	<b>\$3,825,276</b>	<b>\$8,519,959</b>
18	<b>Professional Fees</b>	<b>\$3,243,999</b>	<b>\$9,520,000</b>	<b>\$12,763,999</b>	<b>\$2,692,491</b>	<b>\$3,356,632</b>	<b>\$6,049,123</b>
<b>Total Improvements</b>		<b>\$53,076,078</b>	<b>\$70,539,209</b>	<b>\$123,615,286</b>	<b>\$37,888,077</b>	<b>\$32,683,744</b>	<b>\$70,571,821</b>

- (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*

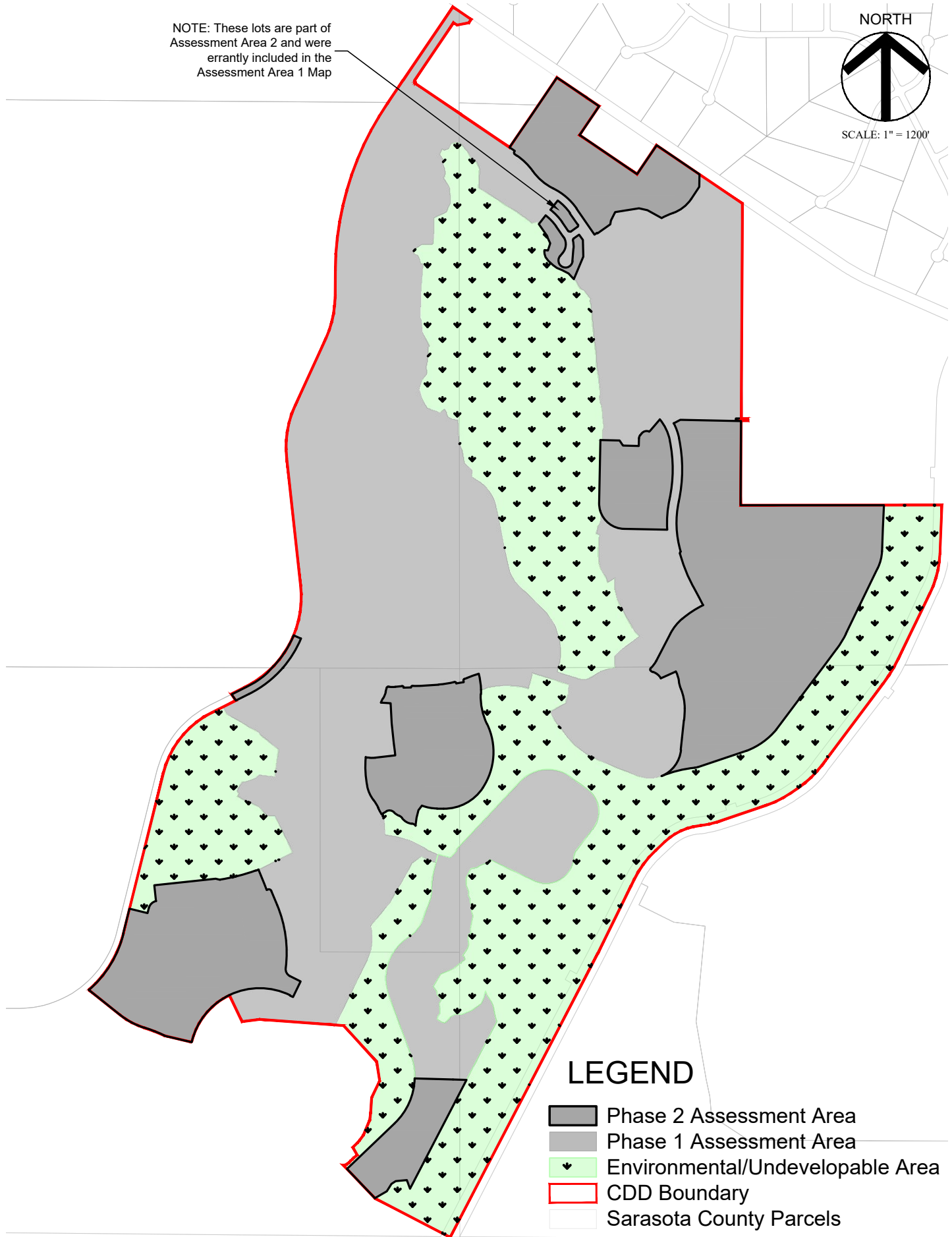
## EXHIBIT A – PHASE 2 ASSESSMENT AREA

# 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 # 2020187409 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 29<sup>th</sup> 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.]**

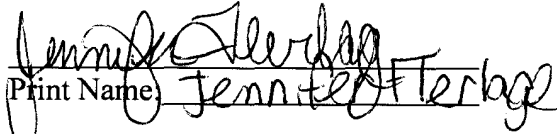
IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed as of the day and year first above written.


Signed, sealed and delivered in the presence of:

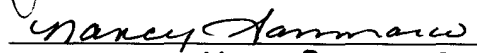
**GRANTOR:**

**LT PARTNERS, LLLP**, a Florida limited liability limited partnership

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

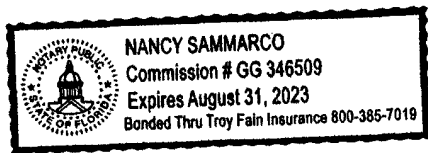
  
Print Name: Jennifer Terhage


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 28<sup>th</sup> 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.



  
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 28<sup>th</sup> 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.

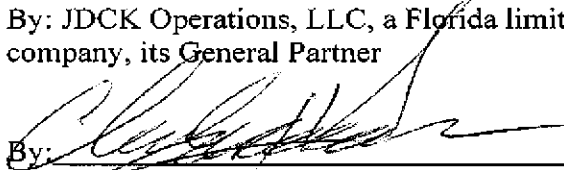
Signed, sealed and delivered in the presence of:

**GRANTOR:**

**LT PARTNERS, LLLP**, a Florida limited liability limited partnership

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

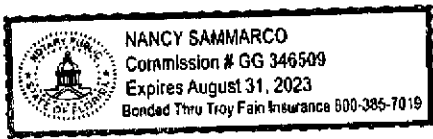
  
Print Name: James L. Turner


  
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 27<sup>th</sup> 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 28<sup>th</sup> 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").

**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 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.]**

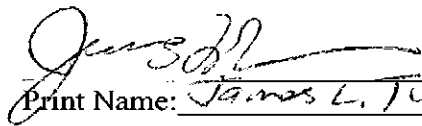
IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed as of the day and year first above written.

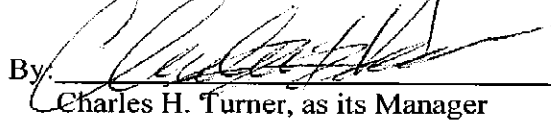
Signed, sealed and delivered in the presence of:

**GRANTOR:**

**LT PARTNERS, LLLP**, a Florida limited liability limited partnership

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

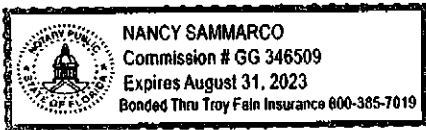
  
Print Name: James L. Turner

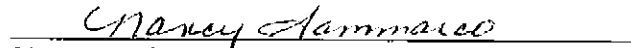
By:   
Charles H. Turner, as its Manager

  
Print Name: Nancy Sammarco

STATE OF FLORIDA  
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 27<sup>th</sup> 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.*

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LT RANCH COMMUNITY DEVELOPMENT DISTRICT

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# Master Special Assessment Methodology – Phase II Assessment Area

Prepared by:

*JPWard & Associates LLC*

**JAMES P. WARD**

**954.658.4900**

*[JimWard@JPWardAssociates.com](mailto:JimWard@JPWardAssociates.com)*

*Dated May 30, 2022*



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JPWARD & ASSOCIATES, LLC, 2301 NORTHEAST 37 STREET, FT. LAUDERDALE, FLORIDA 33308

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**T: 954-658-4900 E: [JimWard@JPWardAssociates.com](mailto:JimWard@JPWardAssociates.com)**

## 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,<sup>1</sup> 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

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<sup>1</sup> 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.<sup>2</sup>

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

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<sup>2</sup> 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.<sup>3</sup>

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<sup>3</sup> 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,<sup>4</sup> 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

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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.”)

<sup>4</sup> *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.<sup>5</sup> 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.

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<sup>5</sup> *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**

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

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

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

**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 <sup>(1)(2)(3)</sup>	\$ 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
	<b>Subtotal (Improvements Benefiting All Units)</b>	<b>\$ 45,137,095.25</b>	<b>\$ 53,754,992.09</b>	<b>\$ 98,892,087.34</b>	<b>\$30,500,843.08</b>	<b>\$25,501,836.79</b>	<b>\$56,002,679.87</b>
9	<b>Contingency</b>	<b>\$ 4,694,683.06</b>	<b>\$ 7,264,216.72</b>	<b>\$ 11,958,899.78</b>	<b>\$4,694,683.06</b>	<b>\$3,825,275.52</b>	<b>\$8,519,958.58</b>
10	<b>Professional Fees</b>	<b>\$ 3,243,999.34</b>	<b>\$ 9,520,000.00</b>	<b>\$ 12,763,999.34</b>	<b>\$2,692,491.34</b>	<b>\$3,356,631.56</b>	<b>\$6,049,122.90</b>
	<b>Total Improvements</b>	<b>\$ 53,075,777.65</b>	<b>\$ 70,539,208.81</b>	<b>\$ 123,614,986.46</b>	<b>\$37,888,017.48</b>	<b>\$32,683,743.87</b>	<b>\$70,571,761.35</b>

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

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

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

<sup>(4)</sup> 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

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

<sup>(6)</sup> 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

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

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

Description of Product Type	Total ERU			Development Plan	Total Adjusted ERU	Total MASTER CIP Allocation	CIP MASTER Allocation Per Unit	Total Par Debt Allocation	Toal MASTER Par Debt Allocation Per Unit	Estimated Annual Debt Service (1)	Estimated Discounts and Collections (2)	Estimated Total Annual Debt Service Per Unit	Estimated Total Annual Debt Service (Excluding Disc. & Fees) (3)	Estimated Total Annual Debt Service (Including Disc. & Fees) (4)
	EAU Factor	Use Factor	Enjoyment Factor											
<b>Traditional:</b>														
Single Family 30' - 39'	0.8	0	0	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	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	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	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	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	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	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
<b>Total Units:</b>	<b>5.6</b>	<b>5.6</b>	<b>17.03</b>	<b>1560</b>	<b>1346.3</b>	<b>\$ 53,075,777.65</b>		<b>\$ 56,440,000.00</b>					<b>\$ 3,941,959.38</b>	<b>\$ 4,217,896.53</b>
													<b>Estimated Max Annual Debt Service: \$ 3,941,959.38</b>	
													<b>Rounding: \$ (0.00)</b>	

(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	Total ERU			Development Plan	Total Adjusted ERU	Total CIP Allocation	CIP Allocation Per Unit (5)	Total Par Debt Allocation	Total Par Debt Allocation Per Unit (1)	Estimated Annual Debt Service (1)	Estimated Discounts and Collections (2)	Estimated Total Annual Debt Service Per Unit	Estimated Total Annual Debt Service (Excluding Disc. & Fees) (3)	Estimated Total Annual Debt Service (Including Disc. & Fees) (4)
	EAU Factor	Use Factor	Enjoyment Factor											
<b>Traditional:</b>														
Single Family 30' - 39'	0.8	0	0	0	0	\$ -	\$ 31,538.75	\$ -	\$ -	\$ 0.00	\$ 0.00	\$ 0.00	\$ -	\$ -
Single Family 40' - 49'	0.85	0	0	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	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	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	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	0	0	\$ -	\$ 47,308.13	\$ -	\$ -	\$ 0.00	\$ 0.00	\$ 0.00	\$ -	\$ -
Workforce - Multi Family	0.7	0	0	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
<b>Total Units:</b>				<b>760</b>	<b>630.35</b>	<b>\$ 24,850,565.58</b>		<b>\$ 31,910,000.00</b>					<b>\$ 2,318,226.77</b>	<b>\$ 2,480,502.64</b>
													<b>Max Annual Debt Service: \$ 2,318,226.77</b>	
													<b>Rounding: \$ (0.00)</b>	

(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				
<b>ESTIMATED ASSESSMENT PER UNIT BY PRODUCT TYPE</b>					<b>\$</b>	<b>43,029.27</b>	<b>\$</b>	<b>45,560.40</b>	<b>\$</b>	<b>50,622.67</b>	<b>\$</b>	<b>55,684.94</b>		<b>\$</b>	<b>35,435.87</b>
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				
<b>ESTIMATED ASSESSMENT PER UNIT BY PRODUCT TYPE</b>					<b>\$</b>	<b>43,029.27</b>	<b>\$</b>	<b>45,560.40</b>	<b>\$</b>	<b>50,622.67</b>	<b>\$</b>	<b>55,684.94</b>		<b>\$</b>	<b>35,435.87</b>
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
			<b>ESTIMATED ASSESSMENT PER UNIT BY PRODUCT TYPE</b>			\$ 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			
<b>ESTIMATED ASSESSMENT PER UNIT BY PRODUCT TYPE</b>					<b>\$</b>	<b>43,029.27</b>	<b>\$</b>	<b>45,560.40</b>	<b>\$</b>	<b>50,622.67</b>	<b>\$</b>	<b>55,684.94</b>	<b>\$</b>	<b>35,435.87</b>
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
			<b>ESTIMATED ASSESSMENT PER UNIT BY PRODUCT TYPE</b>			\$ 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
			<b>ESTIMATED ASSESSMENT PER UNIT BY PRODUCT TYPE</b>			\$ 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				
<b>ESTIMATED ASSESSMENT PER UNIT BY PRODUCT TYPE</b>					<b>\$</b>	<b>43,029.27</b>	<b>\$</b>	<b>45,560.40</b>	<b>\$</b>	<b>50,622.67</b>	<b>\$</b>	<b>55,684.94</b>		<b>\$</b>	<b>35,435.87</b>
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
			<b>ESTIMATED ASSESSMENT PER UNIT BY PRODUCT TYPE</b>			\$ 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
			<b>ESTIMATED ASSESSMENT PER UNIT BY PRODUCT TYPE</b>			\$ 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
<b>ESTIMATED ASSESSMENT PER UNIT BY PRODUCT TYPE</b>						\$ 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
<b>ESTIMATED ASSESSMENT PER UNIT BY PRODUCT TYPE</b>						\$ 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			
<b>ESTIMATED ASSESSMENT PER UNIT BY PRODUCT TYPE</b>					<b>\$</b>	<b>43,029.27</b>	<b>\$</b>	<b>45,560.40</b>	<b>\$</b>	<b>50,622.67</b>	<b>\$</b>	<b>55,684.94</b>	<b>\$</b>	<b>35,435.87</b>
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				
<b>ESTIMATED ASSESSMENT PER UNIT BY PRODUCT TYPE</b>					\$	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
<b>ESTIMATED ASSESSMENT PER UNIT BY PRODUCT TYPE</b>						\$ 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
			<b>ESTIMATED ASSESSMENT PER UNIT BY PRODUCT TYPE</b>			\$ 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	Work Force - Multi-Family				
<b>ESTIMATED ASSESSMENT PER UNIT BY PRODUCT TYPE</b>					\$	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
			<b>ESTIMATED ASSESSMENT PER UNIT BY PRODUCT TYPE</b>			\$ 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
			<b>ESTIMATED ASSESSMENT PER UNIT BY PRODUCT TYPE</b>			\$ 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				
<b>ESTIMATED ASSESSMENT PER UNIT BY PRODUCT TYPE</b>					<b>\$</b>	<b>43,029.27</b>	<b>\$</b>	<b>45,560.40</b>	<b>\$</b>	<b>50,622.67</b>	<b>\$</b>	<b>55,684.94</b>		<b>\$</b>	<b>35,435.87</b>
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
<b>ESTIMATED ASSESSMENT PER UNIT BY PRODUCT TYPE</b>						\$ 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
<b>ESTIMATED ASSESSMENT PER UNIT BY PRODUCT TYPE</b>						\$ 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
<b>ESTIMATED ASSESSMENT PER UNIT BY PRODUCT TYPE</b>						\$ 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
<b>ESTIMATED ASSESSMENT PER UNIT BY PRODUCT TYPE</b>						\$ 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
<b>ESTIMATED ASSESSMENT PER UNIT BY PRODUCT TYPE</b>						\$ 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
<b>ESTIMATED ASSESSMENT PER UNIT BY PRODUCT TYPE</b>					<b>\$ 43,029.27</b>	<b>\$ 45,560.40</b>	<b>\$ 50,622.67</b>	<b>\$ 55,684.94</b>		<b>\$ 35,435.87</b>
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
<b>ESTIMATED ASSESSMENT PER UNIT BY PRODUCT TYPE</b>					<b>\$ 43,029.27</b>	<b>\$ 45,560.40</b>	<b>\$ 50,622.67</b>	<b>\$ 55,684.94</b>		<b>\$ 35,435.87</b>
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
<b>ESTIMATED ASSESSMENT PER UNIT BY PRODUCT TYPE</b>						\$ 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							
<b>TOTAL</b>	<b>169.91</b>	<b>336</b>		<b>\$ 31,910,000.00</b>	<b>0</b>	<b>126</b>	<b>75</b>	<b>62</b>	<b>29</b>	<b>0</b>	<b>44</b>

**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**