

RIVER LANDING COMMUNITY DEVELOPMENT DISTRICT



PUBLIC HEARING AGENDA

MAY 19, 2021

PREPARED BY:

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

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

RIVER LANDING COMMUNITY DEVELOPMENT DISTRICT

May 12, 2021

Board of Supervisors

River Landing Community Development District

Dear Board Members:

This Meeting of the Board of Supervisors of the River Landing Community Development District will be held on **Wednesday, May 19, 2021 at 11:00 A.M.** at the **Esplanade Amenity Center, 4495 Myrica Drive, Odessa, Florida 33556.**

The venue for this meeting is the Esplanade Amenity Center and was specifically chosen such that the District will be able to meet the social distance guidelines for this meeting for Board Members/Staff, while accommodating an additional five (5) audience members.

Please ensure that all in attendance bring and wear masks during the meeting.

With the limitation for people in the meeting room, the District is requesting that audience members please use the WebEx link and telephone number below to join the Board Meeting.

The venue is requiring the District to enforce the limitation on attendance for audience members.

The following WebEx link and telephone number are provided to join/watch the meeting.

Weblink:

<https://districts.webex.com/districts/onstage/g.php?MTID=e0d7635155006bd36e7cc91f2f5e143cf>

Access Code: **129 796 4685**

Event password: **Jpward**

Call in information if you choose not to use the web link:

Phone: **408-418-9388** and enter the access code **129 796 4685** to join the meeting.

The link to the meeting will also be posted on the District's web site: www.Riverlandingcdd.org.

The Agenda is as Follows:

1. Call to Order & Roll Call.
2. Consideration of acceptance of the resignation of Ms. Jennifer Gardner from Seat 5 effective April 1, 2021, whose term is set to expire November 2022.
 - a) Appointment of individual to fill Seat 5.
 - b) Oath of Office.
 - c) Guide to the Sunshine Law and Code of Ethics for Public Employees.
 - d) Form 1 – Statement of Financial Interests.
3. Consideration of **Resolution 2021-8** re-designation the officers of the River Landing Community Development District.
4. Consideration of Minutes:
 - I. March 29, 2021 Regular Meeting
5. **PUBLIC HEARINGS**
 - a. **FISCAL YEAR 2022 BUDGET**
 - I. Public Comment and Testimony
 - II. Board Comment
 - III. Consideration of Resolution 2021-9 adopting the annual appropriation and Budget for Fiscal Year 2022.
 - b. **FISCAL YEAR 2022 IMPOSING SPECIAL ASSESSMENTS; ADOPTING AN ASSESSMENT ROLL, APPROVING THE GENERAL FUND SPECIAL ASSESSMENT METHODOLOGY.**
 - I. Public Comment and Testimony
 - II. Board Comment
 - III. Consideration of Resolution 2021-10 Imposing Special Assessments, adopting an Assessment Roll, and approving the General Fund Special Assessment Methodology.
 - IV. Consideration or Resolution 2021-11, Establishing an Operation and Maintenance Assessment Cap for notice purposes.
6. Consideration of Resolution 2021-12 designating Dates, Time, and Location for Regular Meeting of the Board of Supervisor’s for Fiscal Year, 2022.
7. Consideration of Resolution 2021-13, a Resolution of the Board of Supervisors of the River Landing Community Development District confirming and approving the actions of the Chairman and District Staff regarding the Acquisition of certain offsite Utility Improvements and offsite Roadway Improvements, Phase 1a Improvements and work product.
8. Staff Reports
 - I. District Attorney
 - II. District Engineer
 - III. District Manager
 - a) Reported Number of Registered Voters as of April 15, 2021
 - b) Financial Statement for period ending March 31, 2021 (unaudited)
 - c) Financial Statement for period ending April 30, 2021 (unaudited)

9. Supervisor's Requests and Audience Comments

10. Adjournment

The Second Order of Business is administrative in nature and is to accept the resignation of Ms. Tracy Briones from Seat 5, whose term expires November 2022. Ms. Gardner's resignation is effective as of the date of the resignation, which is April 1, 2021.

The next item deals with the replacement of the Ms. Gardner. The District's Charter, Chapter 190 F.S. provides the mechanism for which to replace a member who has resigned. Essentially, the remaining members, by majority vote of the Board of Supervisors have the sole responsibility for filling the unexpired term of office of the resigning member.

Once the Board appoints an individual to fill the seat, I will take the opportunity to swear those individuals into office.

The newly appointed Board Member must file a Form 1 – Statement of Financial Interests, which must be filed with the Supervisor of Elections in the County in which he/she resides within thirty (30) days of being seated on this Board.

Additionally, if any of the newly appointed Board member currently sits as a member of any other Community Development District Board, they must amend their current Form 1 – Statement of Financial Interests to now include the River Landing Community Development District. The amended form must be filed with the Supervisor of Elections in the County in which you reside within thirty (30) days of being seated on this Board of Supervisors.

The Third Order of Business is Consideration of **Resolution 2021-8** which re-designates the Officers of the District.

The Fourth Order of Business is the consideration of the March 29, 2021 Regular Meeting Minutes.

The Third Order of Business deals with two (2) required Public Hearings to consider the adoption of the District's Fiscal Year 2022 Budget, Assessments, and General Fund Special Assessment Methodology. The first Public Hearing deals with the adoption of the Fiscal Year 2022 Budget which includes both the General Fund operations and the Debt Service Fund for the Series 2020 Refunding Bonds. At the conclusion of the hearing, will be consideration of Resolution 2021-9 which adopts the Fiscal Year 2022 Budget.

This second Public Hearing is a consequence of the Budget Adoption process and sets in place the required documents that are all contained in the Fiscal Year 2022 Budget. Resolution 2021-10 does essentially three (3) things. First, it imposes the special assessments for the general fund and the debt service fund; second, it arranges for the certification of an assessment roll by the Chairman or his designee, which in this case is the District Manager, to the Pasco County Tax Collector and permits the District Manager to update the roll as it may be modified as limited by law subsequent to the adoption date of Resolution 2021-11 and finally it approves the General Fund Special Assessment Methodology. The final Resolution is to establish a CAP rate for the District's general fund operations. If the District's operations assessments exceed the CAP rate in future years, the District will be required to mail notice to all property owners.

The Fourth item is consideration of Resolution 2021-12 setting the proposed meeting schedule for Fiscal Year 2022. As you may re-call, to the extent that the District has a regular meeting schedule the District is required to advertise this schedule (legal advertisement) on a periodic basis at the beginning of the Fiscal Year.

The proposed meeting schedule is the **Third Tuesday** of the month at **11:00 A.M.**, and which have been held at the **Esplanade Amenity Center, 4495 Myrica Drive, Odessa, Florida 33556.**

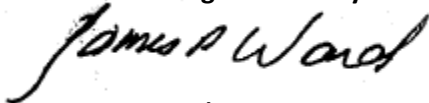
The proposed Fiscal Year 2022 schedule is as follows:

October 19, 2021	November 16, 2021
December 21, 2021	January 18, 2022
February 15, 2022	March 15, 2022
April 19, 2022	May 17, 2022
June 21, 2022	July 19, 2022
August 16, 2022	September 20, 2022

The Seventh Order of Business is the Consideration of Resolution 2021-13, a Resolution of the Board of Supervisors of the River Landing Community Development District confirming and approving the actions of the Chairman and District Staff regarding the Acquisition of certain offsite Utility Improvements and offsite Roadway Improvements, Phase 1a Improvements and work product.

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

River Landing Community Development District



James P. Ward
District Manager

From: [Jennifer Gardner](mailto:jenngardnerfla@gmail.com)
To: jimward@jpwardassociates.com
Subject: Re: CDD Resignation
Date: Thursday, April 1, 2021 6:47:07 PM

Yes, confirmed. The Artisan Lakes East CDD.

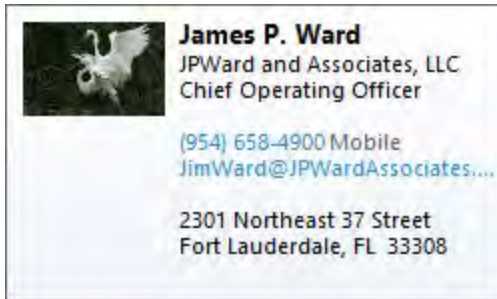
On Thu, Apr 1, 2021 at 6:43 PM <jimward@jpwardassociates.com> wrote:

Hi Jennifer –

THANK YOU for the email – since you do not sit on the Artisan Lakes CDD – can you please confirm that your resignation is for the “Artisan Lakes **EAST** Community Development District”

Jim.

TOTAL Commitment to Excellence



Electronic Mail: Under Florida Law, electronic mail addresses are Public Records. If you do not want your e-mail address released in response to any request, please do not e-mail the District, and contact the District at the address or phone number as noted above.

Elected Public Officials should NOT use the “reply all” feature to e-mail transmissions where Public Officials that serve on the Board Of Supervisors are in the e-mail transmissions.

From: Jennifer Gardner <jenngardnerfla@gmail.com>
Sent: Thursday, April 1, 2021 2:53 PM
To: jimward@jpwardassociates.com

Cc: Drew Miller <AMiller@taylormorrison.com>
Subject: CDD Resignation

Jim,

Please accept this email as my official notice that I am resigning the River Landing and Artisan Lakes CDD Boards effective immediately.

Please let me know if you have any questions.

Kind regards,

Jennifer Gardner

(727) 900-9680

OATH OR AFFIRMATION OF OFFICE

I, _____, a citizen of the State of Florida and of the United States of America, and being an officer of the **River Landing Community Development District** and a recipient of public funds as such officer, do hereby solemnly swear or affirm that I will support the Constitution of the United States and of the State of Florida, and will faithfully, honestly and impartially discharge the duties devolving upon me as a member of the Board of Supervisors of the **River Landing Community Development District**, Pasco County, Florida.

Signature

Printed Name: _____

STATE OF FLORIDA

COUNTY OF _____

Sworn to (or affirmed) before me by means of () physical presence or () online notarization this _____ day of _____, 2021, by _____, whose signature appears hereinabove, who is personally known to me or who produced _____ as identification.

NOTARY PUBLIC
STATE OF FLORIDA

Print Name: _____

My Commission Expires: _____

FORM 1

STATEMENT OF FINANCIAL INTERESTS

2020

Please print or type your name, mailing address, agency name, and position below:

FOR OFFICE USE ONLY:

LAST NAME -- FIRST NAME -- MIDDLE NAME :

MAILING ADDRESS :

CITY : ZIP : COUNTY :

NAME OF AGENCY :

NAME OF OFFICE OR POSITION HELD OR SOUGHT :

CHECK ONLY IF CANDIDATE OR NEW EMPLOYEE OR APPOINTEE

****** THIS SECTION MUST BE COMPLETED ******

DISCLOSURE PERIOD:

THIS STATEMENT REFLECTS YOUR FINANCIAL INTERESTS FOR CALENDAR YEAR ENDING DECEMBER 31, 2020.

MANNER OF CALCULATING REPORTABLE INTERESTS:

FILERS HAVE THE OPTION OF USING REPORTING THRESHOLDS THAT ARE ABSOLUTE DOLLAR VALUES, WHICH REQUIRES FEWER CALCULATIONS, OR USING COMPARATIVE THRESHOLDS, WHICH ARE USUALLY BASED ON PERCENTAGE VALUES (see instructions for further details). CHECK THE ONE YOU ARE USING (**must check one**):

COMPARATIVE (PERCENTAGE) THRESHOLDS OR **DOLLAR VALUE THRESHOLDS**

PART A -- PRIMARY SOURCES OF INCOME [Major sources of income to the reporting person - See instructions]
(If you have nothing to report, write "none" or "n/a")

NAME OF SOURCE OF INCOME	SOURCE'S ADDRESS	DESCRIPTION OF THE SOURCE'S PRINCIPAL BUSINESS ACTIVITY

PART B -- SECONDARY SOURCES OF INCOME
[Major customers, clients, and other sources of income to businesses owned by the reporting person - See instructions]
(If you have nothing to report, write "none" or "n/a")

NAME OF BUSINESS ENTITY	NAME OF MAJOR SOURCES OF BUSINESS' INCOME	ADDRESS OF SOURCE	PRINCIPAL BUSINESS ACTIVITY OF SOURCE

PART C -- REAL PROPERTY [Land, buildings owned by the reporting person - See instructions]
(If you have nothing to report, write "none" or "n/a")

You are not limited to the space on the lines on this form. Attach additional sheets, if necessary.

FILING INSTRUCTIONS for when and where to file this form are located at the bottom of page 2.

INSTRUCTIONS on who must file this form and how to fill it out begin on page 3.

PART D — INTANGIBLE PERSONAL PROPERTY [Stocks, bonds, certificates of deposit, etc. - See instructions]
 (If you have nothing to report, write "none" or "n/a")

TYPE OF INTANGIBLE	BUSINESS ENTITY TO WHICH THE PROPERTY RELATES

PART E — LIABILITIES [Major debts - See instructions]
 (If you have nothing to report, write "none" or "n/a")

NAME OF CREDITOR	ADDRESS OF CREDITOR

PART F — INTERESTS IN SPECIFIED BUSINESSES [Ownership or positions in certain types of businesses - See instructions]
 (If you have nothing to report, write "none" or "n/a")

NAME OF BUSINESS ENTITY	BUSINESS ENTITY # 1	BUSINESS ENTITY # 2
ADDRESS OF BUSINESS ENTITY		
PRINCIPAL BUSINESS ACTIVITY		
POSITION HELD WITH ENTITY		
I OWN MORE THAN A 5% INTEREST IN THE BUSINESS		
NATURE OF MY OWNERSHIP INTEREST		

PART G — TRAINING For elected municipal officers, appointed school superintendents, and commissioners of a community redevelopment agency created under Part III, Chapter 163 required to complete annual ethics training pursuant to section 112.3142, F.S.

I CERTIFY THAT I HAVE COMPLETED THE REQUIRED TRAINING.

IF ANY OF PARTS A THROUGH G ARE CONTINUED ON A SEPARATE SHEET, PLEASE CHECK HERE

SIGNATURE OF FILER:

Signature:

Date Signed:

CPA or ATTORNEY SIGNATURE ONLY

If a certified public accountant licensed under Chapter 473, or attorney in good standing with the Florida Bar prepared this form for you, he or she must complete the following statement:

I, _____, prepared the CE Form 1 in accordance with Section 112.3145, Florida Statutes, and the instructions to the form. Upon my reasonable knowledge and belief, the disclosure herein is true and correct.

CPA/Attorney Signature: _____

Date Signed: _____

FILING INSTRUCTIONS:

If you were mailed the form by the Commission on Ethics or a County Supervisor of Elections for your annual disclosure filing, return the form to that location. To determine what category your position falls under, see page 3 of instructions.

Local officers/employees file with the Supervisor of Elections of the county in which they permanently reside. (If you do not permanently reside in Florida, file with the Supervisor of the county where your agency has its headquarters.) Form 1 filers who file with the Supervisor of Elections may file by mail or email. Contact your Supervisor of Elections for the mailing address or email address to use. Do not email your form to the Commission on Ethics, it will be returned.

State officers or specified state employees who file with the Commission on Ethics may file by mail or email. To file by mail, send the completed form to P.O. Drawer 15709, Tallahassee, FL 32317-5709; physical address: 325 John Knox Rd, Bldg E, Ste 200, Tallahassee, FL 32303. To file with the Commission by email, scan your completed form and any attachments as a pdf (do not use any other format), send it to CEForm1@leg.state.fl.us and retain a copy for your records. Do not file by both mail and email. Choose only one filing method. Form 6s will not be accepted via email.

Candidates file this form together with their filing papers.

MULTIPLE FILING UNNECESSARY: A candidate who files a Form 1 with a qualifying officer is not required to file with the Commission or Supervisor of Elections.

WHEN TO FILE: Initially, each local officer/employee, state officer, and specified state employee must file **within 30 days** of the date of his or her appointment or of the beginning of employment. Appointees who must be confirmed by the Senate must file prior to confirmation, even if that is less than 30 days from the date of their appointment.

Candidates must file at the same time they file their qualifying papers.

Thereafter, file by July 1 following each calendar year in which they hold their positions.

Finally, file a final disclosure form (Form 1F) within 60 days of leaving office or employment. Filing a CE Form 1F (Final Statement of Financial Interests) does not relieve the filer of filing a CE Form 1 if the filer was in his or her position on December 31, 2020.

NOTICE

Annual Statements of Financial Interests are due July 1. If the annual form is not filed or postmarked by September 1, an automatic fine of \$25 for each day late will be imposed, up to a maximum penalty of \$1,500. Failure to file also can result in removal from public office or employment. [s. 112.3145, F.S.]

In addition, failure to make any required disclosure constitutes grounds for and may be punished by one or more of the following: disqualification from being on the ballot, impeachment, removal or suspension from office or employment, demotion, reduction in salary, reprimand, or a civil penalty not exceeding \$10,000. [s. 112.317, F.S.]

WHO MUST FILE FORM 1:

1) Elected public officials not serving in a political subdivision of the state and any person appointed to fill a vacancy in such office, unless required to file full disclosure on Form 6.

2) Appointed members of each board, commission, authority, or council having statewide jurisdiction, excluding members of solely advisory bodies, but including judicial nominating commission members; Directors of Enterprise Florida, Scripps Florida Funding Corporation, and Career Source Florida; and members of the Council on the Social Status of Black Men and Boys; the Executive Director, Governors, and senior managers of Citizens Property Insurance Corporation; Governors and senior managers of Florida Workers' Compensation Joint Underwriting Association; board members of the Northeast Fla. Regional Transportation Commission; board members of Triumph Gulf Coast, Inc; board members of Florida Is For Veterans, Inc.; and members of the Technology Advisory Council within the Agency for State Technology.

3) The Commissioner of Education, members of the State Board of Education, the Board of Governors, the local Boards of Trustees and Presidents of state universities, and the Florida Prepaid College Board.

4) Persons elected to office in any political subdivision (such as municipalities, counties, and special districts) and any person appointed to fill a vacancy in such office, unless required to file Form 6.

5) Appointed members of the following boards, councils, commissions, authorities, or other bodies of county, municipality, school district, independent special district, or other political subdivision: the governing body of the subdivision; community college or junior college district boards of trustees; boards having the power to enforce local code provisions; boards of adjustment; community redevelopment agencies; planning or zoning boards having the power to recommend, create, or modify land planning or zoning within a political subdivision, except for citizen advisory committees, technical coordinating committees, and similar groups who only have the power to make recommendations to planning or zoning boards, and except for representatives of a military installation acting on behalf of all military installations within that jurisdiction; pension or retirement boards empowered to invest pension or retirement funds or determine entitlement to or amount of pensions or other retirement benefits, and the Pinellas County Construction Licensing Board.

6) Any appointed member of a local government board who is required to file a statement of financial interests by the appointing authority or the enabling legislation, ordinance, or resolution creating the board.

7) Persons holding any of these positions in local government: mayor; county or city manager; chief administrative employee or finance

director of a county, municipality, or other political subdivision; county or municipal attorney; chief county or municipal building inspector; county or municipal water resources coordinator; county or municipal pollution control director; county or municipal environmental control director; county or municipal administrator with power to grant or deny a land development permit; chief of police; fire chief; municipal clerk; appointed district school superintendent; community college president; district medical examiner; purchasing agent (regardless of title) having the authority to make any purchase exceeding \$35,000 for the local governmental unit.

8) Officers and employees of entities serving as chief administrative officer of a political subdivision.

9) Members of governing boards of charter schools operated by a city or other public entity.

10) Employees in the office of the Governor or of a Cabinet member who are exempt from the Career Service System, excluding secretarial, clerical, and similar positions.

11) The following positions in each state department, commission, board, or council: Secretary, Assistant or Deputy Secretary, Executive Director, Assistant or Deputy Executive Director, and anyone having the power normally conferred upon such persons, regardless of title.

12) The following positions in each state department or division: Director, Assistant or Deputy Director, Bureau Chief, and any person having the power normally conferred upon such persons, regardless of title.

13) Assistant State Attorneys, Assistant Public Defenders, criminal conflict and civil regional counsel, and assistant criminal conflict and civil regional counsel, Public Counsel, full-time state employees serving as counsel or assistant counsel to a state agency, administrative law judges, and hearing officers.

14) The Superintendent or Director of a state mental health institute established for training and research in the mental health field, or any major state institution or facility established for corrections, training, treatment, or rehabilitation.

15) State agency Business Managers, Finance and Accounting Directors, Personnel Officers, Grant Coordinators, and purchasing agents (regardless of title) with power to make a purchase exceeding \$35,000.

16) The following positions in legislative branch agencies: each employee (other than those employed in maintenance, clerical, secretarial, or similar positions and legislative assistants exempted by the presiding officer of their house); and each employee of the Commission on Ethics.

INSTRUCTIONS FOR COMPLETING FORM 1:

INTRODUCTORY INFORMATION (Top of Form): If your name, mailing address, public agency, and position are already printed on the form, you do not need to provide this information unless it should be changed. To change any of this information, write the correct information on the form, and contact your agency's financial disclosure coordinator. You can find your coordinator on the Commission on Ethics website: www.ethics.state.fl.us.

NAME OF AGENCY: The name of the governmental unit which you serve or served, by which you are or were employed, or for which you are a candidate.

DISCLOSURE PERIOD: The "disclosure period" for your report is the calendar year ending December 31, 2020.

OFFICE OR POSITION HELD OR SOUGHT: The title of the office or position you hold, are seeking, or held during the disclosure period even if you have since left that position. If you are a candidate for office or are a new employee or appointee, check the appropriate box.

PUBLIC RECORD: The disclosure form and everything attached to it is a public record. Your Social Security Number is not required and you should redact it from any documents you file. If you are an active or former officer or employee listed in Section 119.071, F.S., whose home address is exempt from disclosure, the Commission will maintain that confidentiality if you submit a written request.

MANNER OF CALCULATING REPORTABLE INTEREST

Filers have the option of reporting based on either thresholds that are comparative (usually, based on percentage values) or thresholds that are based on absolute dollar values. The instructions on the following pages specifically describe the different thresholds. Check the box that reflects the choice you have made. You must use the type of threshold you have chosen for each part of the form. In other words, if you choose to report based on absolute dollar value thresholds, you cannot use a percentage threshold on any part of the form.

IF YOU HAVE CHOSEN DOLLAR VALUE THRESHOLDS THE FOLLOWING INSTRUCTIONS APPLY

PART A — PRIMARY SOURCES OF INCOME

[Required by s. 112.3145(3)(b)1, F.S.]

Part A is intended to require the disclosure of your principal sources of income during the disclosure period. You do not have to disclose any public salary or public position(s). The income of your spouse need not be disclosed; however, if there is joint income to you and your spouse from property you own jointly (such as interest or dividends from a bank account or stocks), you should disclose the source of that income if it exceeded the threshold.

Please list in this part of the form the name, address, and principal business activity of each source of your income which exceeded \$2,500 of gross income received by you in your own name or by any other person for your use or benefit.

"Gross income" means the same as it does for income tax purposes, even if the income is not actually taxable, such as interest on tax-free bonds. Examples include: compensation for services, income from business, gains from property dealings, interest, rents, dividends, pensions, IRA distributions, social security, distributive share of partnership gross income, and alimony, but not child support.

Examples:

— If you were employed by a company that manufactures computers and received more than \$2,500, list the name of the company, its address, and its principal business activity (computer manufacturing).

— If you were a partner in a law firm and your distributive share of partnership gross income exceeded \$2,500, list the name of the firm, its address, and its principal business activity (practice of law).

— If you were the sole proprietor of a retail gift business and your gross income from the business exceeded \$2,500, list the name of the business, its address, and its principal business activity (retail gift sales).

— If you received income from investments in stocks and bonds, list each individual company from which you derived more than \$2,500. Do not aggregate all of your investment income.

— If more than \$2,500 of your gross income was gain from the sale of property (not just the selling price), list as a source of income the purchaser's name, address and principal business activity. If the purchaser's identity is unknown, such as where securities listed on an exchange are sold through a brokerage firm, the source of income should be listed as "sale of (name of company) stock," for example.

— If more than \$2,500 of your gross income was in the form of interest from one particular financial institution (aggregating interest from all CD's, accounts, etc., at that institution), list the name of the institution, its address, and its principal business activity.

PART B — SECONDARY SOURCES OF INCOME

[Required by s. 112.3145(3)(b)2, F.S.]

This part is intended to require the disclosure of major customers, clients, and other sources of income to businesses in which you own an interest. It is not for reporting income from second jobs. That kind of income should be reported in Part A "Primary Sources of Income," if it meets the reporting threshold. You will not have anything to report unless, during the disclosure period:

(1) You owned (either directly or indirectly in the form of an equitable or beneficial interest) more than 5% of the total assets or capital

stock of a business entity (a corporation, partnership, LLC, limited partnership, proprietorship, joint venture, trust, firm, etc., doing business in Florida); **and,**

(2) You received more than \$5,000 of your gross income during the disclosure period from that business entity.

If your interests and gross income exceeded these thresholds, then for that business entity you must list every source of income to the business entity which exceeded 10% of the business entity's gross income (computed on the basis of the business entity's most recently completed fiscal year), the source's address, and the source's principal business activity.

Examples:

— You are the sole proprietor of a dry cleaning business, from which you received more than \$5,000. If only one customer, a uniform rental company, provided more than 10% of your dry cleaning business, you must list the name of the uniform rental company, its address, and its principal business activity (uniform rentals).

— You are a 20% partner in a partnership that owns a shopping mall and your partnership income exceeded the above thresholds. List each tenant of the mall that provided more than 10% of the partnership's gross income and the tenant's address and principal business activity.

PART C — REAL PROPERTY

[Required by s. 112.3145(3)(b)3, F.S.]

In this part, list the location or description of all real property in Florida in which you owned directly or indirectly at any time during the disclosure period in excess of 5% of the property's value. You are not required to list your residences. You should list any vacation homes if you derive income from them.

Indirect ownership includes situations where you are a beneficiary of a trust that owns the property, as well as situations where you own more than 5% of a partnership or corporation that owns the property. The value of the property may be determined by the most recently assessed value for tax purposes, in the absence of a more accurate fair market value.

The location or description of the property should be sufficient to enable anyone who looks at the form to identify the property. A street address should be used, if one exists.

PART D — INTANGIBLE PERSONAL PROPERTY

[Required by s. 112.3145(3)(b)3, F.S.]

Describe any intangible personal property that, at any time during the disclosure period, was worth more than \$10,000 and state the business entity to which the property related. Intangible personal property includes things such as cash on hand, stocks, bonds, certificates of deposit, vehicle leases, interests in businesses, beneficial interests in trusts, money owed you (including, but not limited to, loans made as a candidate to your own campaign), Deferred Retirement Option Program (DROP) accounts, the Florida Prepaid College Plan, and bank accounts in which you have an ownership interest. Intangible personal property also includes investment products held in IRAs, brokerage accounts, and the Florida College Investment Plan. Note that the product contained in a brokerage account, IRA, or the Florida College Investment Plan is your asset—not the account or plan itself. Things like automobiles and houses you own, jewelry, and paintings are not intangible property. Intangibles relating to the same business entity may be aggregated; for example, CDs and savings accounts with the same bank. Property owned as tenants by the entirety or as joint tenants with right of survivorship, including bank accounts owned in such a manner, should be valued at 100%. The value of a leased vehicle is the vehicle's present value minus the lease residual (a number found on the lease document).

PART E — LIABILITIES

[Required by s. 112.3145(3)(b)4, F.S.]

List the name and address of each creditor to whom you owed more than \$10,000 at any time during the disclosure period. The amount of the liability of a vehicle lease is the sum of any past-due payments and all unpaid prospective lease payments. You are not required to list the amount of any debt. You do not have to disclose credit card and retail installment accounts, taxes owed (unless reduced to a judgment), indebtedness on a life insurance policy owed to the company of issuance, or contingent liabilities. A "contingent liability" is one that will become an actual liability only when one or more future events occur or fail to occur, such as where you are liable only as a guarantor, surety, or endorser on a promissory note. If you are a "co-maker" and are jointly liable or jointly and severally liable, then it is not a contingent liability.

PART F — INTERESTS IN SPECIFIED BUSINESSES

[Required by s. 112.3145(6), F.S.]

The types of businesses covered in this disclosure include: state and federally chartered banks; state and federal savings and loan associations; cemetery companies; insurance companies; mortgage companies; credit unions; small loan companies; alcoholic beverage licensees; pari-mutuel wagering companies, utility companies, entities controlled by the Public Service Commission; and entities granted a franchise to operate by either a city or a county government.

Disclose in this part the fact that you owned during the disclosure

period an interest in, or held any of certain positions with the types of businesses listed above. You must make this disclosure if you own or owned (either directly or indirectly in the form of an equitable or beneficial interest) at any time during the disclosure period more than 5% of the total assets or capital stock of one of the types of business entities listed above. You also must complete this part of the form for each of these types of businesses for which you are, or were at any time during the disclosure period, an officer, director, partner, proprietor, or agent (other than a resident agent solely for service of process).

If you have or held such a position or ownership interest in one of these types of businesses, list the name of the business, its address and principal business activity, and the position held with the business (if any). If you own(ed) more than a 5% interest in the business, indicate that fact and describe the nature of your interest.

PART G — TRAINING CERTIFICATION

[Required by s. 112.3142, F.S.]

If you are a Constitutional or elected municipal officer, appointed school superintendent, or a commissioner of a community redevelopment agency created under Part III, Chapter 163 whose service began before March 31 of the year for which you are filing, you are required to complete four hours of ethics training which addresses Article II, Section 8 of the Florida Constitution, the Code of Ethics for Public Officers and Employees, and the public records and open meetings laws of the state. You are required to certify on this form that you have taken such training.

IF YOU HAVE CHOSEN COMPARATIVE (PERCENTAGE) THRESHOLDS THE FOLLOWING INSTRUCTIONS APPLY

PART A — PRIMARY SOURCES OF INCOME

[Required by s. 112.3145(3)(a)1, F.S.]

Part A is intended to require the disclosure of your principal sources of income during the disclosure period. You do not have to disclose any public salary or public position(s), but income from these public sources should be included when calculating your gross income for the disclosure period. The income of your spouse need not be disclosed; however, if there is joint income to you and your spouse from property you own jointly (such as interest or dividends from a bank account or stocks), you should include all of that income when calculating your gross income and disclose the source of that income if it exceeded the threshold.

Please list in this part of the form the name, address, and principal business activity of each source of your income which exceeded 5% of the gross income received by you in your own name or by any other person for your benefit or use during the disclosure period.

"Gross income" means the same as it does for income tax purposes, even if the income is not actually taxable, such as interest on tax-free bonds. Examples include: compensation for services, income from business, gains from property dealings, interest, rents, dividends, pensions, IRA distributions, social security, distributive share of partnership gross income, and alimony, but not child support.

Examples:

— If you were employed by a company that manufactures computers and received more than 5% of your gross income from the company, list the name of the company, its address, and its principal business activity (computer manufacturing).

— If you were a partner in a law firm and your distributive share of partnership gross income exceeded 5% of your gross income, then list the name of the firm, its address, and its principal business activity (practice of law).

— If you were the sole proprietor of a retail gift business and your gross income from the business exceeded 5% of your total gross income, list the name of the business, its address, and its principal business activity (retail gift sales).

— If you received income from investments in stocks and bonds, list each individual company from which you derived

more than 5% of your gross income. Do not aggregate all of your investment income.

— If more than 5% of your gross income was gain from the sale of property (not just the selling price), list as a source of income the purchaser's name, address, and principal business activity. If the purchaser's identity is unknown, such as where securities listed on an exchange are sold through a brokerage firm, the source of income should be listed as "sale of (name of company) stock," for example.

— If more than 5% of your gross income was in the form of interest from one particular financial institution (aggregating interest from all CD's, accounts, etc., at that institution), list the name of the institution, its address, and its principal business activity.

PART B — SECONDARY SOURCES OF INCOME

[Required by s. 112.3145(3)(a)2, F.S.]

This part is intended to require the disclosure of major customers, clients, and other sources of income to businesses in which you own an interest. It is not for reporting income from second jobs. That kind of income should be reported in Part A, "Primary Sources of Income," if it meets the reporting threshold. You will **not** have anything to report **unless** during the disclosure period:

(1) You owned (either directly or indirectly in the form of an equitable or beneficial interest) more than 5% of the total assets or capital stock of a business entity (a corporation, partnership, LLC, limited partnership, proprietorship, joint venture, trust, firm, etc., doing business in Florida); **and,**

(2) You received more than 10% of your gross income from that business entity; **and,**

(3) You received more than \$1,500 in gross income from that business entity.

If your interests and gross income exceeded these thresholds, then for that business entity you must list every source of income to the business entity which exceeded 10% of the business entity's gross income (computed on the basis of the business entity's most recently completed fiscal year), the source's address, and the source's principal business activity.

Examples:

— You are the sole proprietor of a dry cleaning business, from which you received more than 10% of your gross income—an amount that was more than \$1,500. If only one customer, a uniform rental company, provided more than 10% of your dry cleaning business, you must list the name of the uniform rental company, its address, and its principal business activity (uniform rentals).

— You are a 20% partner in a partnership that owns a shopping mall and your partnership income exceeded the thresholds listed above. You should list each tenant of the mall that provided more than 10% of the partnership's gross income, and the tenant's address and principal business activity.

PART C — REAL PROPERTY

[Required by s. 112.3145(3)(a)3, F.S.]

In this part, list the location or description of all real property in Florida in which you owned directly or indirectly at any time during the disclosure period in excess of 5% of the property's value. You are not required to list your residences. You should list any vacation homes, if you derive income from them.

Indirect ownership includes situations where you are a beneficiary of a trust that owns the property, as well as situations where you own more than 5% of a partnership or corporation that owns the property. The value of the property may be determined by the most recently assessed value for tax purposes, in the absence of a more accurate fair market value.

The location or description of the property should be sufficient to enable anyone who looks at the form to identify the property. A street address should be used, if one exists.

PART D — INTANGIBLE PERSONAL PROPERTY

[Required by s. 112.3145(3)(a)3, F.S.]

Describe any intangible personal property that, at any time during the disclosure period, was worth more than 10% of your total assets, and state the business entity to which the property related. Intangible personal property includes things such as cash on hand, stocks, bonds, certificates of deposit, vehicle leases, interests in businesses, beneficial interests in trusts, money owed you (including, but not limited to, loans made as a candidate to your own campaign), Deferred Retirement Option Program (DROP) accounts, the Florida Prepaid College Plan, and bank accounts in which you have an ownership interest. Intangible personal property also includes investment products held in IRAs, brokerage accounts, and the Florida College Investment Plan. Note that the product contained in a brokerage account, IRA, or the Florida College Investment Plan is your asset—not the account or plan itself. Things like automobiles and houses you own, jewelry, and paintings are not intangible property. Intangibles relating to the same business entity may be aggregated; for example, CD's and savings accounts with the same bank.

Calculations: To determine whether the intangible property exceeds 10% of your total assets, total the fair market value of all of your assets (including real property, intangible property, and tangible personal property such as jewelry, furniture, etc.). When making this calculation, do not subtract any liabilities (debts) that may relate to the property. Multiply the total figure by 10% to arrive at the disclosure threshold. List only the intangibles that exceed this threshold amount. The value of a leased vehicle is the vehicle's present value minus the lease residual (a number which can be found on the lease document). Property that is only jointly owned property should be valued according to the percentage of your joint ownership. Property owned as tenants by the entirety or as joint tenants with right of survivorship, including bank accounts owned in such a manner, should be valued at 100%. None of your calculations or the value of the property have to be disclosed on the form.

Example: You own 50% of the stock of a small corporation that is worth \$100,000, the estimated fair market value of your home and other property (bank accounts, automobile, furniture, etc.) is \$200,000. As your total assets are worth \$250,000, you must disclose intangibles worth over \$25,000. Since the value of the stock exceeds this threshold, you should list "stock" and the name of the corporation. If your accounts with a particular bank exceed \$25,000, you should list "bank accounts" and bank's name.

PART E — LIABILITIES

[Required by s. 112.3145(3)(b)4, F.S.]

List the name and address of each creditor to whom you owed any amount that, at any time during the disclosure period, exceeded your net worth. You are not required to list the amount of any debt or your net worth. You do not have to disclose: credit card and retail installment accounts, taxes owed (unless reduced to a judgment), indebtedness on a life insurance policy owed to the company of issuance, or contingent liabilities. A "contingent liability" is one that will become an actual liability only when one or more future events occur or fail to occur, such as where you are liable only as a guarantor, surety, or endorser on a promissory note. If you are a "co-maker" and are jointly liable or jointly and severally liable, it is not a contingent liability.

Calculations: To determine whether the debt exceeds your net worth, total all of your liabilities (including promissory notes, mortgages, credit card debts, judgments against you, etc.). The amount of the liability of a vehicle lease is the sum of any past-due payments and all unpaid prospective lease payments. Subtract the sum total of your liabilities from the value of all your assets as calculated above for Part D. This is your "net worth." List each creditor to whom your debt exceeded this amount unless it is one of the types of indebtedness listed in the paragraph above (credit card and retail installment accounts, etc.). Joint liabilities with others for which you are "jointly and severally liable," meaning that you may be liable for either your part or the whole of the obligation, should be included in your calculations at 100% of the amount owed.

Example: You owe \$15,000 to a bank for student loans, \$5,000 for credit card debts, and \$60,000 (with spouse) to a savings and loan for a home mortgage. Your home (owned by you and your spouse) is worth \$80,000 and your other property is worth \$20,000. Since your net worth is \$20,000 (\$100,000 minus \$80,000), you must report only the name and address of the savings and loan.

PART F — INTERESTS IN SPECIFIED BUSINESSES

[Required by s. 112.3145, F.S.]

The types of businesses covered in this disclosure include: state and federally chartered banks; state and federal savings and loan associations; cemetery companies; insurance companies; mortgage companies; credit unions; small loan companies; alcoholic beverage licensees; pari-mutuel wagering companies, utility companies, entities controlled by the Public Service Commission; and entities granted a franchise to operate by either a city or a county government.

Disclose in this part the fact that you owned during the disclosure period an interest in, or held any of certain positions with, the types of businesses listed above. You are required to make this disclosure if you own or owned (either directly or indirectly in the form of an equitable or beneficial interest) at any time during the disclosure period more than 5% of the total assets or capital stock of one of the types of business entities listed above. You also must complete this part of the form for each of these types of businesses for which you are, or were at any time during the disclosure period, an officer, director, partner, proprietor, or agent (other than a resident agent solely for service of process).

If you have or held such a position or ownership interest in one of these types of businesses, list the name of the business, its address and principal business activity, and the position held with the business (if any). If you own(ed) more than a 5% interest in the business, indicate that fact and describe the nature of your interest.

PART G — TRAINING CERTIFICATION

[Required by s. 112.3142, F.S.]

If you are a Constitutional or elected municipal officer, appointed school superintendent, or a commissioner of a community redevelopment agency created under Part III, Chapter 163 whose service began before March 31 of the year for which you are filing, you are required to complete four hours of ethics training which addresses Article II, Section 8 of the Florida Constitution, the Code of Ethics for Public Officers and Employees, and the public records and open meetings laws of the state. You are required to certify on this form that you have taken such training.

RESOLUTION 2021-8

A RESOLUTION RE-DESIGNATING CERTAIN OFFICERS OF THE RIVER LANDING COMMUNITY DEVELOPMENT DISTRICT; PROVIDING FOR SEVERABILITY AND INVALID PROVISIONS; PROVIDING FOR CONFLICT AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the River Landing Community Development District (“District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within Pasco County, Florida, and:

WHEREAS, pursuant to Chapter 190, Florida Statutes, the Board of Supervisors (“Board”) shall organize by election of its members as Chairperson and by directing a Secretary, and such other officers as the Board may deem necessary.

WHEREAS, the Board of Supervisors of the River Landing Community Development District desire to appoint the below recited person(s) to the offices specified.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE RIVER LANDING COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. DESIGNATION OF OFFICERS OF THE DISTRICT. The following persons are appointed to the offices shown.

OFFICE	NAME OF OFFICE HOLDER
CHAIRPERSON	ROBERT LEE
VICE-CHAIRPERSON	TRAVIS STAGNITTA
ASSISTANT SECRETARY	
ASSISTANT SECRETARY	DAVID WILSON
ASSISTANT SECRETARY	
SECRETARY & TREASURER	JAMES P. WARD

SECTION 2. SEVERABILITY AND INVALID PROVISIONS. If any one of the covenants, agreements or provisions herein contained shall be held contrary to any express provision of law or contract to the policy of express law, but not expressly prohibited or against public policy, or shall for any reason whatsoever be held invalid, then such covenants, agreements or provisions shall be null and void and shall be deemed separable from the remaining covenants, agreements or provisions and shall in no way effect the validity of the other provisions hereof.

SECTION 3. CONFLICT. That all Sections or parts of Sections of any Resolutions, Agreements, or actions of the Board of Supervisors in conflict are hereby repealed to the extent of such conflict.

SECTION 4. PROVIDING FOR AN EFFECTIVE DATE. This Resolution shall become effective immediately upon passage.

RESOLUTION 2021-8

A RESOLUTION RE-DESIGNATING CERTAIN OFFICERS OF THE RIVER LANDING COMMUNITY DEVELOPMENT DISTRICT; PROVIDING FOR SEVERABILITY AND INVALID PROVISIONS; PROVIDING FOR CONFLICT AND PROVIDING FOR AN EFFECTIVE DATE.

PASSED AND ADOPTED this 19th day of May 2021

ATTEST:

**River Landing Community Development
District**

James P. Ward, Secretary

Robert Lee, Chairperson

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**MINUTES OF MEETING
RIVER LANDING
COMMUNITY DEVELOPMENT DISTRICT**

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The Regular Meeting of the Board of Supervisors of the River Landing Community Development District was held on Wednesday, March 29, 2021 at 11:00 A.M. at the Esplanade at Starkey Ranch Amenity Center, 4495 Myrica Drive, Odessa, Florida 33556.

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16
17

Present and constituting a quorum:

18
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22

Robert Lee	Chairperson
Travis Stagnitta	Vice Chairperson
Barbara Wasinger	Assistant Secretary
David Wilson	Assistant Secretary

23
24
25
26

Absent:

Jennifer Gardner Assistant Secretary

27
28
29
30
31

Also present were:

James P. Ward District Manager
Wes Haber District Counsel
Victor Barbosa District Engineer

32
33
34
35

Audience:

Drew Miller Taylor Morrison
Gabriella Pelleova Taylor Morrison

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42

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

43
44
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46
47

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

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

District Manager James P. Ward called the meeting to order at approximately 11:20 a.m. He conducted roll call; all Members of the Board were present, with the exception of Supervisor Gardner, constituting a quorum.

SECOND ORDER OF BUSINESS

Consideration of Resignation

Consideration of acceptance of the resignation of Ms. Tracy Briones from Seat 4 effective November 20, 2020, whose term is set to expire November 2022

48 *Mr. Ward: Her resignation is effective as of the date of her letter which is November 16, 2020. I will ask*
49 *that you simply, by motion and second, accept it for purposes of inclusion in the record only.*

50
51 **On MOTION made by Mr. Robert Lee, seconded by Mr. Travis**
52 **Stagnitta, and with all in favor, the Letter of Resignation was accepted**
53 **for purposes of inclusion in the record.**

- 54
55 **a) Appointment of individual to fill Seat 4**
56 **b) Oath of Office**
57 **c) Guide to the Sunshine Law and Code of Ethics for Public Employees**
58 **d) Form 1 – Statement of Financial Interests**

59
60 Mr. Ward explained the Board could now appoint an individual to fill the unexpired term of Ms.
61 Briones by a simple motion and second. He explained the appointed individual was required to be a
62 citizen of the United States, resident of the State of Florida and not a convicted felon. He asked if
63 there were any appointments.

64
65 **On MOTION made by Mr. Travis Stagnitta, seconded by Mr. Robert**
66 **Lee, and with all in favor, David Wilson was appointed to fill Seat 4.**

67
68 Mr. Ward, as a notary public, administered the Oath of Office to Mr. David Wilson. He asked Mr.
69 Wilson to sign the Oath of Office and return the signed Oath to himself for notarization and to be
70 made part of the public record. He discussed the Form 1 – Statement of Financial Interests and
71 noted Mr. Wilson should call himself (Mr. Ward) with any questions regarding Form 1. He
72 encouraged Mr. Wilson not to forget to file Form 1 or risk incurring fees for late filing. He asked Mr.
73 Wes Haber to review the Sunshine Law and Code of Ethics.

74
75 Mr. Wes Haber reviewed the Sunshine Law explaining Board Members were prohibited from
76 communicating about CDD business outside of a publicly noticed meeting. He explained
77 “communicating” included email, text, social media, phone calls, etc., and Board Members needed
78 to be particularly careful about commenting on social media posts regarding CDD business. He
79 indicated if there were any questions about communications, he and Mr. Ward would be happy to
80 answer any questions. He reviewed public record law explaining CDD records were public records,
81 Mr. Ward’s office kept all records, and what happened when a public record request was made. He
82 recommended Mr. Wilson set up a separate email account for CDD business as email
83 communications with the CDD would be public record. He reviewed Chapter 112, Code of Ethics,
84 explaining what constituted a conflict of interest, including personal financial gain. He
85 recommended asking himself or Mr. Ward if there were any questions regarding conflict of interest
86 prior to a vote.

87
88
89 **THIRD ORDER OF BUSINESS**

Consideration of Resolution 2021-5

90
91 **Consideration of Resolution 2021-5 re-designation the officers of the River Landing Community**
92 **Development District**

93

94 Mr. Ward explained, currently Mr. Lee served as Chairperson, Mr. Stagnitta served as Vice Chair, Ms.
95 Wasinger and Ms. Gardner served as Assistant Secretaries and he served as Secretary and Treasurer. He
96 noted Mr. Wilson could simply be added as an Assistant Secretary or the officer's positions could be
97 reorganized as the Board deemed appropriate. He stated if the Board wished to simply add Mr. Wilson
98 as an Assistant Secretary and leave the remaining positions as they were, approval of Resolution 2021-5
99 would be in order.

100
101 **On MOTION made by Mr. Travis Stagnitta, seconded by Mr. Robert**
102 **Lee, and with all in favor, Resolution 2021-5 was adopted as amended,**
103 **and the Chair was authorized to sign.**

104
105
106 **FOURTH ORDER OF BUSINESS**

Consideration of Minutes

107
108 **November 18, 2020 Regular Meeting Minutes**

109
110 Mr. Ward asked if there were any corrections, additions, or deletions from the Minutes; hearing none,
111 he called for a motion.

112
113 **On MOTION made by Mr David Wilson, seconded by Mr. Robert Lee,**
114 **and with all in favor, the November 18, 2020 Regular Meeting Minutes**
115 **were approved.**

116
117
118 **FIFTH ORDER OF BUSINESS**

Consideration of Resolution 2021-6

119
120 **Consideration of Resolution 2021-6, a Resolution of the River Landing Community Development**
121 **District amending the Fiscal Year 2021 Budget which began on October 1, 2020 and ends on**
122 **September 30, 2021**

123
124 *Mr. Ward: The sole purpose of the amendment was to include the improvements for the street lighting*
125 *program that the District is now undertaking within the District itself because of the amount it requires in*
126 *amendment to your actual adopted budget for the general fund. It is all funded by contributions from*
127 *private sources, essentially Taylor Morrison funds the full operating budget for 2021. He asked if there*
128 *were any questions; hearing none, he called for a motion.*

129
130 **On MOTION made by Mr. Robert Lee, seconded by Mr. David Wilson,**
131 **and with all in favor, Resolution 2021-6 was adopted as amended, and**
132 **the Chair was authorized to sign.**

133
134
135 **SIXTH ORDER OF BUSINESS**

Consideration of Resolution 2021-7

136
137 **Consideration of Resolution 2021-7 Approving the Proposed Fiscal Year 2022 Budget and setting the**
138 **Public Hearing on Wednesday, May 19, 2021 at 11:00 A.M. at the Esplanade Amenity Center, 4495**
139 **Myrica Drive, Odessa, Florida 33556**

141 *Mr. Ward: You are required to approve a budget solely for the purpose of setting your public hearing.*
142 *The public hearing is scheduled for May 19, 2021, Wednesday, at 11:00 a.m. at the Esplanade Amenity*
143 *Center, 4495 Myrica Drive, Odessa, Florida 33556. The approval of the budget does not bind you to*
144 *anything in the Budget, it merely allows you to move forward through the process. The budget is similar*
145 *to what you have seen in the prior years for your general fund. Obviously, the difference being*
146 *streetlights for operations for purposes of next year. The debt service fund is a new fund that you have*
147 *this year. It is related to your series 2020A and 2020B bonds. Your 2020A bonds are permanent*
148 *assessments that stay on all of the units and they will go on roll this coming year for all platted property*
149 *within the District. Any that we have off roll can be billed directly by the District itself, but that decision*
150 *will be made later in the year. The 2020B bonds are what can be paid off by property owners, and in this*
151 *instance, Taylor Morrison is choosing to do so. That is billed directly to Taylor Morrison during the year*
152 *and to the extent that they do pay off any lots during the year, then they will be reflected in those*
153 *payments on a going forward basis. He asked if there were any questions; hearing none, he called for a*
154 *motion. He asked the Board Members to put the public hearing date on the calendar to ensure*
155 *attendance.*

156
157 **On MOTION made by Mr. Robert Lee, seconded by Mr. David Wilson,**
158 **and with all in favor, Resolution 2021-7 was adopted as amended, and**
159 **the Chair was authorized to sign.**

160
161
162 **SEVENTH ORDER OF BUSINESS**

Consideration of Proposals

163
164 **Consideration of Proposals for providing Audit Services to the District for the Fiscal Years 2021 – 2025**

165
166 *Mr. Ward: With the issuance of your 2021 bonds the District is required to have audits prepared on a*
167 *going forward basis. I did go through the process of advertising pursuant to the requirements of the*
168 *Statute. The auditors submit proposals to you which are both price-based and qualification-based. You*
169 *are required to rank them to the extent that you have the proposals to do that. I provided a ranking*
170 *form for you to use. My staff chose to fill that out for you in case you would like to use the ranking form*
171 *in your bid package. There are two bidders: Grau and Associates, and Berger, Toombs, Elam, Gaines,*
172 *and Frank. The Grau firm came in with total technical and price points of 34. The Berger firm came in*
173 *with a total technical and price points of 32. When I look at the ranking form the fee structure for Grau*
174 *was \$20,000 over the five-year period and \$19,175 for the Berger firm. Obviously, we think that the*
175 *Grau firm is a little bit better qualified than the Berger firm. I don't particularly care which one you use.*
176 *It is your choice to choose what you want. If you want to accept this ranking you can do so, and we will*
177 *enter into the agreement with Grau. If you want to change it around, you are welcome to do that also.*

178
179 **On MOTION made by Mr. Robert Lee, seconded by Mr. Travis**
180 **Stagnitta, and with all in favor, the ranking as provided by staff was**
181 **approved.**

182
183
184 **EIGHTH ORDER OF BUSINESS**

Staff Reports

185
186 **I. District Attorney**
187

188 No report.

189

190 **II. District Engineer**

191

192 No report.

193

194 **III. District Manager**

195

196 a) **Financial Statement for period ending November 30, 2020 (unaudited)**

197 b) **Financial Statement for period ending December 31, 2020 (unaudited)**

198 c) **Financial Statement for period ending January 31, 2021 (unaudited)**

199 d) **Financial Statement for period ending February 28, 2021 (unaudited)**

200

201 No report.

202

203

204 **NINTH ORDER OF BUSINESS**

Supervisor's Requests and Audience Comments

205

206 Mr. Ward asked if there were any Supervisor's requests.

207

208 *Ms. Barbara Wasinger: I would like to put my resignation in effective immediately.*

209

210 *Mr. Ward: They don't need to accept it. So, you are just resigning from the Board effective as of you are*
211 *speaking on the record today. I will give you the appropriate Form 1 apps after the meeting and get you*
212 *to sign a little note to that effect. With her resignation, that does set up the procedure which we did*
213 *earlier which means that the remaining Board members may appoint someone to fill the unexpired term*
214 *of Barbara which is set to expire November of 2022. As I said before the person must be a US citizen, a*
215 *resident of the State of Florida and not a convicted felon. You may do that today or at your next*
216 *meeting. I will let you all discuss that.*

217

218 *Mr. Travis Stagnitta: Taylor Morrison would like to see Gabi if you would accept that.*

219

220 **On MOTION made by Mr. Travis Stagnitta, seconded by Mr. David**
221 **Wilson, and with all in favor, Gabriella Pelleova was appointed to fill**
222 **Seat 1.**

223

224 Mr. Ward indicated as Ms. Pelleova was present via phone, he would swear Ms. Pelleova in prior to the
225 next Board Meeting.

226

227 Mr. Ward asked if there were any audience questions or comments.

228

229 *Mr. Drew Miller: We are in the middle of permitting for SFWMD and adding onsite mitigation areas. I*
230 *believe the current engineer report does discuss the stormwater and some of these other features, but*
231 *we will be looking to potentially have the CDD co-permittee, but at the very least we will be turning over*
232 *the mitigation sites to the CDD for perpetual maintenance. Just wanted to give the Board that heads up.*

233

234

235 **TENTH ORDER OF BUSINESS** **Adjournment**

236

237 Mr. Ward adjourned the meeting at approximately 11:43 a.m.

238

239 **On MOTION made by Mr. David Wilson, seconded by Mr. Robert Lee,**
240 **and with all in favor, the meeting was adjourned.**

241

242

River Landing Community Development District

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James P. Ward, Secretary

Robert Lee, Chairperson

Draft

RESOLUTION 2021-9

THE ANNUAL APPROPRIATION RESOLUTION OF THE RIVER LANDING COMMUNITY DEVELOPMENT DISTRICT (THE "DISTRICT") RELATING TO ADOPTING THE BUDGET FOR THE FISCAL YEAR 2022 BEGINNING OCTOBER 1, 2021 AND ENDING SEPTEMBER 30, 2022.

WHEREAS, the District Manager has, submitted to the Board of Supervisors (the "Board") a proposed budget for the next ensuing budget year along with an explanatory and complete financial plan for each fund of the River Landing Community Development District, pursuant to the provisions of Section 190.008(2)(a), Florida Statutes; and

WHEREAS, at least sixty (60) days prior to the adoption of the proposed annual budget (the "Proposed Budget"), the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), Florida Statutes; and

WHEREAS, the Board set May 19, 2021, as the date for a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), Florida Statutes; and

WHEREAS, Section 190.008(2)(a), Florida Statutes, requires that, prior to October 1st of each year, the District Board by passage of the Annual Appropriation Resolution shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

WHEREAS, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF RIVER LANDING COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. Budget

- a. That the Board of Supervisors has reviewed the District Manager's Proposed Budget, a copy of which is on file with the office of the District Manager and at the District's Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.
- b. That the District Manager's Proposed Budget, attached hereto as Exhibit "A," as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures and/or revised projections.

RESOLUTION 2021-9

THE ANNUAL APPROPRIATION RESOLUTION OF THE RIVER LANDING COMMUNITY DEVELOPMENT DISTRICT (THE "DISTRICT") RELATING TO ADOPTING THE BUDGET FOR THE FISCAL YEAR 2022 BEGINNING OCTOBER 1, 2021 AND ENDING SEPTEMBER 30, 2022.

- c. That the adopted budget, as amended, shall be maintained in the office of the District Manager and at the District's Records Office and identified as "The Budget for River Landing Community Development District for the Fiscal Year Ending September 30, 2022, as adopted by the Board of Supervisors on May 19, 2021.

SECTION 2. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 3. CONFLICT. That all Sections or parts of Sections of any Resolutions, Agreements or actions of the Board of Supervisor's in conflict are hereby repealed to the extent of such conflict.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board of Supervisors of the River Landing Community Development District.

PASSED AND ADOPTED this 19th day of May, 2021.

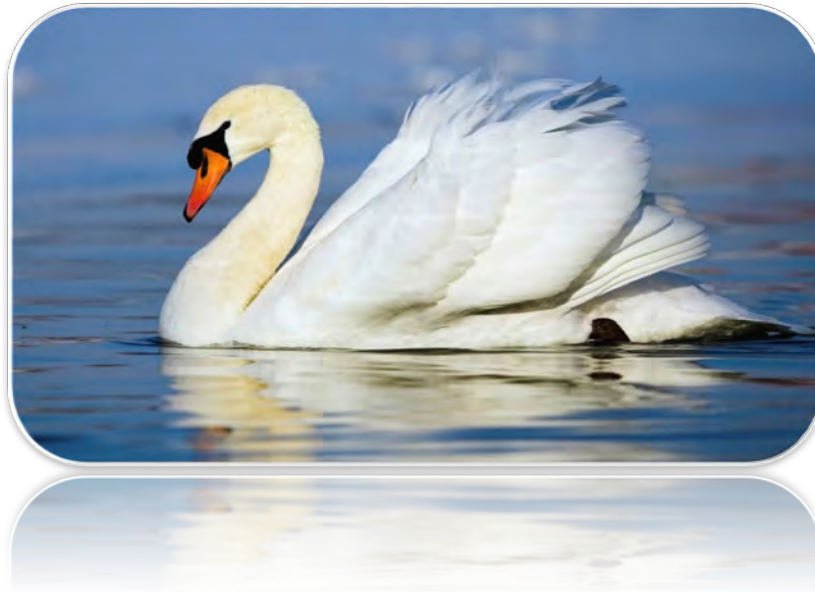
ATTEST:

**RIVER LANDING COMMUNITY
DEVELOPMENT DISTRICT**

James P. Ward, Secretary

Robert Lee, Chairman

RIVER LANDING COMMUNITY DEVELOPMENT DISTRICT



PROPOSED BUDGET REVISED FOR PUBLIC HEARING

FISCAL YEAR 2022

PREPARED BY:

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

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

River Landing Community Development District
General Fund - Budget
Fiscal Year 2022

Description	Fiscal Year		Anticipated	Fiscal Year
	2021 Budget	Actual at 01/31/2021	Year End 09/30/2021	2022 Budget
Revenues and Other Sources				
Carryforward	\$ -	\$ -	\$ -	\$ -
Interest Income - General Account	\$ -	\$ -	\$ -	\$ -
Assessment Revenue				
Assessments - On-Roll	\$ -	\$ -	\$ -	\$ 174,378
Assessments - Off-Roll	\$ -	\$ -	\$ -	\$ -
Contributions - Private Sources				
Taylor Morrison	\$ 607,245	\$ 574,940	\$ 610,665	\$ -
Total Revenue & Other Sources	\$ 607,245	\$ 574,940	\$ 610,665	\$ 174,378
Appropriations				
Legislative				
Board of Supervisor's Fees	\$ -	\$ -	\$ -	\$ -
Board of Supervisor's - FICA	\$ -	\$ -	\$ -	\$ -
Executive				
Professional - Management	\$ 40,000	\$ 13,333	\$ 40,000	\$ 40,000
Financial and Administrative				
Audit Services	\$ 5,000	\$ -	\$ -	\$ 5,000
Accounting Services	\$ 12,000	\$ 4,000	\$ 12,000	\$ 16,000
Assessment Roll Preparation	\$ -	\$ 2,667	\$ 5,000	\$ 16,000
Arbitrage Rebate Fees	\$ 500	\$ -	\$ -	\$ 500
Other Contractual Services				
Recording and Transcription	\$ -	\$ -	\$ -	\$ -
Legal Advertising	\$ 5,000	\$ 663	\$ 2,000	\$ 2,000
Trustee Services	\$ 10,000	\$ -	\$ 10,000	\$ 4,300
Dissemination Agent Services	\$ 500	\$ 5,000	\$ 5,000	\$ 5,000
Property Appraiser Fees	\$ -	\$ 1,450	\$ 1,450	\$ -
Bank Service Fees	\$ 350	\$ 72	\$ 350	\$ 360
Travel and Per Diem				
	\$ -	\$ -	\$ -	\$ -
Communications and Freight Services				
Telephone	\$ -	\$ -	\$ -	\$ -
Postage, Freight & Messenger	\$ 750	\$ 543	\$ 750	\$ 500
Rentals and Leases				
Miscellaneous Equipment	\$ -	\$ -	\$ -	\$ -
Computer Services (Web Site)	\$ 1,500	\$ 100	\$ 1,500	\$ 2,000
Insurance				
	\$ 5,200	\$ 5,000	\$ 5,000	\$ 5,500
Subscriptions and Memberships				
	\$ 175	\$ 175	\$ 175	\$ 175
Printing and Binding				
	\$ 330	\$ 294	\$ 400	\$ 400
Office Supplies				
	\$ -	\$ -	\$ -	\$ -

River Landing Community Development District
General Fund - Budget
Fiscal Year 2022

Description	Fiscal Year 2021 Budget	Actual at 01/31/2021	Anticipated Year End 09/30/2021	Fiscal Year 2022 Budget
Legal Services				
General Counsel	\$ 15,000	\$ 16,100	\$ 22,100	\$ 15,000
Boundary Amendment	\$ -	\$ -	\$ -	\$ -
Other General Government Services				
Engineering Services	\$ 6,000	\$ -	\$ -	\$ 1,000
Contingencies	\$ -	\$ -	\$ -	\$ -
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Other Physical Environment				
Repairs and Maintenance				
Naturalized Area Maintenance	\$ -		\$ -	\$ 50,000
Road and Street Facilities				
Capital Improvements				\$ -
Street Lights Purchase	\$ 504,940	\$ 504,940	\$ 504,940	\$ -
Street Lights Installation	\$ -	\$ -	\$ -	\$ -
Reserves				
Operational Reserve (Future Years)	\$ -	\$ -	\$ -	\$ -
Other Fees and Charges				
Discounts, Tax Collector Fee and Property Appraiser Fee	\$ -	\$ -	\$ -	\$ 10,643
Total Appropriations	\$ 607,245	\$ 554,337	\$ 610,665	\$ 174,378
Fund Balances:				
Change from Current Year Operations	\$ -	\$ 20,603	\$ -	\$ -
Fund Balance - Beginning				
Restricted for Future Operations	\$ -	\$ -	\$ -	\$ -
Unassigned.	\$ 3,194	\$ 3,194	\$ 3,194	\$ 3,194
Total Fund Balance	\$ 3,194	\$ 23,797	\$ 3,194	\$ 3,194
Assessment Rate	N/A			\$ 200.43
Units Subject to Assessment	N/A			870

**River Landing Community Development District
General Fund - Budget
Fiscal Year 2022**

		FY 2022
Revenues and Other Sources		
Carryforward		\$ -
Interest Income - General Account		\$ -
<hr/>		
Appropriations		
Legislative		
Board of Supervisor's Fees		\$ -
The Board's fees are statutorily set at \$200 for each meeting of the Board of Supervisor's not to exceed \$4,800 for each Fiscal Year. The Budgeted amount reflects that the anticipated meetings for the District. The current Board has waived the statutory authorized fees.		
Executive		
Professional - Management		\$ 40,000
The District retains the services of a professional management company - JPWard and Associates, LLC - which specializes in Community Development Districts. The firm brings a wealth of knowledge and expertise to the District.		
Financial and Administrative		
Audit Services		\$ 5,000
Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures, if it's Revenues or Expenditures reach a certain threshold.		
Accounting Services		\$ 16,000
For the Maintenance of the District's books and records on a daily basis.		
Assessment Roll Preparation		\$ 16,000
For the preparation by the Financial Advisor of the Methodology for the General Fund and the Assessment Rolls including transmittal to the Collier County Property Appraiser.		
Arbitrage Rebate Fees		\$ 500
For required Federal Compliance - this fee is paid for an in-depth analysis of the District's earnings on all of the funds in trust for the benefit of the Bondholder's to insure that the earnings rate does not exceed the interest rate on the Bond's.		
Other Contractual Services		
Recording and Transcription		\$ -
Legal Advertising		\$ 2,000
Trustee Services		\$ 4,300
With the issuance of the District's Bonds, the District is required to maintain the accounts established for the Bond Issue with a bank that holds trust powers in the State of Florida. The primary purpose of the trustee is to safeguard the assets of the Bondholder's, to insure the timely payment of the principal and interest due on the Bonds, and to insure the investment of the funds in the trust are made pursuant to the requirements of the trust.		
Dissemination Agent Services		\$ 5,000
With the issuance of the District's Bonds, the District is required to report on a periodic basis the same information that is contained in the Official Statement that was issued for the Bonds. These requirements are pursuant to requirements of the Securities and Exchange Commission and sent to national repositories.		
Property Appraiser Fees		\$ -
Bank Service Fees		\$ 360
Travel and Per Diem		\$ -
Communications and Freight Services		
Telephone		\$ -
Postage, Freight & Messenger		\$ 500
Rentals and Leases		
Miscellaneous Equipment		\$ -
Computer Services (Web Site Maintenance)		\$ 2,000

**River Landing Community Development District
General Fund - Budget
Fiscal Year 2022**

	FY 2022
Insurance	\$ 5,500
Subscriptions and Memberships	\$ 175
Printing and Binding	\$ 400
Office Supplies	\$ -
Legal Services	
General Counsel	\$ 15,000
The District's general council provides on-going legal representation relating to issues such as public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyances and contracts. In this capacity, they provide services as "local government lawyers".	
 Other General Government Services	
Engineering Services	\$ 1,000
The District's engineering firm provides a broad array of engineering, consulting and construction services, which assists the District in crafting solutions with sustainability for the long term interests of the Community while recognizing the needs of government, the environment and maintenance of the District's facilities.	
Contingencies	\$ -
Other Physical Environment	
Repairs and Maintenance	
Naturalized Area Maintenance	\$ 50,000
Road and Street Facilities	
Capital Improvements	\$ -
Street Lights Purchase	\$ -
Street Lights Installation	
Reserves	
Operational Reserve (Future Years)	\$ -
The District has established an operational reserve to cover expenses that occur before assessment monies are received, and/or other expenses that may arise that are not anticipated in the Budget.	
 Other Fees and Charges	
Discounts and Tax Collector Fees	\$ 10,643
4% Discount permitted by Law for early payment and 3% Tax Collector Fee and Property Appraiser Fee	
Total Appropriations:	<u>\$ 174,378</u>

River Landing Community Development District
Debt Service Fund - Series 2020A Bonds - Budget
Fiscal Year 2022

Description	Fiscal Year 2021 Budget	Actual at 01/31/2021	Anticipated Year End 09/30/2021	Fiscal Year 2022 Budget
Revenues and Other Sources				
Carryforward	\$ -	\$ -	\$ -	\$ 160,747
Interest Income				
Revenue Account	\$ -	\$ -	\$ -	\$ -
Reserve Account	\$ -	\$ -	\$ -	\$ -
Interest Account	\$ -	\$ -	\$ -	\$ -
Prepayment Account	\$ -	\$ -	\$ -	\$ -
Capitalized Interest Account	\$ -	\$ -	\$ -	\$ -
Special Assessment Revenue				
Special Assessment - On-Roll	\$ -	\$ -	\$ -	\$ 545,459
Special Assessment - Off-Roll	\$ -	\$ -	\$ -	\$ -
Special Assessment - Prepayment	\$ -	\$ -	\$ -	\$ -
Bond Proceeds				
Capitalized Interest Fund Deposit		\$ 321,495	\$ 321,495	
Reserve Fund Deposit	\$ -	\$ 253,831	\$ 253,831	\$ -
Total Revenue & Other Sources	\$ -	\$ 575,326	\$ 575,326	\$ 706,206
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory	\$ -	\$ -	\$ -	\$ 155,000
Principal Debt Service - Early Redemptions				
Interest Expense				
	\$ -	\$ -	\$ 160,747	\$ 351,788
Other Fees and Charges				
Discounts/Collection Costs	\$ -	\$ -	\$ -	\$ 35,475
Operating Transfers Out	\$ -	\$ -	\$ -	\$ -
Total Expenditures and Other Uses	\$ -	\$ -	\$ 160,747	\$ 542,263
Net Increase/(Decrease) in Fund Balance	\$ -	\$ 575,326	\$ 414,579	\$ 163,943
Fund Balance - Beginning	\$ -	\$ -	\$ -	\$ 414,579
Fund Balance - Ending	\$ -	\$ 575,326	\$ 414,579	\$ 578,522

Restricted Fund Balance:

Reserve Account Requirement	\$ 253,831
Restricted for November 1, 2022 Interest Payment	\$ 173,569
Total - Restricted Fund Balance:	\$ 427,400

Description of Product	Number of Units	FY 2021 Rate	FY 2022 Rate
Townhouse (20')	126	N/A	\$ 495.08
Single Family 50' - 55'	89	N/A	\$ 1,287.22
Single Family 60' - 64'	61	N/A	\$ 1,534.76
Single Family 65' - 69'	52	N/A	\$ 1,609.02
Single Family 70' - 74'	0	N/A	\$ -
Single Family 75' - 79'	103	N/A	\$ 1,856.57
Total:	431		

River Landing Community Development District

Debt Service Fund - Series 2020A

Description	Principal Prepayments	Principal	Coupon Rate	Interest	Annual Debt Service	Par Outstanding
Par Amount Issued:		\$ 8,585,000	Varies			
5/1/2021		\$ -		\$ 145,600.94		
11/1/2021				\$ 175,893.75	\$ 321,494.69	\$ 8,585,000
5/1/2022	\$ 155,000		3.000%	\$ 175,893.75		
11/1/2022				\$ 173,568.75	\$ 504,462.50	\$ 8,430,000
5/1/2023	\$ 160,000		3.000%	\$ 173,568.75		
11/1/2023				\$ 171,168.75	\$ 504,737.50	\$ 8,270,000
5/1/2024	\$ 165,000		3.000%	\$ 171,168.75		
11/1/2024				\$ 168,693.75	\$ 504,862.50	\$ 8,105,000
5/1/2025	\$ 170,000		3.000%	\$ 168,693.75		
11/1/2025				\$ 166,143.75	\$ 504,837.50	\$ 7,935,000
5/1/2026	\$ 175,000		3.600%	\$ 166,143.75		
11/1/2026				\$ 162,993.75	\$ 504,137.50	\$ 7,760,000
5/1/2027	\$ 185,000		3.600%	\$ 162,993.75		
11/1/2027				\$ 159,663.75	\$ 507,657.50	\$ 7,575,000
5/1/2028	\$ 190,000		3.600%	\$ 159,663.75		
11/1/2028				\$ 156,243.75	\$ 505,907.50	\$ 7,385,000
5/1/2029	\$ 195,000		3.600%	\$ 156,243.75		
11/1/2029				\$ 152,733.75	\$ 503,977.50	\$ 7,190,000
5/1/2030	\$ 205,000		3.600%	\$ 152,733.75		
11/1/2030				\$ 149,043.75	\$ 506,777.50	\$ 6,985,000
5/1/2031	\$ 210,000		4.125%	\$ 149,043.75		
11/1/2031				\$ 144,712.50	\$ 503,756.25	\$ 6,775,000
5/1/2032	\$ 220,000		4.125%	\$ 144,712.50		
11/1/2032				\$ 140,175.00	\$ 504,887.50	\$ 6,555,000
5/1/2033	\$ 230,000		4.125%	\$ 140,175.00		
11/1/2033				\$ 135,431.25	\$ 505,606.25	\$ 6,325,000
5/1/2034	\$ 240,000		4.125%	\$ 135,431.25		
11/1/2034				\$ 130,481.25	\$ 505,912.50	\$ 6,085,000
5/1/2035	\$ 250,000		4.125%	\$ 130,481.25		
11/1/2035				\$ 125,325.00	\$ 505,806.25	\$ 5,835,000
5/1/2036	\$ 260,000		4.125%	\$ 125,325.00		
11/1/2036				\$ 119,962.50	\$ 505,287.50	\$ 5,575,000
5/1/2037	\$ 270,000		4.125%	\$ 119,962.50		
11/1/2037				\$ 114,393.75	\$ 504,356.25	\$ 5,305,000
5/1/2038	\$ 280,000		4.125%	\$ 114,393.75		
11/1/2038				\$ 108,618.75	\$ 503,012.50	\$ 5,025,000
5/1/2039	\$ 295,000		4.125%	\$ 108,618.75		
11/1/2039				\$ 102,534.38	\$ 506,153.13	\$ 4,730,000
5/1/2040	\$ 305,000		4.125%	\$ 102,534.38		
11/1/2040				\$ 96,243.75	\$ 503,778.13	\$ 4,425,000
5/1/2041	\$ 320,000		4.350%	\$ 96,243.75		
11/1/2041				\$ 89,283.75	\$ 505,527.50	\$ 4,105,000
5/1/2042	\$ 335,000		4.350%	\$ 89,283.75		
11/1/2042				\$ 81,997.50	\$ 506,281.25	\$ 3,770,000
5/1/2043	\$ 350,000		4.350%	\$ 81,997.50		
11/1/2043				\$ 74,385.00	\$ 506,382.50	\$ 3,420,000
5/1/2044	\$ 365,000		4.350%	\$ 74,385.00		
11/1/2044				\$ 66,446.25	\$ 505,831.25	\$ 3,055,000
5/1/2045	\$ 380,000		4.350%	\$ 66,446.25		
11/1/2045				\$ 58,181.25	\$ 504,627.50	\$ 2,675,000
5/1/2046	\$ 400,000		4.350%	\$ 58,181.25		
11/1/2046				\$ 49,481.25	\$ 507,662.50	\$ 2,275,000
5/1/2047	\$ 415,000		4.350%	\$ 49,481.25		
11/1/2047				\$ 40,455.00	\$ 504,936.25	\$ 1,860,000
5/1/2048	\$ 435,000		4.350%	\$ 40,455.00		
11/1/2048				\$ 30,993.75	\$ 506,448.75	\$ 1,425,000
5/1/2049	\$ 455,000		4.350%	\$ 30,993.75		
11/1/2049				\$ 21,097.50	\$ 507,091.25	\$ 970,000
5/1/2050	\$ 475,000		4.350%	\$ 21,097.50		
11/1/2050				\$ 10,766.25	\$ 506,863.75	\$ 495,000
5/1/2051	\$ 495,000		4.350%	\$ 10,766.25	\$ 505,766.25	\$ -
		\$ 8,585,000		\$ 6,899,827.20	\$ 15,484,827.20	

River Landing Community Development District
Debt Service Fund - Series 2020B Bonds - Budget
Fiscal Year 2022

Description	Fiscal Year 2021 Budget	Actual at 01/31/2021	Anticipated Year End 09/30/2021	Fiscal Year 2022 Budget
Revenues and Other Sources				
Carryforward	\$ -	\$ -	\$ -	\$ 90,497
Interest Income				
Revenue Account	\$ -	\$ -	\$ -	\$ -
Reserve Account	\$ -	\$ -	\$ -	\$ -
Interest Account	\$ -	\$ -	\$ -	\$ -
Prepayment Account	\$ -	\$ -	\$ -	\$ -
Capitalized Interest Account	\$ -	\$ -	\$ -	\$ -
Special Assessment Revenue				
Special Assessment - On-Roll	\$ -	\$ -	\$ -	\$ -
Special Assessment - Off-Roll	\$ -	\$ -	\$ -	\$ 99,025
Special Assessment - Prepayment	\$ -	\$ -	\$ -	\$ -
Bond Proceeds				
Capitalized Interest Fund Deposit		\$ 180,996	\$ 180,996	
Reserve Fund Deposit	\$ -	\$ 99,025	\$ 99,025	\$ -
Total Revenue & Other Sources	\$ -	\$ 280,021	\$ 280,021	\$ 189,522
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory	\$ -	\$ -	\$ -	\$ -
Principal Debt Service - Early Redemptions				
Interest Expense	\$ -	\$ -	\$ 90,497	\$ 189,522
Other Fees and Charges				
Discounts/Collection Costs	\$ -	\$ -	\$ -	\$ -
Operating Transfers Out	\$ -	\$ -	\$ -	\$ -
Total Expenditures and Other Uses	\$ -	\$ -	\$ 90,497	\$ 189,522
Net Increase/(Decrease) in Fund Balance	\$ -	\$ 280,021	\$ 189,523	\$ -
Fund Balance - Beginning	\$ -	\$ -	\$ -	\$ 189,523
Fund Balance - Ending	\$ -	\$ 280,021	\$ 189,523	\$ 189,523

Restricted Fund Balance:

Reserve Account Requirement	\$ 99,025
Restricted for November 1, 2022 Interest Payment	\$ 99,025
Total - Restricted Fund Balance:	\$ 198,050

Description of Product	Number of Units	FY 2021 Rate	FY 2022 Rate
Townhouse (20')	126	N/A	\$ 192.34
Single Family 50' - 55'	89	N/A	\$ 500.09
Single Family 60' - 64'	61	N/A	\$ 596.26
Single Family 65' - 69'	52	N/A	\$ 625.11
Single Family 70' - 74'	0	N/A	\$ -
Single Family 75' - 79'	103	N/A	\$ 721.28
Total:	431		

The Series 2020B Bonds will be direct billing - the District has been advised that the Developer may prepay the full capital assessment on a lot periodically during the year, as such the amount due for annual debt service, will change as the Series 2020B Bonds are re-amortized during the year.

River Landing Community Development District

Debt Service Fund - Series 2020B

Description	Principal Prepayments	Principal	Coupon Rate	Interest	Annual Debt Service	Par Outstanding
Par Amount Issued:		\$ 4,660,000	4.250%			
5/1/2021		\$ -		\$ 90,497.45		
11/1/2021				\$ 90,497.45	\$ 180,994.90	\$ 4,660,000
5/1/2022		\$ -	4.250%	\$ 99,025.00		
11/1/2022				\$ 99,025.00	\$ 198,050.00	\$ 4,660,000
5/1/2023		\$ -	4.250%	\$ 99,025.00		
11/1/2023				\$ 99,025.00	\$ 198,050.00	\$ 4,660,000
5/1/2024		\$ -	4.250%	\$ 99,025.00		
11/1/2024				\$ 99,025.00	\$ 198,050.00	\$ 4,660,000
5/1/2025		\$ -	4.250%	\$ 99,025.00		
11/1/2025				\$ 99,025.00	\$ 198,050.00	\$ 4,660,000
5/1/2026		\$ -	4.250%	\$ 99,025.00		
11/1/2026				\$ 99,025.00	\$ 198,050.00	\$ 4,660,000
5/1/2027		\$ -	4.250%	\$ 99,025.00		
11/1/2027				\$ 99,025.00	\$ 198,050.00	\$ 4,660,000
5/1/2028		\$ -	4.250%	\$ 99,025.00		
11/1/2028				\$ 99,025.00	\$ 198,050.00	\$ 4,660,000
5/1/2029		\$ -	4.250%	\$ 99,025.00		
11/1/2029				\$ 99,025.00	\$ 198,050.00	\$ 4,660,000
5/1/2030		\$ -	4.250%	\$ 99,025.00		
11/1/2030				\$ 99,025.00	\$ 198,050.00	\$ 4,660,000
5/1/2031		\$ -	4.250%	\$ 99,025.00		
11/1/2031				\$ 99,025.00	\$ 198,050.00	\$ 4,660,000
5/1/2032		\$ -	4.250%	\$ 99,025.00		
11/1/2032				\$ 99,025.00	\$ 198,050.00	\$ 4,660,000
5/1/2033		\$ -	4.250%	\$ 99,025.00		
11/1/2033				\$ 99,025.00	\$ 198,050.00	\$ 4,660,000
5/1/2034		\$ -	4.250%	\$ 99,025.00		
11/1/2034				\$ 99,025.00	\$ 198,050.00	\$ 4,660,000
5/1/2035		\$ 4,660,000	4.250%	\$ 99,025.00		
11/1/2035				\$ 99,025.00	\$ 4,858,050.00	\$ -
		\$ 4,660,000		\$ 2,953,694.90	\$ 7,613,694.90	

RESOLUTION 2021-10

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RIVER LANDING COMMUNITY DEVELOPMENT DISTRICT IMPOSING SPECIAL ASSESSMENTS, CERTIFYING AN ASSESSMENT ROLL AND APPROVING THE GENERAL FUND SPECIAL ASSESSMENT METHODOLOGY; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR CONFLICT AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the River Landing Community Development District (the “District”) is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

WHEREAS, the District is located in Pasco County, Florida (the “County”); and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District’s adopted Improvement Plan and Chapter 190, Florida Statutes; and

WHEREAS, the Board of Supervisors (the “Board”) of the District hereby determines to undertake various operations and maintenance activities described in the District’s budget for Fiscal Year 2022 (“Operations and Maintenance Budget”), attached hereto as Exhibit “A” and incorporated by reference herein; and

WHEREAS, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the District’s budget for Fiscal Year 2022; and

WHEREAS, the provision of such services, facilities, and operations is a benefit to lands within the district; and

WHEREAS, Chapter 190, Florida Statutes, provides that the District may impose special assessments on benefitted lands within the District; and

WHEREAS, the District has previously levied an assessment for debt service, which the District desires to collect on the tax roll for platted lots pursuant to the Uniform Method and which is also indicated on Exhibit “A” and “B” the Budget and Methodology respectively; and

WHEREAS, Chapter 197, Florida Statutes, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector (“Uniform Method”); and

WHEREAS, the District has previously evidenced its intention to utilize this Uniform Method; and

WHEREAS, the District has approved an Agreement with the Property Appraiser and Tax Collector of the County to provide for the collection of the special assessments under the Uniform Method; and

WHEREAS, it is in the best interests of the District to proceed with the imposition of the special assessments for operations and maintenance on platted lots in the amount contained in the budget; and

RESOLUTION 2021-10

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RIVER LANDING COMMUNITY DEVELOPMENT DISTRICT IMPOSING SPECIAL ASSESSMENTS, CERTIFYING AN ASSESSMENT ROLL AND APPROVING THE GENERAL FUND SPECIAL ASSESSMENT METHODOLOGY; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR CONFLICT AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District desires to levy and directly collect on the certain lands special assessments reflecting their portion of the District's operations and maintenance budget; and

WHEREAS, it is in the best interests of the District to adopt the General Fund Special Assessment Methodology of the River Landing Community Development District (the "Methodology") attached to this Resolution as Exhibit "B" and incorporated as a material part of this Resolution by this reference: and

WHEREAS, it is in the best interests of the District to adopt the Assessment Roll of the River Landing Community Development District (the "Assessment Roll") attached to this Resolution as Table 1 contained in Exhibit "B" and incorporated as a material part of this Resolution by this reference, and to certify the portion of the Assessment Roll on those properties noted on Table 1 contained in Exhibit "B" to the County Tax Collector pursuant to the Uniform Method; and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll adopted herein, including that portion certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE RIVER LANDING COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. BENEFIT. The provision of the services, facilities, and operations as described in Exhibit "A" and "B" the Budget and Methodology respectively confer a special and peculiar benefit to the lands within the District, which benefits exceed or equal the costs of the assessments. The allocation of the costs to the specially benefitted lands is shown in Exhibit "B" and is hereby found to be fair and reasonable.

SECTION 2. ASSESSMENT IMPOSITION. A special assessment for operation and maintenance as provided for in Chapter 190, Florida Statutes, is hereby imposed and levied on benefitted lands within the District in accordance with Exhibit "B" the Methodology. The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution.

SECTION 3. COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST. The collection of the previously levied debt service assessments and operation and maintenance special assessments on lands noted as on-roll in Table 1 of Exhibit "B" shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method.

SECTION 4. ASSESSMENT ROLL. The District's Assessment Roll, attached to this Resolution as Table 1 to Exhibit "B," is hereby certified. That portion of the District's Assessment Roll which includes developed lands and platted lots is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the River Landing Community Development District.

RESOLUTION 2021-10

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RIVER LANDING COMMUNITY DEVELOPMENT DISTRICT IMPOSING SPECIAL ASSESSMENTS, CERTIFYING AN ASSESSMENT ROLL AND APPROVING THE GENERAL FUND SPECIAL ASSESSMENT METHODOLOGY; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR CONFLICT AND PROVIDING AN EFFECTIVE DATE.

SECTION 5. ASSESSMENT ROLL AMENDMENT. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the District's Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates to the tax roll in the District records.

SECTION 6. Conflict. That all Sections or parts of Sections of any Resolutions, Agreements, or actions of the Board of Supervisor's in conflict are hereby repealed to the extent of such conflict.

SECTION 7. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 8. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board of Supervisors of the River Landing Community Development District.

PASSED AND ADOPTED this 19th day of May 2021.

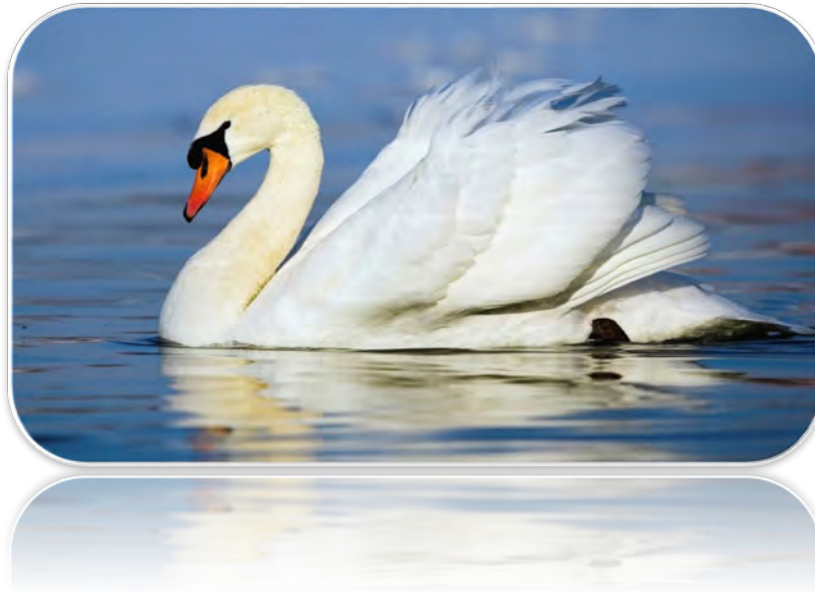
ATTEST:

**RIVER LANDING COMMUNITY DEVELOPMENT
DISTRICT**

James P. Ward, Secretary

Robert Lee, Chairman

RIVER LANDING COMMUNITY DEVELOPMENT DISTRICT



PROPOSED BUDGET REVISED FOR PUBLIC HEARING

FISCAL YEAR 2022

PREPARED BY:

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

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TABLE OF CONTENTS

Section	Description of Section	Page
1.0	Purpose	2
2.0	Background	2
3.0	Requirement for a valid Assessment Methodology	2-3
4.0	Assessment Allocation Structure	3
5.0	Assignment of Benefit	3-4
6.0	Assessment Roll	4-21

SPECIAL ASSESSMENT METHODOLOGY

1.0 PURPOSE

This report is intended to introduce to the River Landing Community Development District an operations methodology to fund the annual operations and maintenance requirements for the District. The methodology will outline the properties within the District that are subject to the Assessment and the benefit conferred on each property by the services and projects provided by the Districts' operational and maintenance activities. This report covers the District Fiscal Year 2022, which begins on October 1, 2020 and ends on September 30, 2022.

The Methodology will have two (2) primary objectives: (1) to determine the special and peculiar benefits that flow to the assessable properties in the District; and (2) apportioning the proportionate benefits on a basis that is fair and reasonable. The Methodology herein is intended to set forth a framework to apportion the costs associated with the operations and maintenance expenditures benefiting properties on a fair and equitable apportionment. The report is designed to conform to the requirements of Chapter's 189, 190 and 197, Florida Statutes and is consistent with the District's understanding of the case law on this subject.

2.0 BACKGROUND

A Community Development District ("CDD,") is an independent unit of special purpose local government created and chartered by Chapter 190, Florida Statutes, to plan, finance, construct, operate and maintain community-wide infrastructure in large, planned community developments. It may be established on the proposed property by ordinance and this SERC is related only to the petition to establish. CDD's provide a "solution to the state's planning, management and financing needs for delivery of capital infrastructure to service projected growth without overburdening other governments and their taxpayers." Section 190.002(1)(a), F.S.

A CDD is not a substitute for the local, general purpose, government unit, i.e., the County in which the CDD lies. A CDD does not have the permitting, zoning or police powers possessed by general purpose governments. A CDD is an alternative means of financing, constructing, operating, and maintaining community infrastructure for planned developments, such as LT Ranch. The scope of this SERC is limited to evaluating the consequences of approving the proposal to establish the District.

The District serves land that comprises 511.8 acres in size and in the master planned residential development, currently planned to be made up of an estimated 870 residential dwelling units .

3.0 REQUIREMENTS FOR A VALID ASSESSMENT METHODOLOGY

Valid assessments under Florida Law have two (2) requirements. First, the properties assessed must receive a special and peculiar benefit as a logical connection from the systems and services constituting improvements. The courts recognize the special benefits that flow as a logical connection peculiar to the property which in turn may result in decreased insurance premiums, increased value and marketability. Second, the assessments must be fairly and reasonably apportioned in relation to the benefit received by the various properties being assessed.

If these two tests for lienability are 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 levied, imposed and collected as a first lien on the property. Florida courts have found that it is not necessary to calculate benefit with mathematical precision at the time of imposition and levy so long as the levying and imposition process is not arbitrary, capricious or unfair.

4.0 ASSESSMENT ALLOCATION STRUCTURE

Special and peculiar benefits flow as a logical connection to the property from the operation and maintenance related services provided as a logical consequence to the property within the boundary of the District. These special benefits are peculiar to the acreage and later down to the actual platted units or parcels. The special benefits that justify imposing the assessment on the acreage include enhanced enjoyment and increased use, which may result in such positive consequences as increased value and marketability and decreased insurance premiums when levied on the various platted units or parcels of property.

5.0 ASSIGNMENT OF ASSESSMENTS

The apportionment of benefit in such a methodology report is based on accepted practices for the fair and equitable apportionment of special benefits in accordance with applicable laws and the procedure for the imposition, levy and collection of non ad valorem special assessments as set forth in the District Act and in conformity with State Laws applicable to such assessments.

The standard assessment analysis utilizes an allocation based upon the benefit that a property receives from each separate component of the District's O&M activities. The Fiscal Year 2022 General Fund Budget is financial, administrative and operational in nature so the assessments should be based equally and ratably on an equivalent number of residential units assigned to

the property. It is hereby determined that the allocation of the assessments will be to the various product types planned for the development based on the following factors.

6.0 ASSESSMENT ROLL

As described above, the allocation associated with the District's General Fund Activities are distributed across all assessable units within the boundaries of the District. Table 1 provides the assessment roll based on updated parcel account information provided by the Pasco County Property Appraiser's office in April 2021 assigning the appropriate parcel identification numbers for the lands currently platted within the boundaries of the District. All of the developable single family lots are platted and the appropriate parcel identification **numbers assigned by the Property Appraiser are known, the following table will only be** updated to reflect any changes in ownership within the boundaries of the Development.

**River Landing Community Development District
Assessment Roll - Fiscal Year 2022**

Table 1

PID	Property Owner	General Fund Rate	ERU's
25-26-20-0000-29900-104F	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 108 TAMPA, FL 33619-1389	\$ -	0
30-26-21-0000-00200-0000	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 108 TAMPA, FL 33619-1389	\$ 28,662.09	143
25-26-20-0000-29900-104A	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 108 TAMPA, FL 33619-1389	\$ -	0
25-26-20-0000-00100-0000	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 108 TAMPA, FL 33619-1389	\$ 109,236.65	545
25-26-20-0020-00000-2190	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 108 TAMPA, FL 33619-1389	\$ 200.43	1
25-26-20-0020-00000-2180	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 108 TAMPA, FL 33619-1389	\$ 200.43	1
25-26-20-0020-00000-2170	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 108 TAMPA, FL 33619-1389	\$ 200.43	1
25-26-20-0020-00000-2160	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 108 TAMPA, FL 33619-1389	\$ 200.43	1
25-26-20-0020-00000-2150	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 108 TAMPA, FL 33619-1389	\$ 200.43	1
25-26-20-0020-D1600-0000	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 108 TAMPA, FL 33619-1389	\$ -	0
25-26-20-0020-00000-2140	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 108 TAMPA, FL 33619-1389	\$ 200.43	1
25-26-20-0020-00000-2130	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 108 TAMPA, FL 33619-1389	\$ 200.43	1
25-26-20-0020-00000-2120	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 108 TAMPA, FL 33619-1389	\$ 200.43	1
25-26-20-0020-00000-2250	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 108 TAMPA, FL 33619-1389	\$ 200.43	1

**River Landing Community Development District
Assessment Roll - Fiscal Year 2022**

Table 1

PID	Property Owner	General Fund Rate	ERU's
25-26-20-0020-00000-2110	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 108 TAMPA, FL 33619-1389	\$ 200.43	1
25-26-20-0020-00000-2240	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 108 TAMPA, FL 33619-1389	\$ 200.43	1
25-26-20-0020-00000-2260	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 108 TAMPA, FL 33619-1389	\$ 200.43	1
25-26-20-0020-B3100-0000	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 108 TAMPA, FL 33619-1389	\$ -	0
25-26-20-0020-00000-2230	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 108 TAMPA, FL 33619-1389	\$ 200.43	1
25-26-20-0020-0L200-0000	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 108 TAMPA, FL 33619-1389	\$ -	0
25-26-20-0020-00000-2220	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 108 TAMPA, FL 33619-1389	\$ 200.43	1
25-26-20-0020-00000-2210	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 108 TAMPA, FL 33619-1389	\$ 200.43	1
25-26-20-0020-00000-2200	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 108 TAMPA, FL 33619-1389	\$ 200.43	1
25-26-20-0020-00000-2100	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 108 TAMPA, FL 33619-1389	\$ 200.43	1
25-26-20-0020-00000-2090	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 108 TAMPA, FL 33619-1389	\$ 200.43	1
25-26-20-0020-00000-2080	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 108 TAMPA, FL 33619-1389	\$ 200.43	1
25-26-20-0020-00000-1380	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 108 TAMPA, FL 33619-1389	\$ 200.43	1
25-26-20-0020-00000-1390	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 108 TAMPA, FL 33619-1389	\$ 200.43	1

**River Landing Community Development District
Assessment Roll - Fiscal Year 2022**

Table 1

PID	Property Owner	General Fund Rate	ERU's
25-26-20-0020-00000-1400	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 108 TAMPA, FL 33619-1389	\$ 200.43	1
25-26-20-0020-00000-1370	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 108 TAMPA, FL 33619-1389	\$ 200.43	1
25-26-20-0020-00000-2070	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 108 TAMPA, FL 33619-1389	\$ 200.43	1
25-26-20-0020-00000-1410	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 108 TAMPA, FL 33619-1389	\$ 200.43	1
25-26-20-0020-00000-1360	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 108 TAMPA, FL 33619-1389	\$ 200.43	1
25-26-20-0020-00000-2060	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 108 TAMPA, FL 33619-1389	\$ 200.43	1
25-26-20-0020-00000-1420	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 108 TAMPA, FL 33619-1389	\$ 200.43	1
25-26-20-0020-00000-1350	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 108 TAMPA, FL 33619-1389	\$ 200.43	1
25-26-20-0020-B33A0-0000	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 108 TAMPA, FL 33619-1389	\$ -	0
25-26-20-0020-00000-2050	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 108 TAMPA, FL 33619-1389	\$ 200.43	1
25-26-20-0020-00000-1430	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 108 TAMPA, FL 33619-1389	\$ 200.43	1
25-26-20-0020-00000-1340	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 108 TAMPA, FL 33619-1389	\$ 200.43	1
25-26-20-0020-00000-2040	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 108 TAMPA, FL 33619-1389	\$ 200.43	1
25-26-20-0020-B29A0-0000	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 108 TAMPA, FL 33619-1389	\$ -	0

**River Landing Community Development District
Assessment Roll - Fiscal Year 2022**

Table 1

PID	Property Owner	General Fund Rate	ERU's
25-26-20-0020-00000-1440	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 108 TAMPA, FL 33619-1389	\$ 200.43	1
25-26-20-0020-00000-1330	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 108 TAMPA, FL 33619-1389	\$ 200.43	1
25-26-20-0020-00000-2030	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 108 TAMPA, FL 33619-1389	\$ 200.43	1
25-26-20-0020-00000-1450	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 108 TAMPA, FL 33619-1389	\$ 200.43	1
25-26-20-0020-00000-2020	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 108 TAMPA, FL 33619-1389	\$ 200.43	1
25-26-20-0020-00000-1320	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 108 TAMPA, FL 33619-1389	\$ 200.43	1
25-26-20-0020-00000-1460	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 108 TAMPA, FL 33619-1389	\$ 200.43	1
25-26-20-0020-00000-1310	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 108 TAMPA, FL 33619-1389	\$ 200.43	1
25-26-20-0020-00000-1470	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 108 TAMPA, FL 33619-1389	\$ 200.43	1
25-26-20-0020-00000-1300	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 108 TAMPA, FL 33619-1389	\$ 200.43	1
25-26-20-0020-00000-1480	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 108 TAMPA, FL 33619-1389	\$ 200.43	1
25-26-20-0020-00000-1290	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 108 TAMPA, FL 33619-1389	\$ 200.43	1
25-26-20-0020-00000-1490	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 108 TAMPA, FL 33619-1389	\$ 200.43	1
25-26-20-0020-00000-1280	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 108 TAMPA, FL 33619-1389	\$ 200.43	1

**River Landing Community Development District
Assessment Roll - Fiscal Year 2022**

Table 1

PID	Property Owner	General Fund Rate	ERU's
25-26-20-0020-00000-1270	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 108 TAMPA, FL 33619-1389	\$ 200.43	1
25-26-20-0020-00000-1500	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 108 TAMPA, FL 33619-1389	\$ 200.43	1
25-26-20-0020-00000-1260	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 108 TAMPA, FL 33619-1389	\$ 200.43	1
25-26-20-0020-00000-1510	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 108 TAMPA, FL 33619-1389	\$ 200.43	1
25-26-20-0020-00000-1250	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 108 TAMPA, FL 33619-1389	\$ 200.43	1
25-26-20-0020-D1400-0000	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 108 TAMPA, FL 33619-1389	\$ -	0
25-26-20-0020-00000-1520	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 108 TAMPA, FL 33619-1389	\$ 200.43	1
25-26-20-0020-00000-1530	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 108 TAMPA, FL 33619-1389	\$ 200.43	1
25-26-20-0020-00000-1540	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 108 TAMPA, FL 33619-1389	\$ 200.43	1
25-26-20-0020-0P600-0000	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 108 TAMPA, FL 33619-1389	\$ -	0
25-26-20-0020-00000-1240	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 108 TAMPA, FL 33619-1389	\$ 200.43	1
25-26-20-0020-00000-1230	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 108 TAMPA, FL 33619-1389	\$ 200.43	1
25-26-20-0020-00000-1220	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 108 TAMPA, FL 33619-1389	\$ 200.43	1
25-26-20-0020-00000-1210	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 108 TAMPA, FL 33619-1389	\$ 200.43	1

**River Landing Community Development District
Assessment Roll - Fiscal Year 2022**

Table 1

PID	Property Owner	General Fund Rate	ERU's
25-26-20-0020-00000-1200	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 108 TAMPA, FL 33619-1389	\$ 200.43	1
25-26-20-0020-00000-1190	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 108 TAMPA, FL 33619-1389	\$ 200.43	1
25-26-20-0020-00000-1180	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 108 TAMPA, FL 33619-1389	\$ 200.43	1
25-26-20-0020-00000-1170	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 108 TAMPA, FL 33619-1389	\$ 200.43	1
25-26-20-0020-D1000-0000	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 108 TAMPA, FL 33619-1389	\$ -	0
25-26-20-0020-B25A0-0000	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 108 TAMPA, FL 33619-1389	\$ -	0
25-26-20-0020-00000-1160	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 108 TAMPA, FL 33619-1389	\$ 200.43	1
25-26-20-0020-00000-1150	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 108 TAMPA, FL 33619-1389	\$ 200.43	1
25-26-20-0020-00000-1140	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 108 TAMPA, FL 33619-1389	\$ 200.43	1
25-26-20-0020-00000-1130	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 108 TAMPA, FL 33619-1389	\$ 200.43	1
25-26-20-0020-00000-1120	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 108 TAMPA, FL 33619-1389	\$ 200.43	1
25-26-20-0020-00000-1110	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 108 TAMPA, FL 33619-1389	\$ 200.43	1
25-26-20-0020-00000-1100	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 108 TAMPA, FL 33619-1389	\$ 200.43	1
25-26-20-0020-00000-1090	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 108 TAMPA, FL 33619-1389	\$ 200.43	1

**River Landing Community Development District
Assessment Roll - Fiscal Year 2022**

Table 1

PID	Property Owner	General Fund Rate	ERU's
25-26-20-0020-00000-1080	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 108 TAMPA, FL 33619-1389	\$ 200.43	1
25-26-20-0020-D15C0-0000	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 108 TAMPA, FL 33619-1389	\$ -	0
25-26-20-0020-D15B0-0000	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 108 TAMPA, FL 33619-1389	\$ -	0
25-26-20-0020-B2200-0000	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 108 TAMPA, FL 33619-1389	\$ -	0
25-26-20-0020-D15D0-0000	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 108 TAMPA, FL 33619-1389	\$ -	0
25-26-20-0020-B20C0-0000	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 108 TAMPA, FL 33619-1389	\$ -	0
25-26-20-0020-B20B0-0000	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 108 TAMPA, FL 33619-1389	\$ -	0
25-26-20-0020-0D900-0000	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 108 TAMPA, FL 33619-1389	\$ -	0
25-26-20-0020-D15A0-0000	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 108 TAMPA, FL 33619-1389	\$ -	0
25-26-20-0020-B20A0-0000	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 108 TAMPA, FL 33619-1389	\$ -	0
25-26-20-0020-0A100-0000	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 108 TAMPA, FL 33619-1389	\$ -	0
25-26-20-0020-B2100-0000	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 108 TAMPA, FL 33619-1389	\$ -	0
30-26-21-0030-00000-0870	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 108 TAMPA, FL 33619-1389	\$ 200.43	1
30-26-21-0030-00000-0860	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 108 TAMPA, FL 33619-1389	\$ 200.43	1

**River Landing Community Development District
Assessment Roll - Fiscal Year 2022**

Table 1

PID	Property Owner	General Fund Rate	ERU's
30-26-21-0030-00000-0850	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 108 TAMPA, FL 33619-1389	\$ 200.43	1
30-26-21-0030-00000-0840	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 108 TAMPA, FL 33619-1389	\$ 200.43	1
30-26-21-0030-00000-0830	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 108 TAMPA, FL 33619-1389	\$ 200.43	1
30-26-21-0030-00000-0820	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 108 TAMPA, FL 33619-1389	\$ 200.43	1
30-26-21-0030-00000-0810	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 108 TAMPA, FL 33619-1389	\$ 200.43	1
30-26-21-0030-00000-0800	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 108 TAMPA, FL 33619-1389	\$ 200.43	1
30-26-21-0030-00000-0790	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 108 TAMPA, FL 33619-1389	\$ 200.43	1
30-26-21-0030-00000-0780	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 108 TAMPA, FL 33619-1389	\$ 200.43	1
30-26-21-0030-00000-0770	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 108 TAMPA, FL 33619-1389	\$ 200.43	1
30-26-21-0030-00000-0760	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 108 TAMPA, FL 33619-1389	\$ 200.43	1
30-26-21-0030-B1200-0000	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 108 TAMPA, FL 33619-1389	\$ 200.43	1
30-26-21-0030-0P500-0000	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 108 TAMPA, FL 33619-1389	\$ -	0
30-26-21-0030-00000-0880	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 108 TAMPA, FL 33619-1389	\$ 200.43	1
30-26-21-0030-00000-0890	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 108 TAMPA, FL 33619-1389	\$ 200.43	1

**River Landing Community Development District
Assessment Roll - Fiscal Year 2022**

Table 1

PID	Property Owner	General Fund Rate	ERU's
30-26-21-0030-00000-0900	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 108 TAMPA, FL 33619-1389	\$ 200.43	1
30-26-21-0030-B1100-0000	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 108 TAMPA, FL 33619-1389	\$ -	0
30-26-21-0030-00000-0910	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 108 TAMPA, FL 33619-1389	\$ 200.43	1
30-26-21-0030-00000-0750	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 108 TAMPA, FL 33619-1389	\$ 200.43	1
30-26-21-0030-00000-0740	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 108 TAMPA, FL 33619-1389	\$ 200.43	1
30-26-21-0030-00000-0920	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 108 TAMPA, FL 33619-1389	\$ 200.43	1
30-26-21-0030-00000-0730	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 108 TAMPA, FL 33619-1389	\$ 200.43	1
30-26-21-0030-00000-0930	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 108 TAMPA, FL 33619-1389	\$ 200.43	1
30-26-21-0030-00000-0940	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 108 TAMPA, FL 33619-1389	\$ 200.43	1
30-26-21-0030-00000-0720	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 108 TAMPA, FL 33619-1389	\$ 200.43	1
30-26-21-0030-00000-0950	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 108 TAMPA, FL 33619-1389	\$ 200.43	1
30-26-21-0030-00000-0710	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 108 TAMPA, FL 33619-1389	\$ 200.43	1
30-26-21-0030-00000-0700	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 108 TAMPA, FL 33619-1389	\$ 200.43	1
30-26-21-0030-00000-0960	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 108 TAMPA, FL 33619-1389	\$ 200.43	1

**River Landing Community Development District
Assessment Roll - Fiscal Year 2022**

Table 1

PID	Property Owner	General Fund Rate	ERU's
30-26-21-0030-00000-0690	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 108 TAMPA, FL 33619-1389	\$ 200.43	1
30-26-21-0030-00000-0970	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 108 TAMPA, FL 33619-1389	\$ 200.43	1
30-26-21-0030-00000-0680	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 108 TAMPA, FL 33619-1389	\$ 200.43	1
30-26-21-0030-00000-0980	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 108 TAMPA, FL 33619-1389	\$ 200.43	1
30-26-21-0030-00000-0670	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 108 TAMPA, FL 33619-1389	\$ 200.43	1
30-26-21-0030-00000-0990	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 108 TAMPA, FL 33619-1389	\$ 200.43	1
30-26-21-0030-00000-1000	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 108 TAMPA, FL 33619-1389	\$ 200.43	1
30-26-21-0030-00000-0660	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 108 TAMPA, FL 33619-1389	\$ 200.43	1
30-26-21-0030-00000-1010	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 108 TAMPA, FL 33619-1389	\$ 200.43	1
30-26-21-0030-00000-0650	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 108 TAMPA, FL 33619-1389	\$ 200.43	1
30-26-21-0030-00000-0640	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 108 TAMPA, FL 33619-1389	\$ 200.43	1
30-26-21-0030-00000-1020	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 108 TAMPA, FL 33619-1389	\$ 200.43	1
30-26-21-0030-00000-0630	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 108 TAMPA, FL 33619-1389	\$ 200.43	1
30-26-21-0030-00000-1030	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 108 TAMPA, FL 33619-1389	\$ 200.43	1

**River Landing Community Development District
Assessment Roll - Fiscal Year 2022**

Table 1

PID	Property Owner	General Fund Rate	ERU's
30-26-21-0030-00000-0620	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 108 TAMPA, FL 33619-1389	\$ 200.43	1
30-26-21-0030-00000-1040	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 108 TAMPA, FL 33619-1389	\$ 200.43	1
30-26-21-0030-0D700-0000	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 108 TAMPA, FL 33619-1389	\$ 200.43	1
30-26-21-0030-00000-0610	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 108 TAMPA, FL 33619-1389	\$ 200.43	1
30-26-21-0030-00000-1050	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 108 TAMPA, FL 33619-1389	\$ 200.43	1
30-26-21-0030-00000-1060	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 108 TAMPA, FL 33619-1389	\$ 200.43	1
30-26-21-0030-00000-0600	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 108 TAMPA, FL 33619-1389	\$ 200.43	1
30-26-21-0030-0P400-0000	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 108 TAMPA, FL 33619-1389	\$ -	0
30-26-21-0030-00000-1070	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 108 TAMPA, FL 33619-1389	\$ 200.43	1
30-26-21-0030-0D800-0000	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 108 TAMPA, FL 33619-1389	\$ 200.43	1
30-26-21-0030-B9B00-0000	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 108 TAMPA, FL 33619-1389	\$ -	0
30-26-21-0030-0L300-0000	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 108 TAMPA, FL 33619-1389	\$ -	0
30-26-21-0030-0A300-0000	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 108 TAMPA, FL 33619-1389	\$ -	0
30-26-21-0030-D6A00-0000	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 108 TAMPA, FL 33619-1389	\$ -	0

**River Landing Community Development District
Assessment Roll - Fiscal Year 2022**

Table 1

PID	Property Owner	General Fund Rate	ERU's
30-26-21-0030-D6B00-0000	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 108 TAMPA, FL 33619-1389	\$ -	0
25-26-20-0030-0L100-0000	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 108 TAMPA, FL 33619-1389	\$ -	0
25-26-20-0030-0B600-0000	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 108 TAMPA, FL 33619-1389	\$ -	0
25-26-20-0030-00000-0590	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 108 TAMPA, FL 33619-1389	\$ 200.43	1
25-26-20-0030-00000-0580	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 108 TAMPA, FL 33619-1389	\$ 200.43	1
25-26-20-0030-0P200-0000	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 108 TAMPA, FL 33619-1389	\$ -	0
25-26-20-0030-D4A00-0000	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 108 TAMPA, FL 33619-1389	\$ -	0
25-26-20-0030-00000-0570	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 108 TAMPA, FL 33619-1389	\$ 200.43	1
25-26-20-0030-00000-0560	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 108 TAMPA, FL 33619-1389	\$ 200.43	1
25-26-20-0030-00000-0360	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 108 TAMPA, FL 33619-1389	\$ 200.43	1
25-26-20-0030-00000-0550	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 108 TAMPA, FL 33619-1389	\$ 200.43	1
25-26-20-0030-00000-0370	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 108 TAMPA, FL 33619-1389	\$ 200.43	1
25-26-20-0030-00000-0540	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 108 TAMPA, FL 33619-1389	\$ 200.43	1
25-26-20-0030-00000-0380	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 108 TAMPA, FL 33619-1389	\$ 200.43	1

**River Landing Community Development District
Assessment Roll - Fiscal Year 2022**

Table 1

PID	Property Owner	General Fund Rate	ERU's
25-26-20-0030-00000-0530	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 108 TAMPA, FL 33619-1389	\$ 200.43	1
30-26-21-0030-0D300-0000	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 108 TAMPA, FL 33619-1389	\$ -	0
25-26-20-0030-00000-0390	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 108 TAMPA, FL 33619-1389	\$ 200.43	1
25-26-20-0030-00000-0520	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 108 TAMPA, FL 33619-1389	\$ 200.43	1
25-26-20-0030-00000-0400	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 108 TAMPA, FL 33619-1389	\$ 200.43	1
30-26-21-0030-00000-0250	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 108 TAMPA, FL 33619-1389	\$ 200.43	1
30-26-21-0030-00000-0260	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 108 TAMPA, FL 33619-1389	\$ 200.43	1
25-26-20-0030-00000-0510	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 108 TAMPA, FL 33619-1389	\$ 200.43	1
30-26-21-0030-00000-0270	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 108 TAMPA, FL 33619-1389	\$ 200.43	1
25-26-20-0030-00000-0410	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 108 TAMPA, FL 33619-1389	\$ 200.43	1
30-26-21-0030-00000-0280	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 108 TAMPA, FL 33619-1389	\$ 200.43	1
25-26-20-0030-0P100-0000	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 108 TAMPA, FL 33619-1389	\$ -	0
30-26-21-0030-00000-0350	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 108 TAMPA, FL 33619-1389	\$ 200.43	1
30-26-21-0030-00000-0340	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 108 TAMPA, FL 33619-1389	\$ 200.43	1

**River Landing Community Development District
Assessment Roll - Fiscal Year 2022**

Table 1

PID	Property Owner	General Fund Rate	ERU's
30-26-21-0030-00000-0290	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 108 TAMPA, FL 33619-1389	\$ 200.43	1
30-26-21-0030-00000-0330	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 108 TAMPA, FL 33619-1389	\$ 200.43	1
30-26-21-0030-00000-0300	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 108 TAMPA, FL 33619-1389	\$ 200.43	1
30-26-21-0030-00000-0320	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 108 TAMPA, FL 33619-1389	\$ 200.43	1
30-26-21-0030-00000-0310	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 108 TAMPA, FL 33619-1389	\$ 200.43	1
25-26-20-0030-00000-0500	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 108 TAMPA, FL 33619-1389	\$ 200.43	1
25-26-20-0030-00000-0420	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 108 TAMPA, FL 33619-1389	\$ 200.43	1
30-26-21-0030-0B300-0000	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 108 TAMPA, FL 33619-1389	\$ -	0
25-26-20-0030-00000-0490	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 108 TAMPA, FL 33619-1389	\$ 200.43	1
25-26-20-0030-00000-0430	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 108 TAMPA, FL 33619-1389	\$ 200.43	1
25-26-20-0030-00000-0010	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 108 TAMPA, FL 33619-1389	\$ 200.43	1
30-26-21-0030-00000-0240	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 108 TAMPA, FL 33619-1389	\$ 200.43	1
30-26-21-0030-00000-0130	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 108 TAMPA, FL 33619-1389	\$ 200.43	1
30-26-21-0030-00000-0120	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 108 TAMPA, FL 33619-1389	\$ 200.43	1

**River Landing Community Development District
Assessment Roll - Fiscal Year 2022**

Table 1

PID	Property Owner	General Fund Rate	ERU's
25-26-20-0030-D4B00-0000	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 108 TAMPA, FL 33619-1389	\$ -	0
25-26-20-0030-00000-0480	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 108 TAMPA, FL 33619-1389	\$ 200.43	1
25-26-20-0030-00000-0440	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 108 TAMPA, FL 33619-1389	\$ 200.43	1
25-26-20-0030-00000-0020	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 108 TAMPA, FL 33619-1389	\$ 200.43	1
30-26-21-0030-00000-0230	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 108 TAMPA, FL 33619-1389	\$ 200.43	1
30-26-21-0030-00000-0140	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 108 TAMPA, FL 33619-1389	\$ 200.43	1
30-26-21-0030-00000-0110	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 108 TAMPA, FL 33619-1389	\$ 200.43	1
25-26-20-0030-D4C00-0000	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 108 TAMPA, FL 33619-1389	\$ -	0
25-26-20-0030-00000-0450	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 108 TAMPA, FL 33619-1389	\$ 200.43	1
30-26-21-0030-00000-0220	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 108 TAMPA, FL 33619-1389	\$ 200.43	1
25-26-20-0030-00000-0030	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 108 TAMPA, FL 33619-1389	\$ 200.43	1
30-26-21-0030-00000-0150	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 108 TAMPA, FL 33619-1389	\$ 200.43	1
30-26-21-0030-00000-0100	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 108 TAMPA, FL 33619-1389	\$ 200.43	1
25-26-20-0030-00000-0460	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 108 TAMPA, FL 33619-1389	\$ 200.43	1

**River Landing Community Development District
Assessment Roll - Fiscal Year 2022**

Table 1

PID	Property Owner	General Fund Rate	ERU's
30-26-21-0030-00000-0210	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 108 TAMPA, FL 33619-1389	\$ 200.43	1
30-26-21-0030-00000-0160	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 108 TAMPA, FL 33619-1389	\$ 200.43	1
30-26-21-0030-00000-0090	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 108 TAMPA, FL 33619-1389	\$ 200.43	1
25-26-20-0030-00000-0040	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 108 TAMPA, FL 33619-1389	\$ 200.43	1
25-26-20-0030-00000-0470	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 108 TAMPA, FL 33619-1389	\$ 200.43	1
25-26-20-0030-0D500-0000	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 108 TAMPA, FL 33619-1389	\$ -	0
30-26-21-0030-00000-0200	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 108 TAMPA, FL 33619-1389	\$ 200.43	1
30-26-21-0030-00000-0170	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 108 TAMPA, FL 33619-1389	\$ 200.43	1
30-26-21-0030-00000-0080	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 108 TAMPA, FL 33619-1389	\$ 200.43	1
25-26-20-0030-00000-0050	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 108 TAMPA, FL 33619-1389	\$ 200.43	1
25-26-20-0030-0D100-0000	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 108 TAMPA, FL 33619-1389	\$ -	0
30-26-21-0030-0D200-0000	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 108 TAMPA, FL 33619-1389	\$ -	0
30-26-21-0030-00000-0180	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 108 TAMPA, FL 33619-1389	\$ 200.43	1
30-26-21-0030-00000-0070	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 108 TAMPA, FL 33619-1389	\$ 200.43	1

**River Landing Community Development District
Assessment Roll - Fiscal Year 2022**

Table 1

PID	Property Owner	General Fund Rate	ERU's
30-26-21-0030-0A200-0000	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 108 TAMPA, FL 33619-1389	\$ -	0
30-26-21-0030-00000-0190	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 108 TAMPA, FL 33619-1389	\$ 200.43	1
25-26-20-0030-00000-0060	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 108 TAMPA, FL 33619-1389	\$ 200.43	1
25-26-20-0030-0B500-0000	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 108 TAMPA, FL 33619-1389	\$ -	0
30-26-21-0030-0B200-0000	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 108 TAMPA, FL 33619-1389	\$ -	0
25-26-20-0030-0A200-0000	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 108 TAMPA, FL 33619-1389	\$ -	0
30-26-21-0030-49900-0000	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 108 TAMPA, FL 33619-1389	\$ -	0
25-26-20-0030-0B100-0000	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 108 TAMPA, FL 33619-1389	\$ -	0
30-26-21-0030-0B100-0000	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 108 TAMPA, FL 33619-1389	\$ -	0
30-26-21-0030-B9A00-0000	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 108 TAMPA, FL 33619-1389	\$ -	0
30-26-21-0030-0P300-0000	TAYLOR MORRISON OF FLORIDA INC 3922 COCONUT PALM DR STE 108 TAMPA, FL 33619-1389	\$ -	0
TOTAL		\$ 174,377.77	870

RESOLUTION 2021-11

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RIVER LANDING COMMUNITY DEVELOPMENT DISTRICT ESTABLISHING AN OPERATION AND MAINTENANCE ASSESSMENT CAP FOR NOTICE PURPOSES ONLY.

WHEREAS, the River Landing Community Development District (the "District") is a local unit of special and single purpose government established pursuant to Chapter 190, Florida Statutes for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District's adopted Improvement Plan and Chapter 190, Florida Statutes; and

WHEREAS, the District must obtain sufficient funds to provide for the annual operation and maintenance of the services and facilities provided by the District, as well as its annual administrative expenses, on an ongoing basis; and

WHEREAS, the provision of such services, facilities, and operations is a benefit to lands within the district; and

WHEREAS, Chapter 190, Florida Statutes, provides that the District may impose special assessments on benefitted lands within the District; and

WHEREAS, notices of the District's Fiscal Year 2022 annual budget hearing and related assessment hearing were provided in accordance with law ("Notices"); and

WHEREAS, said Notices provided that the assessment the District contemplated levying for annual operations and maintenance was \$200.43 per unit; and

WHEREAS, on May 19 ,2021, the Board of Supervisors conducted the public hearings referenced in the Notices; and

WHEREAS, on May 19, 2021, the Board of Supervisors determined that the Fiscal Year 2022 operations and maintenance assessment would be levied in the amount of \$200.43 per unit and directed the District Manager to certify that assessment, as well as the existing debt assessment, to the tax collector for collection; and

WHEREAS, on May 19, 2021 the Board of Supervisors also determined that the expenses associated with providing notices of a future operations and maintenance assessment intended to be levied above \$200.43 per unit but less than \$220.48 per unit would diminish the revenue the District would receive by virtue of the slightly increased assessments; and

WHEREAS, on May 19, 2021, the District's Board of Supervisors also determined that it would be financially advantageous for the District, and consequently the landowners paying assessments, if the District adopted an operation and maintenance assessment cap of \$220.48 per unit for notice purposes only; and

WHEREAS, this adoption of an operations and maintenance assessment cap for notice purposes only will eliminate the expenses associated with publishing notice and mailing individual notices of future years' annual operation and maintenance assessments which are levied in an amount less than \$220.48 per unit; and

WHEREAS, if the future, anticipated, annual operations and maintenance assessments are projected to exceed \$220.48 per unit, the District Manager shall provide all notices required by law in the absence of this resolution; and

RESOLUTION 2021-11

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RIVER LANDING COMMUNITY DEVELOPMENT DISTRICT ESTABLISHING AN OPERATION AND MAINTENANCE ASSESSMENT CAP FOR NOTICE PURPOSES ONLY.

WHEREAS, it is in the best interests of the District and its landowners to approve an operations and maintenance assessment cap of \$220.48 per unit for notices purposes only.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE RIVER LANDING COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. OPERATIONS AND MAINTENANCE ASSESSMENT CAP FOR NOTICE PURPOSES ONLY.

- a. The District hereby adopts an operations and maintenance assessment cap in the amount of \$220.48per unit for notice purposes only.
- b. If the future, anticipated, annual operations and maintenance assessments are projected to exceed \$220.48 per unit, the District Manager shall publish and mail all notices required by law.
- c. Nothing contained in this Resolution shall prevent or prohibit the District from adopting an annual operation and maintenance assessment that exceeds \$220.48 per unit, nor shall it be construed as a waiver of the District's right to do so.
- d. Nothing contained in this Resolution shall relieve the District Manager of the responsibility of publishing the notice of the annual budget hearing, as required by section 190.008, Florida Statutes.

SECTION 2. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 3. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board of Supervisors of the River Landing Community Development District.

PASSED AND ADOPTED this 19th day of May, 2021.

ATTEST:

**RIVER LANDING
COMMUNITY DEVELOPMENT DISTRICT**

James P. Ward, Secretary

Robert Lee, Chairman

RESOLUTION 2021-12

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RIVER LANDING COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIME, AND LOCATION FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS OF THE DISTRICT; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the River Landing Community Development District (the “District”) is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

WHEREAS, in accordance with the provisions of Chapter 189.415, Florida Statutes, the District is required to file quarterly, semiannually, or annually a schedule of its regular meetings with the local governing authority or authorities; and

WHEREAS, in accordance with the above referenced Statute, the District shall also publish quarterly, semiannually, or annually its regular meeting schedule in a newspaper of general paid circulation in the County in which the District is located and shall appear in the legal notices section of the classified advertisements;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE RIVER LANDING COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. DESIGNATION OF DATES, TIME, AND LOCATION OF REGULAR MEETINGS

a. Date:

October 19, 2021	November 16, 2021
December 21, 2021	January 18, 2022
February 15, 2022	March 15, 2022
April 19, 2022	May 17, 2022
June 21, 2022	July 19, 2022
August 16, 2022	September 20, 2022

b. Time: 11:00 A.M. (Eastern Standard Time)

c. Location: Esplanade Amenity Center
4495 Myrica Drive
Odessa, Florida 33556

SECTION 2. Sunshine Law and Meeting Cancellations and Continuations. The meetings of the Board of Supervisors are open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. The District by and through its District Manager may cancel any meeting of the Board of Supervisors and all meetings may be continued to a date, time, and place to be specified on the record at the hearings or meeting.

SECTION 2. Conflict. That all Sections or parts of Sections of any Resolutions, Agreements, or actions of the Board of Supervisors in conflict are hereby repealed to the extent of such conflict.

SECTION 2. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 3. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board of Supervisors of the River Landing Community Development District.

RESOLUTION 2021-12

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RIVER LANDING COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIME, AND LOCATION FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS OF THE DISTRICT; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY AND PROVIDING AN EFFECTIVE DATE.

PASSED AND ADOPTED this 18th day of May 2021.

ATTEST:

RIVER LANDING COMMUNITY DEVELOPMENT DISTRICT

James P. Ward, Secretary

Robert Lee, Chairman

RESOLUTION 2021-13

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RIVER LANDING COMMUNITY DEVELOPMENT DISTRICT CONFIRMING AND APPROVING THE ACTIONS OF THE CHAIRMAN AND DISTRICT STAFF REGARDING THE ACQUISITION OF CERTAIN OFFSITE UTILITY IMPROVEMENTS AND OFFSITE ROADWAY IMPROVEMENTS, PHASE 1A IMPROVEMENTS AND WORK PRODUCT; AND ADDRESSING SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the River Landing Community Development District (“**District**”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes* (“**Act**”); and

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

WHEREAS, the District has adopted an improvement plan for the planning, design, acquisition, construction, and installation of certain infrastructure improvements, facilities, and services within and without the boundaries of the District, which plan is detailed in the *Master Engineer’s Report*, dated July 2020, as supplemented by the *Supplemental Engineer’s Report*, dated October 2020 (“**Capital Improvement Program**”); and

WHEREAS, the District has authorized an *Acquisition Agreement* dated September 29, 2020, the first *Amendment to the Acquisition Agreement* dated September 29, 2020, and the Second *Amendment to the Acquisition Agreement* dated November 18, 2020 with Taylor Morrison of Florida, Inc. (“**Developer**”) which set forth the process by which the District may acquire the improvements comprising the Capital Improvement Program; and

WHEREAS, the Developer has advanced, funded, commenced, and completed: 1) certain offsite utility improvements described in more detail in Exhibit A attached hereto and incorporated herein by reference; and 2) certain offsite roadway improvements, Phase 1A infrastructure improvements, and work product described in more detail in Exhibit B attached hereto and incorporated herein by reference (collectively the “**Improvements**”); and

WHEREAS, the District desires to confirm and approve all actions of the District Chairman and District Staff regarding the acquisition of the Improvements.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE RIVER LANDING COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. The acquisition of the Improvements, the execution of documents relating to such acquisition of the Improvements, and all actions taken in the furtherance of the acquisition of the Improvements, are hereby declared and affirmed as being in the best interests of the District and are hereby approved and confirmed by the Board.

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

PASSED AND ADOPTED this 19th day of May 2021.

ATTEST:

**RIVER LANDING COMMUNITY
DEVELOPMENT DISTRICT**

James P. Ward, Secretary

Robert Lee, Chairman

Exhibit A: Offsite Utility Improvements Acquisition Package

Exhibit B: Offsite Roadway Improvements, River Landing Phase 1A Infrastructure Improvements, and Work Product Acquisition Package

RIVER LANDING COMMUNITY DEVELOPMENT DISTRICT

JP Ward & Associates, LLC, 2900 Northeast 12th Terrace, Suite 1, Oakland Park, Florida 33334

TO: Jim Ward

FROM: Wes Haber and Katie Ibarra

RE: Summary of Acquisition of Offsite Utilities Improvements

DATE: October 1, 2020

SUMMARY NOTE FOR AUDITOR:

At this time, the River Landing Community Development District (“**District**”) is acquiring certain water and wastewater utilities (“**Acquired Utilities**”) located without the District from the Developer pursuant to the *Acquisition Agreement* between the District and the Developer, dated July 28, 2020 and the *First Amendment to the Acquisition Agreement* dated September 29, 2020 (collectively the “*Acquisition Agreement*”). Upon acquisition, the District will convey the Acquired Utilities by Bill of Sale to Pasco County for ownership, operation and maintenance. Real estate rights for the conveyance exist by virtue of platted utility easements in favor of the County.

For this acquisition, the District has agreed to pay \$4,189,915.90 in total, provided however that a portion of that amount is balance owed and retainage and has not yet been paid by the Developer. Accordingly, the District will pay \$3,559,279.59 upon availability of funds, and the remaining \$630,636.31 upon availability of funds and additional proof of payment by the Developer to the Contractor for that amount.

At the time of this acquisition, the District has not yet issued bonds. The amounts set forth herein are anticipated to be paid from the proceeds of a future series of bonds to be issued by the District. Additionally, the Acquired Utilities entitle the Developer to “*Fee Credits*,” as such term is defined in that certain *Water Supply, Reclaimed Water Supply, and Wastewater Treatment Service Agreement* between the Developer and Pasco County. The Developer agrees to comply with the terms of the Acquisition Agreement as it relates to the Fee Credits.

Note that the \$4,189,915.90 worth of Acquired Utilities was constructed by Amici Engineering Contractors, LLC, pursuant to a contract with the Developer, but the Acquired Utilities are only a portion of a larger contracts which involves additional improvements within and without the District’s boundaries. The District Engineer has identified and certified that the District is paying the correct amount for the work.

[CONTINUED ON FOLLOWING PAGE]

KEY FACTS INCLUDED WITH THE ACQUISITION PACKAGE ARE IDENTIFIED BELOW:

Improvements Being Acquired Under This Acquisition:

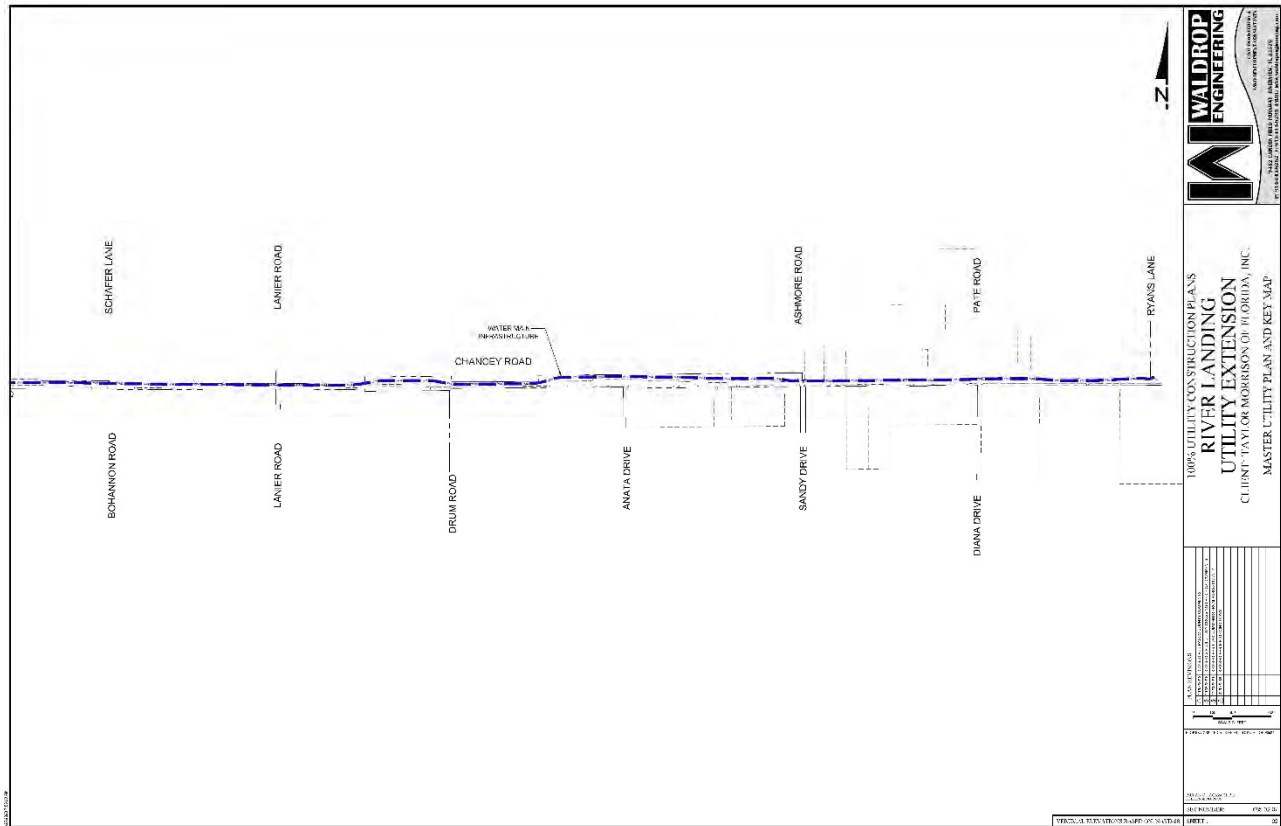
Offsite Utility Improvements – All wastewater lines, including but not limited to all pipes, structures, fittings, valves, pumps, laterals, mains, services, tees, lift stations, equipment and appurtenances hereto and all potable water lines, including but not limited to all pipes, structures, fittings, valves, pumps, laterals, mains, services, tees, equipment and appurtenances thereto. Ancillary work and restoration work associated with the overall project are not included with the costs outlined in the below table.

Description of Current Requested Acquisition:

OFFSITE CDD ELIGIBLE COSTS (WATER & WASTEWATER ONLY)					
Utility	Paid To Date (Less Retainage)	Left To Be Paid (Less Retainage)	Retainage	TOTAL Left To Be Paid	Total
Wastewater	\$ 1,070,613.99	\$ 12,600.00	\$ 120,357.11	\$ 132,957.11	\$ 1,203,571.10
Potable Water	\$ 2,488,665.60	\$ 199,044.72	\$ 298,634.48	\$ 497,679.20	\$ 2,986,344.80
Total	\$ 3,559,279.59	\$ 211,644.72	\$ 418,991.59	\$ 630,636.31	\$ 4,189,915.90

Location of Improvements: Offsite





Balance Owed:

Any balances owed will be paid to Developer at a future date upon submission of a further *Affidavit of Costs Paid by Developer* confirming the payment of the balance owed to Contractor.

Authorization for Acquisition:

Acquisition Agreement between the District and the Developer, dated July 28, 2020, as amended by the *First Amendment to the Acquisition Agreement*, dated September 29, 2020.

**AUTHORIZING ADDENDUM #1- River Landing - 1
TO
MASTER LAND DEVELOPMENT SERVICES AGREEMENT**

TAYLOR MORRISON:
AMICI ENGINEERING CONTRACTORS, LLC.,
a Florida limited liability company

CONTRACTOR:
TAYLOR MORRISON OF FLORIDA, a Florida
corporation

Job Code: 11500100
Commitment: 000010

NOTICE TO PROCEED DATE: 12/23/2019
SUBSTANTIAL COMPLETION DATE: Refer to "Schedule 1"

DESCRIPTION OF WORK:

This Authorizing Addendum to Master Land Development Services Agreement ("**Authorizing Addendum**") is made and entered into effective as of 26th day of December, 2019, by and between **AMICI ENGINEERING CONTRACTORS, LLC., a Florida limited liability company** ("**Taylor Morrison**") and **TAYLOR MORRISON OF FLORIDA, a Florida corporation** ("**Contractor**"), with respect to the Master Land Development Services Agreement between Taylor Morrison and Contractor dated December 24, 2019 (the "**Agreement**").

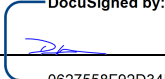
1. Scope/Work. Pursuant to the Agreement, Contractor shall perform the Work for the Contract Price and within the time frame set forth on **Exhibit A** attached to this Authorizing Addendum.

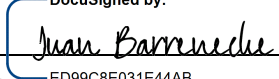
2. Site. The Work will be performed at the job site (the "**Site**"), the location of which is legally described on **Exhibit B** attached hereto.

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

TAYLOR MORRISON:
TAYLOR MORRISON OF FLORIDA, a Florida
corporation

CONTRACTOR:
AMICI ENGINEERING CONTRACTORS,
LLC., a Florida limited liability company

DocuSigned by:
By: 
Name: Andrew Miller
Title: Vice President
Date: 1/13/2020

DocuSigned by:
By: 
Name: Juan Barreneche
Title: Manager
Date: 1/9/2020

**AUTHORIZING ADDENDUM #1- River Landing – 1
TO
MASTER AGREEMENT FOR LAND DEVELOPMENT SERVICES**

EXHIBIT A
SCOPE/CONTRACT PRICE/SCHEDULE

Job No.: 11500100

Commitment: 0000010

Taylor Morrison's Representative: Andrew Miller



Contractor's Representative: Juan Barreneche

1. **Schedule.** The Work shall be completed during the following time frames: *Refer to "Schedule 1 – Project Schedule" attached herein.*
2. **Contract Price/Budget.** The Contract Price is as follows:

SR-56 SUMMARY		
<i>Potable Water</i>	SUBTOTAL =	\$1,094,829.00
<i>Force Main</i>	SUBTOTAL = \$	779,036.50
<i>Reclaim Main</i>	SUBTOTAL = \$	1,168,502.50
<i>Restoration & Miscellaneous</i>	SUBTOTAL = \$	748,643.56
SR-56 TOTAL		\$3,791,011.56



COUNTY ROW SUMMARY		
<i>Potable Water</i>	SUBTOTAL =	\$1,879,515.80
<i>Force Main</i>	SUBTOTAL = \$	424,534.60
<i>*Reclaim Main (Refer to Additional Clarifications section)</i>	SUBTOTAL = \$	2,346,990.20
<i>Restoration & Miscellaneous</i>	SUBTOTAL = \$	815,865.82
COUNTY ROW TOTAL		\$5,466,906.42

GRAND TOTAL		\$9,257,917.98
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 ^{DS} Contractor
  ^{DS} TM

SR-56 Water				
Description	Qty	Unit	Unit Price	Amount
16" DR18 C900 PVC	5,700	LF	\$92.00	\$ 524,400.00
16" DR11 HDPE (Directional Drill) 510+26.01 to 512+82.50	341	LF	\$140.00	\$ 47,740.00
16" DR11 HDPE (Directional Drill) 525+15.70 to 527+22.39	315	LF	\$140.00	\$ 44,100.00
16" DR11 HDPE (Directional Drill) 533+61.14 to 538+05.00	805	LF	\$130.00	\$ 104,650.00
16" DR11 HDPE (Directional Drill) 552+10.72 to 553+68.57	235	LF	\$140.00	\$ 32,900.00
16" Gate Valve	18	EA	\$5,600.00	\$ 100,800.00
16" Gate Valve Assembly & Blowoff	1	EA	\$6,000.00	\$ 6,000.00
Air Release Valve	5	EA	\$3,000.00	\$ 15,000.00
8" DR18 C900 PVC	62	LF	\$74.00	\$ 4,588.00
12" DR18 C900 PVC	242	LF	\$94.00	\$ 22,748.00
12" DR11 HDPE (Directional Drill) - Crossing #1	245	LF	\$125.00	\$ 30,625.00
8" DR11 HDPE (Directional Drill) - Crossing #2	269	LF	\$115.00	\$ 30,935.00
12" DR11 HDPE (Directional Drill) - Crossing #3	202	LF	\$125.00	\$ 25,250.00
12" Gate Valve Assembly	6	EA	\$3,000.00	\$ 18,000.00
12" Cap & Blowoff	6	EA	\$1,200.00	\$ 7,200.00
8" Gate Valve Assembly	2	EA	\$1,800.00	\$ 3,600.00
8" Gate Valve Assembly & Blowoff	2	EA	\$1,950.00	\$ 3,900.00
Fire Hydrant Assembly	6	EA	\$5,800.00	\$ 34,800.00
Water Main Testing	8,354	EA	\$4.50	\$ 37,593.00
SR-56 Water SUBTOTAL				\$1,094,829.00

Morris Bridge Road & Chancey Road- Water				
Description	Qty	Unit	Unit Price	Amount
Connect to Existing 24" Water Main - 24"x16" Tapping Sleeve 1	1	EA	\$18,000.00	\$18,000.00
Connect to Existing 12" Water Main - 12"x 8" Tapping Sleeve 1	1	EA	\$11,000.00	\$11,000.00
16" DR18 C900 PVC 4,560	4,620	LF	\$106.00	\$489,720.00
16" DR11 HDPE (Directional Drill) 18+54.65 to 32+08.36 1,355	1,756	LF	\$130.00	\$228,280.00
16" DR11 HDPE (Directional Drill) 32+25.67 to 40+86.48 860	1,229	LF	\$130.00	\$159,770.00
16" DR11 HDPE (Directional Drill) 1+06.32 to 12+37.14 1,130	1,172	LF	\$130.00	\$152,360.00
16" DR11 HDPE (Directional Drill) 13+63.32 to 21+43.91 780	782	LF	\$130.00	\$101,660.00
16" DR11 HDPE (Directional Drill) 21+54.11 to 34+34.32 1,280	1,280	LF	\$130.00	\$166,400.00
16" DR11 HDPE (Directional Drill) 39+42.83 to 48+41.69 899	899	LF	\$130.00	\$116,870.00
16" DR11 HDPE (Directional Drill) 65+53.68 to 72+87.54 734	734	LF	\$130.00	\$95,420.00
16" DR11 HDPE (Directional Drill) 79+19.60 to 83+21.01 402	403	LF	\$130.00	\$52,390.00
16" DR11 HDPE (Directional Drill) 84+87.04 to 93+56.20 869	871	LF	\$130.00	\$113,230.00
16" Gate Valve 10	18	EA	\$5,600.00	\$100,800.00
16" Gate Valve Assembly & Blowoff 1	1	EA	\$6,000.00	\$6,000.00
Air Release Valve 16	12	EA	\$3,000.00	\$36,000.00
Water Main Testing 13,540	13,746	LF	\$2.30	\$31,615.80
Morris Bridge Road & Chancey Road- Water SUBTOTAL				\$1,879,515.80


 Contractor
 
 TM

SR-56 Forcemain				
Description	Qty	Unit	Unit Price	Amount
12" DR25 C900 PVC 4,690	1146	LF	\$ 89.00	\$ 101,994.00
8" DR25 C900 PVC	3354	LF	\$ 70.00	\$ 234,780.00
6" DR25 C900 PVC 232	444	LF	\$ 65.00	\$ 28,860.00
4" DR25 C900 PVC	43	LF	\$ 55.00	\$ 2,365.00
12" Plug Valve 5	2	EA	\$ 5,200.00	\$ 10,400.00
Air Release Valve 19	4	EA	\$ 2,900.00	\$ 11,600.00
8" Plug Valve	8	EA	\$ 3,000.00	\$ 24,000.00
6" Plug Valve 4	7	EA	\$ 2,000.00	\$ 14,000.00
4" Plug Valve	3	EA	\$ 1,500.00	\$ 4,500.00
8" DR11 HDPE (Directional Drill) 524+84.26 to 527+09.60 225	361	LF	\$ 115.00	\$ 41,515.00
8" DR11 HDPE (Directional Drill) 530+65.31 to 537+68.43 206	900	LF	\$ 115.00	\$ 103,500.00
8" DR11 HDPE (Directional Drill) 550+71.53 to 554+57.50 386	474	LF	\$ 115.00	\$ 54,510.00
12" DR11 HDPE (Directional Drill) 581+73.92 to 583+21.23 147	175	LF	\$ 125.00	\$ 21,875.00
6" DR11 HDPE (Directional Drill) - Mixed Use Parcel Crossing 207	207	LF	\$ 110.00	\$ 22,770.00
6" DR11 HDPE (Directional Drill) - Crossing #1 210	210	LF	\$ 110.00	\$ 23,100.00
6" DR11 HDPE (Directional Drill) - Crossing #3 202	200	LF	\$ 110.00	\$ 22,000.00
12" DR11 HDPE (Directional Drill) - Crossing #4 239	241	LF	\$ 125.00	\$ 30,125.00
Force Main Testing 7,197	7755	LF	\$ 3.50	\$ 27,142.50
SR-56 Forcemain SUBTOTAL				\$779,036.50

Morris Bridge Road Forcemain				
Description	Qty	Unit	Unit Price	Amount
12" DR25 C900 PVC 3,210	3191	LF	\$ 85.00	\$ 271,235.00
12" Plug Valve 3	4	EA	\$ 5,300.00	\$ 21,200.00
6" Plug Valve 1	2	EA	\$ 2,000.00	\$ 4,000.00
12" Air Release Valve 2	2	EA	\$ 2,400.00	\$ 4,800.00
12" DR11 HDPE (Directional Drill) 32+47.14 to 43+52.02 1,105	1107	LF	\$ 92.00	\$ 101,844.00
Connect to Existing 12" Force Main - 12"x12" Tapping Sleeve 1	1	EA	\$ 12,000.00	\$ 12,000.00
Force Main Testing 4,315	4298	LF	\$ 2.20	\$ 9,455.60
Morris Bridge Road Forcemain SUBTOTAL				\$424,534.60



SR-56 Reclaim Main				
Description	Qty	Unit	Unit Price	Amount
16' DR18 C900 PVC 5673	5822	LF	\$ 106.00	\$ 617,132.00
24' DR18 C900 PVC 134	87	LF	\$ 189.00	\$ 16,443.00
12' DR18 C900 PVC 15	20	LF	\$ 94.00	\$ 1,880.00
8' DR18 C900 PVC 253	268	LF	\$ 74.00	\$ 19,832.00
16' Gate Valve 11	18	EA	\$ 5,600.00	\$ 100,800.00
12' Gate Valve 1	1	EA	\$ 3,000.00	\$ 3,000.00
12' Gate Valve Assembly with Blow-off	1	EA	\$ 3,400.00	\$ 3,400.00
8' Gate Valve 7	5	EA	\$ 1,800.00	\$ 9,000.00
8' Cap with Blowoff	7	EA	\$ 800.00	\$ 5,600.00
16' Gate Valve Assembly with Blow-off 1	1	EA	\$ 6,000.00	\$ 6,000.00
Air Release Valve 22	4	EA	\$ 3,000.00	\$ 12,000.00
16' DR11 HDPE (Directional Drill) 524+84.26 to 527+09.60 225	281	LF	\$ 140.00	\$ 39,340.00
16' DR11 HDPE (Directional Drill) 534+41.73 to 537+68.43 327	810	LF	\$ 130.00	\$ 105,300.00
16' DR11 HDPE (Directional Drill) 550+71.53 to 554+57.50 386	386	LF	\$ 140.00	\$ 54,040.00
8' DR11 HDPE (Directional Drill) - Mixed Use Crossing 207	207	LF	\$ 115.00	\$ 23,805.00
8' DR11 HDPE (Directional Drill) - Crossing #1 202	210	LF	\$ 115.00	\$ 24,100.00
8' DR11 HDPE (Directional Drill) - Crossing #2 210	205	LF	\$ 115.00	\$ 23,575.00
8' DR11 HDPE (Directional Drill) - Crossing #3 183	200	LF	\$ 115.00	\$ 23,000.00
24' DR11 HDPE (Directional Drill) - Crossing #4 181	193	LF	\$ 258.00	\$ 49,794.00
Reclaim Main Testing 8781	8689	LF	\$ 3.50	\$ 30,411.50
SR-56 Reclaim Main SUBTOTAL				\$1,168,502.50

Morris Bridge Road Reclaim Main				
Description	Qty	Unit	Unit Price	Amount
*Mobilization (Refer to Additional Clarifications section below)	1	LS	\$ 245,000.00	\$ 245,000.00
24' DR18 C900 PVC 3,433	3355	LF	\$ 189.00	\$ 634,095.00
24' Gate Valve 12	11	EA	\$ 15,250.00	\$ 167,750.00
8' DR18 C900 PVC	47	EA	\$ 74.00	\$ 3,478.00
8' Gate Valve	1	LF	\$ 1,800.00	\$ 1,800.00
Air Release Valve 7	5	EA	\$ 3,000.00	\$ 15,000.00
24' DR11 HDPE (Directional Drill) 14+57.00 to 32+08.36 1690	1831	EA	\$ 258.00	\$ 472,398.00
24' DR11 HDPE (Directional Drill) 32+18.36 to 47+38.77 1513	1508	LF	\$ 258.00	\$ 389,064.00
24' DR11 HDPE (Directional Drill) 47+50.32 to 55+90.55 840	832	LF	\$ 258.00	\$ 214,656.00
24' DR11 HDPE (Directional Drill) 70+03.55 to 76+68.37 662	667	LF	\$ 258.00	\$ 172,086.00
Reclaim Main Testing 8,138	8193	LF	\$ 2.40	\$ 19,663.20
Connect to Existing 24' Reclaim Main 1	1	EA	\$ 12,000.00	\$ 12,000.00
Morris Bridge Road Reclaim Main SUBTOTAL				\$ 2,346,990.20

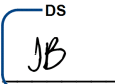

SR-56 Restoration & Miscellaneous				
Description	Qty	Unit	Unit Price	Amount
Mobilization	1	LS	\$ 250,000.00	\$ 250,000.00
Performance Bond (2%), SR 56	1	LS	\$ 74,333.56	\$ 74,333.56
Saw Cut & Restore Concrete Sidewalk /Multi-Use Path	3238	SY	\$ 55.00	\$ 178,090.00
Sod Replacement	34920	SY	\$ 3.50	\$ 122,220.00
Inlet Protection	1	LS	\$ 8,500.00	\$ 8,500.00
Silt Fence	1	LS	\$ 15,000.00	\$ 15,000.00
Maintenance of Traffic	1	LS	\$ 9,000.00	\$ 9,000.00
Construction Stakeout & Record Survey	1	LS	\$ 39,000.00	\$ 39,000.00
Certified As-Builts	1	LS	\$ 15,000.00	\$ 15,000.00
NPDES Compliance	1	LS	\$ 7,500.00	\$ 7,500.00
Geotechnical and Material Testing	1	LS	\$ 30,000.00	\$ 30,000.00
SR-56 Restoration & Miscellaneous SUBTOTAL				\$ 748,643.56

Morris Bridge Road and Chancey Road Restoration & Miscellaneous				
Description	Qty	Unit	Unit Price	Amount
Mobilization	1	LS	\$ 250,000.00	\$ 250,000.00
Performance Bond (2%), Morris Bride Rd/Chancey	1	LS	\$ 102,390.32	\$ 102,390.32
Open Cut & Restore Chancey Road W	27	SY	\$ 88.00	\$ 2,376.00
Open Cut & Restore Intersection (SW Corner)	143	SY	\$ 88.00	\$ 12,584.00
Open Cut & Restore Intersection (SE Corner)	29	SY	\$ 88.00	\$ 2,552.00
Open Cut & Restore Paved Driveway	5	EA	\$ 5,300.00	\$ 26,500.00
Open Cut & Restore Gravel Driveway	7	EA	\$ 1,800.00	\$ 12,600.00
Sod Replacement	29,161	SY	\$ 3.50	\$ 102,063.50
Selective Clearing / Tree Removal	1	LS	\$ 13,000.00	\$ 13,000.00
Silt Fence	1	LS	\$ 9,800.00	\$ 9,800.00
Maintenance of Traffic	1	LS	\$ 16,000.00	\$ 165,000.00
Construction Stakeout & Record Survey	1	LS	\$ 61,000.00	\$ 61,000.00
Certified As-Builts	1	LS	\$ 31,000.00	\$ 31,000.00
NPDES Compliance	1	LS	\$ 6,000.00	\$ 6,000.00
Geotechnical and Material Testing	1	LS	\$ 19,000.00	\$ 19,000.00
Morris Bridge Road and Chancey Road Restoration & Miscellaneous SUBTOTAL				\$ 815,865.82

3. **Hourly Fee Schedule.** Contractor's hourly fee schedule including time period for which rates apply: *N/A*
4. **Additional or Modified Provisions.** *NONE*



5. **Description of Work.** Contractor shall provide the following services for the Project (the “**Work**”):
- a. Plans. *100% Utility Construction Plans for River Landing – Utility Extension, prepared by Waldrop Engineering, PA, set number: 685-02-07*
 - b. Additional Contract Documents. *“Schedule 1 – Project Schedule”*
 - c. Additional Clarifications.
 - *Exclusion of Permit Fees*
 - *Excludes Off-Duty Police Costs if required by municipality.*
 - *The \$245,000 “Mobilization for Reclaim” amount included in this Authorizing Addendum under the Morris Bridge Road Reclaim scope will not be used without Taylor Morrison’s prior written authorization.*
 - d. Scope of Work. *See below. Construction of state road 56 Utilities & Morris Bridge Road Utilities at the Taylor Morrison of Florida, Tampa’s division project known as River Landing.*

 ^{DS} Contractor  ^{DS} TM

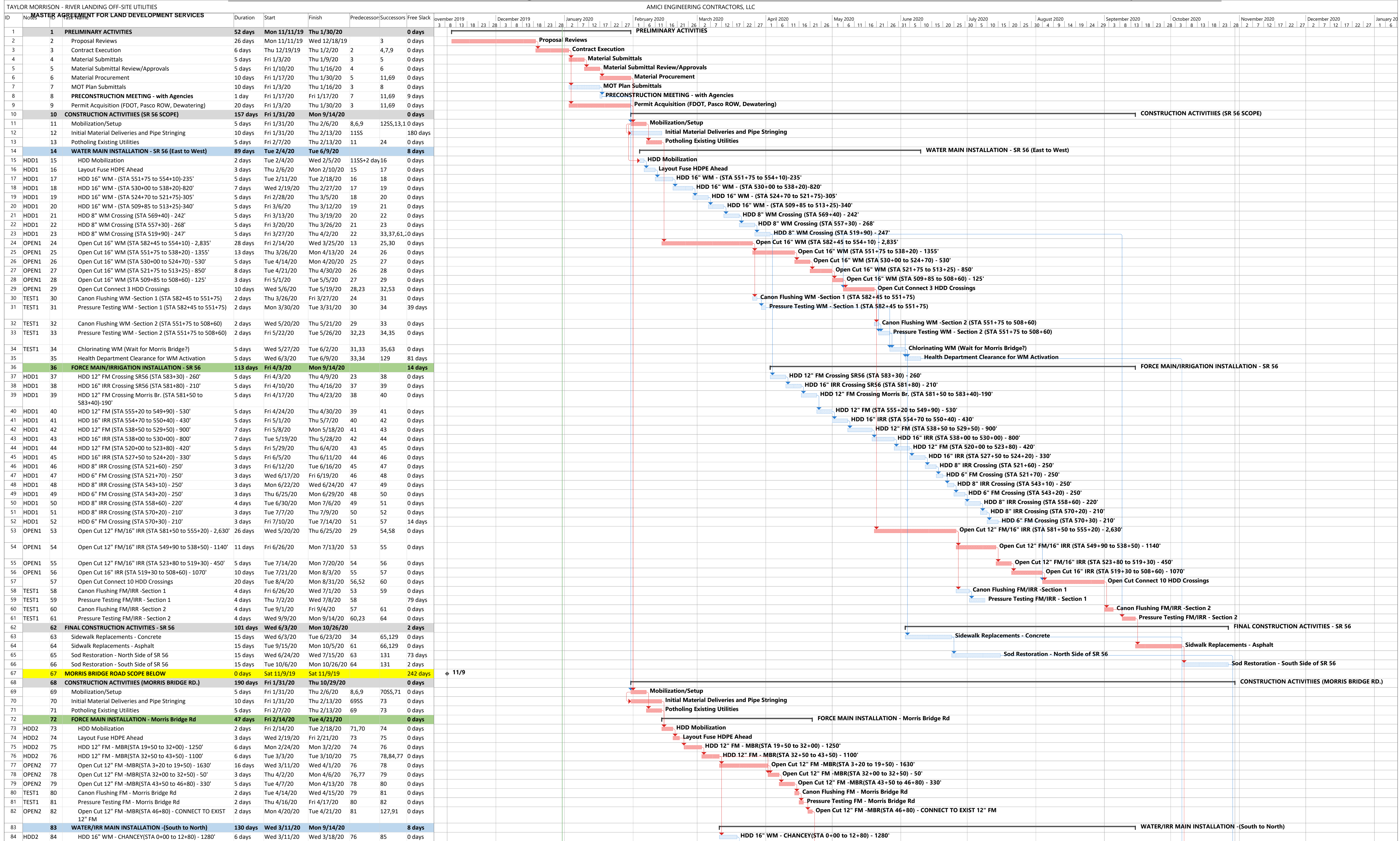
AUTHORIZING ADDENDUM #1- River Landing – 1
TO
MASTER AGREEMENT FOR LAND DEVELOPMENT SERVICES

EXHIBIT B
JOB SITE

*Part of Section 25 & 26, Township 26 South, Range 20 East, Part of Section 30, Township 26 South, Range 21 East,
Pasco County, Florida*

 ^{DS} Contractor  ^{DS} TM

AUTHORIZING ADDENDUM #1- River Landing – 1 TO MASTER AGREEMENT FOR LAND DEVELOPMENT SERVICES - Schedule 1 – Project Schedule



Project: Baseline Schedule - SR Date: Tue 12/31/19

Task Split

Milestone Summary

Project Summary Inactive Task

Inactive Milestone Inactive Summary

Manual Task Duration-only

Manual Summary Rollup Manual Summary

Start-only Finish-only

External Tasks External Milestone

Deadline Critical

Critical Split Progress

Manual Progress

AUTHORIZING ADDENDUM #1- River Landing – 1 TO MASTER AGREEMENT FOR LAND DEVELOPMENT SERVICES - Schedule 1 – Project Schedule

TAYLOR MORRISON - RIVER LANDING OFF-SITE UTILITIES										AMICI ENGINEERING CONTRACTORS, LLC																														
ID	Activity	Duration	Start	Finish	Predecessor	Successors	Free Slack	Timeline (November 2019 to January 2021)																																
85	HDD2 85 HDD 16" WM - CHANCEY(STA 13+50 to 21+50) - 800'	5 days	Thu 3/19/20	Wed 3/25/20	84	86,91	0 days	[Gantt Chart: HDD 16" WM - CHANCEY(STA 13+50 to 21+50) - 800'																																
86	HDD2 86 HDD 16" WM - CHANCEY(STA 21+75 to 34+30) - 1255'	6 days	Thu 3/26/20	Thu 4/2/20	85	87	0 days	[Gantt Chart: HDD 16" WM - CHANCEY(STA 21+75 to 34+30) - 1255'																																
87	HDD2 87 HDD 16" WM - CHANCEY(STA 39+40 to 48+50) - 910'	5 days	Fri 4/3/20	Thu 4/9/20	86	88	0 days	[Gantt Chart: HDD 16" WM - CHANCEY(STA 39+40 to 48+50) - 910'																																
88	HDD2 88 HDD 16" WM - CHANCEY(STA 65+50 to 73+00) - 750'	5 days	Fri 4/10/20	Thu 4/16/20	87	89	0 days	[Gantt Chart: HDD 16" WM - CHANCEY(STA 65+50 to 73+00) - 750'																																
89	HDD2 89 HDD 16" WM - CHANCEY(STA 79+50 to 83+25) - 405'	4 days	Fri 4/17/20	Wed 4/22/20	88	90	0 days	[Gantt Chart: HDD 16" WM - CHANCEY(STA 79+50 to 83+25) - 405'																																
90	HDD2 90 HDD 16" WM - CHANCEY(STA 84+80 to 93+60) - 880'	5 days	Thu 4/23/20	Wed 4/29/20	89	103	0 days	[Gantt Chart: HDD 16" WM - CHANCEY(STA 84+80 to 93+60) - 880'																																
91	OPEN2 91 Open Cut 16" WM - CHANCEY(STA 12+80 to 13+50)-70'	5 days	Wed 4/22/20	Tue 4/28/20	85,82	92	0 days	[Gantt Chart: Open Cut 16" WM - CHANCEY(STA 12+80 to 13+50)-70'																																
92	OPEN2 92 Open Cut 16" WM - CHANCEY(STA 21+50 to 21+75)-25'	5 days	Wed 4/29/20	Tue 5/5/20	91	93	0 days	[Gantt Chart: Open Cut 16" WM - CHANCEY(STA 21+50 to 21+75)-25'																																
93	OPEN2 93 Open Cut 16" WM - CHANCEY(STA 34+30 to 39+40)-510'	10 days	Wed 5/6/20	Tue 5/19/20	92	94	0 days	[Gantt Chart: Open Cut 16" WM - CHANCEY(STA 34+30 to 39+40)-510'																																
94	OPEN2 94 Open Cut 16" WM - CHANCEY(STA 48+50 to 65+50)- 1700'	17 days	Wed 5/20/20	Fri 6/12/20	93	95	0 days	[Gantt Chart: Open Cut 16" WM - CHANCEY(STA 48+50 to 65+50)- 1700'																																
95	OPEN2 95 Open Cut 16" WM - CHANCEY(STA 73+00 to 79+20)- 620'	8 days	Mon 6/15/20	Wed 6/24/20	94	96	0 days	[Gantt Chart: Open Cut 16" WM - CHANCEY(STA 73+00 to 79+20)- 620'																																
96	OPEN2 96 Open Cut 16" WM - CHANCEY(STA 83+25 to 84+80)- 155' - TIE-IN WATER MAIN	3 days	Thu 6/25/20	Mon 6/29/20	95	97	0 days	[Gantt Chart: Open Cut 16" WM - CHANCEY(STA 83+25 to 84+80)- 155' - TIE-IN WATER MAIN																																
97	OPEN2 97 Open Cut 16" WM - CHANCEY(STA 93+60 to 94+70)- 110'	3 days	Tue 6/30/20	Thu 7/2/20	96	98,111	0 days	[Gantt Chart: Open Cut 16" WM - CHANCEY(STA 93+60 to 94+70)- 110'																																
98	TEST1 98 Canon Flushing WM -Section 1	2 days	Mon 7/6/20	Tue 7/7/20	97	99	0 days	[Gantt Chart: Canon Flushing WM -Section 1																																
99	TEST1 99 Pressure Testing WM - Section 1	2 days	Wed 7/8/20	Thu 7/9/20	98	100	0 days	[Gantt Chart: Pressure Testing WM - Section 1																																
100	TEST1 100 Chlorinating WM - Morris Bridge/Chancey Rd	5 days	Fri 7/10/20	Thu 7/16/20	99	101	0 days	[Gantt Chart: Chlorinating WM - Morris Bridge/Chancey Rd																																
101	TEST1 101 Health Department Clearance for WM Activation	5 days	Fri 7/17/20	Thu 7/23/20	100	102	0 days	[Gantt Chart: Health Department Clearance for WM Activation																																
102	TEST1 102 Transfer Water Services - Chancey Road	10 days	Fri 7/24/20	Thu 8/6/20	101	126	0 days	[Gantt Chart: Transfer Water Services - Chancey Road																																
103	HDD2 103 HDD 16" IRR - MBR(STA 4+75 to 17+75) - 1275'	7 days	Thu 4/30/20	Fri 5/8/20	90	104	0 days	[Gantt Chart: HDD 16" IRR - MBR(STA 4+75 to 17+75) - 1275'																																
104	HDD2 104 HDD 16" WM - MBR(STA 5+25 to 17+00) - 1175'	6 days	Mon 5/11/20	Mon 5/18/20	103	105	0 days	[Gantt Chart: HDD 16" WM - MBR(STA 5+25 to 17+00) - 1175'																																
105	HDD2 105 HDD 16" IRR - MBR(STA 17+75 to 31+60) - 1385'	7 days	Tue 5/19/20	Thu 5/28/20	104	106	0 days	[Gantt Chart: HDD 16" IRR - MBR(STA 17+75 to 31+60) - 1385'																																
106	HDD2 106 HDD 16" WM - MBR(STA 18+25 to 31+40) - 1315'	7 days	Fri 5/29/20	Mon 6/8/20	105	107	0 days	[Gantt Chart: HDD 16" WM - MBR(STA 18+25 to 31+40) - 1315'																																
107	HDD2 107 HDD 16" IRR - MBR(STA 31+80 to 47+30) - 1550'	10 days	Tue 6/9/20	Mon 6/22/20	106	108,111	0 days	[Gantt Chart: HDD 16" IRR - MBR(STA 31+80 to 47+30) - 1550'																																
108	HDD2 108 HDD 16" WM - MBR(STA 32+00 to 44+75) - 1275'	7 days	Tue 6/23/20	Wed 7/1/20	107	109	0 days	[Gantt Chart: HDD 16" WM - MBR(STA 32+00 to 44+75) - 1275'																																
109	HDD2 109 HDD 16" IRR - MBR(STA 47+60 to 56+00) - 800'	5 days	Thu 7/2/20	Thu 7/9/20	108	110	0 days	[Gantt Chart: HDD 16" IRR - MBR(STA 47+60 to 56+00) - 800'																																
110	HDD2 110 HDD 16" IRR - MBR(STA 70+00 to 76+70) - 670'	5 days	Fri 7/10/20	Thu 7/16/20	109	129	55 days	[Gantt Chart: HDD 16" IRR - MBR(STA 70+00 to 76+70) - 670'																																
111	OPEN2 111 Open Cut 16" WM/16" IRR -MBR(STA 3+05 to 5+25) - 440'	5 days	Mon 7/6/20	Fri 7/10/20	107,97	112	0 days	[Gantt Chart: Open Cut 16" WM/16" IRR -MBR(STA 3+05 to 5+25) - 440'																																
112	OPEN2 112 Open Cut 16" WM/16" IRR -MBR(STA 17+00 to 18+25) - 250'	5 days	Mon 7/13/20	Fri 7/17/20	111	113	0 days	[Gantt Chart: Open Cut 16" WM/16" IRR -MBR(STA 17+00 to 18+25) - 250'																																
113	OPEN2 113 Open Cut 16" WM/16" IRR -MBR(STA 31+40 to 32+00) - 120'	5 days	Mon 7/20/20	Fri 7/24/20	112	114	0 days	[Gantt Chart: Open Cut 16" WM/16" IRR -MBR(STA 31+40 to 32+00) - 120'																																
114	OPEN2 114 Open Cut 16" WM -MBR(STA 44+75 to 46+70) - 200'	5 days	Mon 7/27/20	Fri 7/31/20	113	115,119	0 days	[Gantt Chart: Open Cut 16" WM -MBR(STA 44+75 to 46+70) - 200'																																
115	TEST1 115 Canon Flushing WM -Section 2	2 days	Mon 8/3/20	Tue 8/4/20	114	116	0 days	[Gantt Chart: Canon Flushing WM -Section 2																																
116	TEST1 116 Pressure Testing WM - Section 2	2 days	Wed 8/5/20	Thu 8/6/20	115	117	0 days	[Gantt Chart: Pressure Testing WM - Section 2																																
117	TEST1 117 Chlorinating WM - Morris Bridge	5 days	Fri 8/7/20	Thu 8/13/20	116	118	0 days	[Gantt Chart: Chlorinating WM - Morris Bridge																																
118	TEST1 118 Health Department Clearance for WM Activation	5 days	Fri 8/14/20	Thu 8/20/20	117	129	30 days	[Gantt Chart: Health Department Clearance for WM Activation																																
119	OPEN2 119 Open Cut 16" IRR -MBR(STA 47+30 to 47+60) - 30'	4 days	Mon 8/3/20	Thu 8/6/20	114	120	0 days	[Gantt Chart: Open Cut 16" IRR -MBR(STA 47+30 to 47+60) - 30'																																
120	OPEN2 120 Open Cut 16" IRR -MBR(STA 56+00 to 70+00) - 1400'	14 days	Fri 8/7/20	Wed 8/26/20	119	121	0 days	[Gantt Chart: Open Cut 16" IRR -MBR(STA 56+00 to 70+00) - 1400'																																
121	OPEN2 121 Open Cut 16" IRR -MBR(STA 76+70 to 77+70) - 100'	5 days	Thu 8/27/20	Wed 9/2/20	120	122	0 days	[Gantt Chart: Open Cut 16" IRR -MBR(STA 76+70 to 77+70) - 100'																																
122	TEST1 122 Canon Flushing IRR - Morris Bridge Rd	2 days	Thu 9/3/20	Fri 9/4/20	121	123	0 days	[Gantt Chart: Canon Flushing IRR - Morris Bridge Rd																																
123	TEST1 123 Pressure Testing IRR - Morris Bridge Rd	2 days	Wed 9/9/20	Thu 9/10/20	122	124	0 days	[Gantt Chart: Pressure Testing IRR - Morris Bridge Rd																																
124	OPEN2 124 Open Cut 16" IRR -MBR(STA 47+60) - CONNECT TO EXIST 24" RWM	2 days	Fri 9/11/20	Mon 9/14/20	123	128	0 days	[Gantt Chart: Open Cut 16" IRR -MBR(STA 47+60) - CONNECT TO EXIST 24" RWM																																
125	125 FINAL CONSTRUCTION ACTIVITIES - Morris Bridge Rd/Chancey	133 days	Wed 4/22/20	Thu 10/29/20			0 days	[Gantt Chart: FINAL CONSTRUCTION ACTIVITIES - Morris Bridge Rd/Chancey																																
126	126 Restoration - Chancey Road	15 days	Fri 8/7/20	Thu 8/27/20	102	129	25 days	[Gantt Chart: Restoration - Chancey Road																																
127	127 Restoration Morris Bridge Rd (South Side)	15 days	Wed 4/22/20	Tue 5/12/20	82	129	100 days	[Gantt Chart: Restoration Morris Bridge Rd (South Side)																																
128	128 Restoration Morris Bridge Rd (North Side)	15 days	Tue 9/15/20	Mon 10/5/20	124	129	0 days	[Gantt Chart: Restoration Morris Bridge Rd (North Side)																																
129	129 SUBSTANTIAL COMPLETION WALKTHROUGH	2 days	Tue 10/6/20	Wed 10/7/20	127,63,64,130		0 days	[Gantt Chart: SUBSTANTIAL COMPLETION WALKTHROUGH																																
130	130 Punchlist Resolution	15 days	Thu 10/8/20	Wed 10/28/20	129	131	0 days	[Gantt Chart: Punchlist Resolution																																
131	131 FINAL COMPLETION	1 day	Thu 10/29/20	Thu 10/29/20	130,65,66		0 days	[Gantt Chart: FINAL COMPLETION																																

Taylor Morrison Authorizing Addendum to Master Land Development Services Agreement



Project: Baseline Schedule - SR Date: Tue 12/31/19	Task Split	Milestone	Summary	Project Summary	Inactive Task	Inactive Milestone	Inactive Summary	Manual Task	Duration-only	Manual Summary Rollup	Manual Summary	Start-only	Finish-only	External Tasks	External Milestone	Deadline	Critical	Critical Split	Progress	Manual Progress
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TAYLOR MORRISON

**AMENDMENT #1
TO AUTHORIZING ADDENDUM TO MASTER LAND DEVELOPMENT SERVICES AGREEMENT
(the "AUTHORIZING ADDENDUM AMENDMENT")
(FLORIDA)**

This Amendment # 1 (the "Authorizing Addendum Amendment") made and entered into as of July 30, 2020 (the "Effective Date") serves to modify, supersede and control as to that certain Authorizing Addendum to Master Land Development Services Agreement, dated December 16, 2019 (the "Authorizing Addendum"), that modified that certain Master Land Development Services Agreement, dated December 24, 2019 (the "Agreement") made by and between **AMICI ENGINEERING CONTRACTORS, LLC., a Florida limited liability company ("Contractor")** and **TAYLOR MORRISON OF FLORIDA, INC., a Florida corporation ("Taylor Morrison")** as follows:

AUTHORIZING ADDENDUM AMENDMENT

In consideration of the mutual promises, covenants and conditions hereinafter set forth, the parties agree that **Exhibit A** to the above-described Authorizing Addendum is hereby modified as follows:

- 1. **Contract Price/Budget:** Add \$12,000.00 to previously authorized Contract Price/Budget of: \$9,257,917.98

The maximum authorized for the Services under this Authorizing Addendum is \$9,269,917.98 on a "fixed fee" basis.

This amount is not to be exceeded without prior written consent of Craig Hotop. Reimbursable expenses shall be limited to reproduction, blueprinting, overnight mail and messenger service. All permitted reimbursable expenses shall be billed at actual cost. Invoices must include the following information:

- Authorizing Addendum Number: 1- River Landing -1 (PO#11500100-15)
- Project and Phase Number:
- Cost Code Number: 550250
- Total invoiced to date for entire Authorizing Addendum:
- Description of Services performed:
- Amount of time spent, name of person who provided the Services described:
- Total amount authorized hereunder:

Pricing Through:

Production Pricing:

Fast Payment Schedule:

- 2. **Schedule:** N/A
- 3. **Hourly Fee Schedule:** N/A
- 4. **Modifications to Description of Work:**
 - a) Plans and Specifications: n/a
 - b) Additional Project Documents: None
 - c) Additional Clarifications and/or Provisions: None
 - d) Exclusions: None

- e) Scope of Work: *During the pre-construction meeting, Pasco County requested that all stub outs off the main line are to include an additional valve at the termination point. This amendment is for four additional 12" Gate valves at the contract unit price of \$3,000.00 each*

5. This Authorizing Addendum Amendment may be executed simultaneously in two or more counterparts, each of which shall be deemed an original and all of which together shall constitute one and the same instrument. Facsimile transmission shall be deemed delivery to the other party.

6. Except as modified in this Authorizing Addendum Amendment, all other terms and conditions of the Authorizing Addendum and Agreement remain in full force and effect and are hereby ratified and reconfirmed.

7. In the event of any conflict between the terms and provisions of this Amendment and any terms and provisions of the Authorizing Addendum and/or Agreement, the terms and provisions of this Authorizing Addendum Amendment shall control.

8. Capitalized terms used in this Authorizing Addendum Amendment without definition, but which are defined in the Authorizing Addendum or in the Agreement, shall have the same meaning in this Amendment as in the Authorizing Addendum and the Agreement.

[Signatures appear on next page.]

IN WITNESS WHEREOF, the parties have executed this Amendment effective on the day and year first above written.

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

CONTRACTOR:
AMICI ENGINEERING CONTRACTORS, LLC, a Florida limited liability company

By: DocuSigned by: Robert Lee
 6B52ED5DAC86411...

By: DocuSigned by: Juan Barreneche
 ED99C8E031E44AB...

Print Name: Robert Lee

Print Name: Juan Barreneche

Title: Land Development Director

Title: Manager

Date: 7/30/2020

Date: 7/30/2020

APPLICATION AND CERTIFICATE FOR PAYMENT

AIA DOCUMENT G702

River Landing
PROJECT: Offsite Utilities

TO OWNER: Taylor Morrison OF Florida
501 N Cattlemen Road Suite 100
Sarasota, Florida 342324
Attn: Andrew Miller

FROM: AMICI Engineering Contractors LLC
28947 SR 54
Wesley Chapel, FL 33543

ENGINEER OF RECORD: Waldrop

APPLICATION NO.: 7
PERIOD FROM: 8/1/2020
PERIOD TO: 8/31/2020
Job Code: 11500100
Commitment #: 11500100
CONTRACT DATE: 1/9/2020

Distribution to:
OWNER
E.O.R
CONTRACTOR


CONTRACTOR'S APPLICATION FOR PAYMENT

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

1. ORIGINAL CONTRACT SUM	\$ 9,269,917.98
2. Net change by Change Orders	\$12,000.00
3. CONTRACT SUM TO DATE (Line 1 + 2)	\$ 9,281,917.98
4. TOTAL COMPLETED & STORED TO DATE (Column G on G703)	\$ 5,333,974.98
5. RETAINAGE:	
a. 10% of Completed Work (Columns D + E on G703)	\$ 533,397.50
b. 0% of Stored Material (Column F on G703)	
Total Retainage (Line 5a + 5b or Total in Column I of G703)	\$533,397.50
6. TOTAL EARNED LESS RETAINAGE: (Line 4 less Line 5 Total)	\$4,800,577.48
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)	\$4,588,932.76
8. CURRENT PAYMENT DUE	\$211,644.72
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6)	\$ 4,481,340.50

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner		
Total approved this Month	\$ 12,000.00	
TOTALS	\$12,000.00	\$0.00
NET CHANGES by Change Order		\$12,000.00

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

CONTRACTOR: 
By: _____ Date: August 24, 2020
State of: Florida
County of: Pasco
Subscribed and sworn to before me this 24th day of August



Notary Public:
My Commission expires: _____

ENGINEER'S CERTIFICATE FOR PAYMENT

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

AMOUNT CERTIFIED **\$211,644.72**

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

Project Manager:
By: _____ Date: _____

ENGINEER:
By: _____ Date: _____

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

PROJECT: RIVER LANDING OFFSITE UTILITIES

CONTRACTOR: AMICI ENGINEERING CONTRACTORS INC.

APPLICATION NO.: 7
 PERIOD TO: 8/31/2020
 PO #: 11500100
 CONTRACT NO: 11500100

AIA Document G702, APPLICATION AND CERTIFICATE FOR PAYMENT, containing Contractor's signed Certification, is attached. Use Column I on Contracts where retainage for the items may apply.

A ITEM NO.	B DESCRIPTION OF WORK	C BID QUANTITY	D UNITS	E BID UNIT PRICE	F BID VALUE	WORK COMPLETED					F MATERIALS PRESENTLY STORED (NOT IN D OR E)	G TOTAL COMPLETED AND STORED TO DATE (D+E+F)	H % (G/C)	H BALANCE TO FINISH (C - G)	Q RETAINAGE 10%
						PREVIOUS QUANTITY COMPLETED	QUANTITY COMPLETED THIS PERIOD	TOTAL QUANTITY COMPLETED	\$ TOTAL COMPLETED (D +E) FROM PREV. APP.	\$ AMOUNT COMPLETED THIS PERIOD					
SR 56 WATER MAIN															
	16" DR18 C900 PVC	5700	LF	\$ 92.00	\$ 524,400.00	5,700.00		5700.00	\$ 524,400.00	\$ -	\$ -	\$ 524,400.00	100.0%	\$ -	\$ 52,440.00
	16" DR11 HDPE (Directional Drill) 510+26.01 to 512+82.50	341	LF	\$ 140.00	\$ 47,740.00	341.00		341.00	\$ 47,740.00	\$ -	\$ -	\$ 47,740.00	100.0%	\$ -	\$ 4,774.00
	16" DR11 HDPE (Directional Drill) 525+15.70 to 527+22.39	315	LF	\$ 140.00	\$ 44,100.00	315.00		315.00	\$ 44,100.00	\$ -	\$ -	\$ 44,100.00	100.0%	\$ -	\$ 4,410.00
	16" DR11 HDPE (Directional Drill) 533+61.14 to 538+05.00	805	LF	\$ 130.00	\$ 104,650.00	805.00		805.00	\$ 104,650.00	\$ -	\$ -	\$ 104,650.00	100.0%	\$ -	\$ 10,465.00
	16" DR11 HDPE (Directional Drill) 552+10.72 to 553+68.57	235	LF	\$ 140.00	\$ 32,900.00	235.00		235.00	\$ 32,900.00	\$ -	\$ -	\$ 32,900.00	100.0%	\$ -	\$ 3,290.00
	16" Gate Valve	18	EA	\$ 5,600.00	\$ 100,800.00	18.00		18.00	\$ 100,800.00	\$ -	\$ -	\$ 100,800.00	100.0%	\$ -	\$ 10,080.00
	16" Gate Valve Assembly & Blowoff	1	EA	\$ 6,000.00	\$ 6,000.00	1.00		1.00	\$ 6,000.00	\$ -	\$ -	\$ 6,000.00	100.0%	\$ -	\$ 600.00
	Air Release Valve	5	EA	\$ 3,000.00	\$ 15,000.00	5.00		5.00	\$ 15,000.00	\$ -	\$ -	\$ 15,000.00	100.0%	\$ -	\$ 1,500.00
	8" DR18 C900 PVC	62	LF	\$ 74.00	\$ 4,588.00	62.00		62.00	\$ 4,588.00	\$ -	\$ -	\$ 4,588.00	100.0%	\$ -	\$ 458.80
	12" DR18 C900 PVC	242	LF	\$ 94.00	\$ 22,748.00	242.00		242.00	\$ 22,748.00	\$ -	\$ -	\$ 22,748.00	100.0%	\$ -	\$ 2,274.80
	12" DR11 HDPE (Directional Drill) - Crossing #1	245	LF	\$ 125.00	\$ 30,625.00	245.00		245.00	\$ 30,625.00	\$ -	\$ -	\$ 30,625.00	100.0%	\$ -	\$ 3,062.50
	8" DR11 HDPE (Directional Drill) - Crossing #2	269	LF	\$ 115.00	\$ 30,935.00	269.00		269.00	\$ 30,935.00	\$ -	\$ -	\$ 30,935.00	100.0%	\$ -	\$ 3,093.50
	12" DR11 HDPE (Directional Drill) - Crossing #3	202	LF	\$ 125.00	\$ 25,250.00	202.00		202.00	\$ 25,250.00	\$ -	\$ -	\$ 25,250.00	100.0%	\$ -	\$ 2,525.00
	12" Gate Valve Assembly	6	EA	\$ 3,000.00	\$ 18,000.00	6.00		6.00	\$ 18,000.00	\$ -	\$ -	\$ 18,000.00	100.0%	\$ -	\$ 1,800.00
	12" Cap & Blowoff	6	EA	\$ 1,200.00	\$ 7,200.00	6.00		6.00	\$ 7,200.00	\$ -	\$ -	\$ 7,200.00	100.0%	\$ -	\$ 720.00
	8" Gate Valve Assembly	2	EA	\$ 1,800.00	\$ 3,600.00	2.00		2.00	\$ 3,600.00	\$ -	\$ -	\$ 3,600.00	100.0%	\$ -	\$ 360.00
	8" Gate Valve Assembly & Blowoff	2	EA	\$ 1,950.00	\$ 3,900.00	2.00		2.00	\$ 3,900.00	\$ -	\$ -	\$ 3,900.00	100.0%	\$ -	\$ 390.00
	Fire Hydrant Assembly	6	EA	\$ 5,800.00	\$ 34,800.00	6.00		6.00	\$ 34,800.00	\$ -	\$ -	\$ 34,800.00	100.0%	\$ -	\$ 3,480.00
	Water Main Testing	8354	LF	\$ 4.50	\$ 37,593.00	8,354.00		8354.00	\$ 37,593.00	\$ -	\$ -	\$ 37,593.00	100.0%	\$ -	\$ 3,759.30
MORRIS BRIDGE/CHANCEY WATER MAIN															
	Connect to Existing 24" Water Main - 24"x16" Tapping Sleeve	1	EA	\$ 18,000.00	\$ 18,000.00	-	1.00	1.00	\$ -	\$ 18,000.00	\$ -	\$ 18,000.00	100.0%	\$ -	\$ 1,800.00
	Connect to Existing 12" Water Main - 12"x 8" Tapping Sleeve	1	EA	\$ 11,000.00	\$ 11,000.00	-	1.00	1.00	\$ -	\$ 11,000.00	\$ -	\$ 11,000.00	100.0%	\$ -	\$ 1,100.00
	16" DR18 C900 PVC	4620	LF	\$ 106.00	\$ 489,720.00	4,160.00	460.00	4620.00	\$ 440,960.00	\$ 48,760.00	\$ -	\$ 489,720.00	100.0%	\$ -	\$ 48,972.00
	16" DR11 HDPE (Directional Drill) 18+54.65 to 32+08.36	1756	LF	\$ 130.00	\$ 228,280.00	1,756.00		1756.00	\$ 228,280.00	\$ -	\$ -	\$ 228,280.00	100.0%	\$ -	\$ 22,828.00
	16" DR11 HDPE (Directional Drill) 32+25.67 to 40+86.48	1229	LF	\$ 130.00	\$ 159,770.00	1,229.00		1229.00	\$ 159,770.00	\$ -	\$ -	\$ 159,770.00	100.0%	\$ -	\$ 15,977.00
	16" DR11 HDPE (Directional Drill) 1+06.32 to 12+37.14	1172	LF	\$ 130.00	\$ 152,360.00	1,172.00		1172.00	\$ 152,360.00	\$ -	\$ -	\$ 152,360.00	100.0%	\$ -	\$ 15,236.00
	16" DR11 HDPE (Directional Drill) 13+63.32 to 21+43.91	782	LF	\$ 130.00	\$ 101,660.00	782.00		782.00	\$ 101,660.00	\$ -	\$ -	\$ 101,660.00	100.0%	\$ -	\$ 10,166.00
	16" DR11 HDPE (Directional Drill) 21+54.11 to 34+34.32	1280	LF	\$ 130.00	\$ 166,400.00	1,280.00		1280.00	\$ 166,400.00	\$ -	\$ -	\$ 166,400.00	100.0%	\$ -	\$ 16,640.00
	16" DR11 HDPE (Directional Drill) 39+42.83 to 48+41.69	899	LF	\$ 130.00	\$ 116,870.00	899.00		899.00	\$ 116,870.00	\$ -	\$ -	\$ 116,870.00	100.0%	\$ -	\$ 11,687.00
	16" DR11 HDPE (Directional Drill) 65+53.68 to 72+87.54	734	LF	\$ 130.00	\$ 95,420.00	-	734.00	734.00	\$ -	\$ 95,420.00	\$ -	\$ 95,420.00	100.0%	\$ -	\$ 9,542.00
	16" DR11 HDPE (Directional Drill) 79+19.60 to 83+21.01	403	LF	\$ 130.00	\$ 52,390.00	403.00		403.00	\$ 52,390.00	\$ -	\$ -	\$ 52,390.00	100.0%	\$ -	\$ 5,239.00
	16" DR11 HDPE (Directional Drill) 84+87.04 to 93+56.20	871	LF	\$ 130.00	\$ 113,230.00	871.00		871.00	\$ 113,230.00	\$ -	\$ -	\$ 113,230.00	100.0%	\$ -	\$ 11,323.00
	16" Gate Valve 10	18	EA	\$ 5,600.00	\$ 100,800.00	17.00	1.00	18.00	\$ 95,200.00	\$ 5,600.00	\$ -	\$ 100,800.00	100.0%	\$ -	\$ 10,080.00
	16" Gate Valve Assembly & Blowoff 1	1	EA	\$ 6,000.00	\$ 6,000.00	-	1.00	1.00	\$ -	\$ 6,000.00	\$ -	\$ 6,000.00	100.0%	\$ -	\$ 600.00
	Air Release Valve 16	12	EA	\$ 3,000.00	\$ 36,000.00	7.00	5.00	12.00	\$ 21,000.00	\$ 15,000.00	\$ -	\$ 36,000.00	100.0%	\$ -	\$ 3,600.00
	Water Main Testing 13,540	13746	LF	\$ 2.30	\$ 31,615.80	4,450.00	9,296.00	13746.00	\$ 10,235.00	\$ 21,380.80	\$ -	\$ 31,615.80	100.0%	\$ -	\$ 3,161.58
SR 56 FORCE MAIN															
	12" DR25 C900 PVC 4,690	1146	LF	\$ 89.00	\$ 101,994.00	1,146.00		1146.00	\$ 101,994.00	\$ -	\$ -	\$ 101,994.00	100.0%	\$ -	\$ 10,199.40
	8" DR25 C900 PVC	3354	LF	\$ 70.00	\$ 234,780.00	3,354.00		3354.00	\$ 234,780.00	\$ -	\$ -	\$ 234,780.00	100.0%	\$ -	\$ 23,478.00

PROJECT: RIVER LANDING OFFSITE UTILITIES

CONTRACTOR: AMICI ENGINEERING CONTRACTORS INC.

APPLICATION NO.: 7
 PERIOD TO: 8/31/2020
 PO #: 11500100
 CONTRACT NO: 11500100

AIA Document G702, APPLICATION AND CERTIFICATE FOR PAYMENT, containing Contractor's signed Certification, is attached. Use Column I on Contracts where retainage for the items may apply.

A ITEM NO.	B DESCRIPTION OF WORK	C BID QUANTITY	D UNITS	E BID UNIT PRICE	F BID VALUE	WORK COMPLETED					F MATERIALS PRESENTLY STORED (NOT IN D OR E)	G TOTAL COMPLETED AND STORED TO DATE (D+E+F)	H % (G/C)	I BALANCE TO FINISH (C - G)	J RETAINAGE 10%
						K PREVIOUS QUANTITY COMPLETED	L QUANTITY COMPLETED THIS PERIOD	M TOTAL QUANTITY COMPLETED	N \$ TOTAL COMPLETED (D +E) FROM PREV. APP.	O \$ AMOUNT COMPLETED THIS PERIOD					
	6" DR25 C900 PVC 232	444	LF	\$ 65.00	\$ 28,860.00	444.00		444.00	\$ 28,860.00	\$ -	\$ -	\$ 28,860.00	100.0%	\$ -	\$ 2,886.00
	4" DR25 C900 PVC	43	LF	\$ 55.00	\$ 2,365.00	43.00		43.00	\$ 2,365.00	\$ -	\$ -	\$ 2,365.00	100.0%	\$ -	\$ 236.50
	12" Plug Valve 5	2	EA	\$ 5,200.00	\$ 10,400.00	2.00		2.00	\$ 10,400.00	\$ -	\$ -	\$ 10,400.00	100.0%	\$ -	\$ 1,040.00
	Air Release Valve 19	4	EA	\$ 2,900.00	\$ 11,600.00	4.00		4.00	\$ 11,600.00	\$ -	\$ -	\$ 11,600.00	100.0%	\$ -	\$ 1,160.00
	8" Plug Valve	8	EA	\$ 3,000.00	\$ 24,000.00	8.00		8.00	\$ 24,000.00	\$ -	\$ -	\$ 24,000.00	100.0%	\$ -	\$ 2,400.00
	6" Plug Valve 4	7	EA	\$ 2,000.00	\$ 14,000.00	7.00		7.00	\$ 14,000.00	\$ -	\$ -	\$ 14,000.00	100.0%	\$ -	\$ 1,400.00
	4" Plug Valve	3	EA	\$ 1,500.00	\$ 4,500.00	3.00		3.00	\$ 4,500.00	\$ -	\$ -	\$ 4,500.00	100.0%	\$ -	\$ 450.00
	8" DR11 HDPE (Directional Drill) 524+84.26 to 527+09.60	361	LF	\$ 115.00	\$ 41,515.00	361.00		361.00	\$ 41,515.00	\$ -	\$ -	\$ 41,515.00	100.0%	\$ -	\$ 4,151.50
	8" DR11 HDPE (Directional Drill) 530+65.31 to 537+68.43	900	LF	\$ 115.00	\$ 103,500.00	900.00		900.00	\$ 103,500.00	\$ -	\$ -	\$ 103,500.00	100.0%	\$ -	\$ 10,350.00
	8" DR11 HDPE (Directional Drill) 550+71.53 to 554+57.50	474	LF	\$ 115.00	\$ 54,510.00	474.00		474.00	\$ 54,510.00	\$ -	\$ -	\$ 54,510.00	100.0%	\$ -	\$ 5,451.00
	12" DR11 HDPE (Directional Drill) 581+73.92 to 583+21.23 147	175	LF	\$ 125.00	\$ 21,875.00	175.00		175.00	\$ 21,875.00	\$ -	\$ -	\$ 21,875.00	100.0%	\$ -	\$ 2,187.50
	6" DR11 HDPE (Directional Drill) - Mixed Use Parcel Crossing	207	LF	\$ 110.00	\$ 22,770.00	207.00		207.00	\$ 22,770.00	\$ -	\$ -	\$ 22,770.00	100.0%	\$ -	\$ 2,277.00
	6" DR11 HDPE (Directional Drill) - Crossing #1	210	LF	\$ 110.00	\$ 23,100.00	210.00		210.00	\$ 23,100.00	\$ -	\$ -	\$ 23,100.00	100.0%	\$ -	\$ 2,310.00
	6" DR11 HDPE (Directional Drill) - Crossing #3	200	LF	\$ 110.00	\$ 22,000.00	200.00		200.00	\$ 22,000.00	\$ -	\$ -	\$ 22,000.00	100.0%	\$ -	\$ 2,200.00
	12" DR11 HDPE (Directional Drill) - Crossing #4	241	LF	\$ 125.00	\$ 30,125.00	241.00		241.00	\$ 30,125.00	\$ -	\$ -	\$ 30,125.00	100.0%	\$ -	\$ 3,012.50
	Force Main Testing	7755	LF	\$ 3.50	\$ 27,142.50	7,755.00		7755.00	\$ 27,142.50	\$ -	\$ -	\$ 27,142.50	100.0%	\$ -	\$ 2,714.25
				\$ -											
	MORRIS BRIDE/CHANCEY FORCE MAIN			\$ -											
	12" DR25 C900 PVC	3191.0	LF	\$ 85.00	\$ 271,235.00	3,191.00		3191.00	\$ 271,235.00	\$ -	\$ -	\$ 271,235.00	100.0%	\$ -	\$ 27,123.50
	12" Plug Valve	4	EA	\$ 5,300.00	\$ 21,200.00	4.00		4.00	\$ 21,200.00	\$ -	\$ -	\$ 21,200.00	100.0%	\$ -	\$ 2,120.00
	6" Plug Valve	2	EA	\$ 2,000.00	\$ 4,000.00	1.00	1.00	2.00	\$ 2,000.00	\$ 2,000.00	\$ -	\$ 4,000.00	100.0%	\$ -	\$ 400.00
	12" Air Release Valve 2	2	EA	\$ 2,400.00	\$ 4,800.00	2.00		2.00	\$ 4,800.00	\$ -	\$ -	\$ 4,800.00	100.0%	\$ -	\$ 480.00
	12" DR11 HDPE (Directional Drill) 32+47.14 to 43+52.02	1107	LF	\$ 92.00	\$ 101,844.00	1,107.00		1107.00	\$ 101,844.00	\$ -	\$ -	\$ 101,844.00	100.0%	\$ -	\$ 10,184.40
	Connect to Existing 12" Force Main - 12"x12" Tapping Sleeve 1	1	EA	\$ 12,000.00	\$ 12,000.00	-	1.00	1.00	\$ -	\$ 12,000.00	\$ -	\$ 12,000.00	100.0%	\$ -	\$ 1,200.00
	Force Main Testing	4298	LF	\$ 2.20	\$ 9,455.60	4,298.20		4298.20	\$ 9,456.04	\$ -	\$ -	\$ 9,456.04	100.0%	\$ (0.44)	\$ 945.60
	SR 56 Reclaim Main														
	16' DR18 C900 PVC	5822	LF	\$ 106.00	\$ 617,132.00	-		0.00	\$ -	\$ -	\$ -	\$ -	0.0%	\$ 617,132.00	\$ -
	24' DR18 C900 PVC	87	LF	\$ 189.00	\$ 16,443.00	-		0.00	\$ -	\$ -	\$ -	\$ -	0.0%	\$ 16,443.00	\$ -
	12' DR18 C900 PVC	20	LF	\$ 94.00	\$ 1,880.00	-		0.00	\$ -	\$ -	\$ -	\$ -	0.0%	\$ 1,880.00	\$ -
	8' DR18 C900 PVC	268	LF	\$ 74.00	\$ 19,832.00	-		0.00	\$ -	\$ -	\$ -	\$ -	0.0%	\$ 19,832.00	\$ -
	16' Gate Valve	18	EA	\$ 5,600.00	\$ 100,800.00	-		0.00	\$ -	\$ -	\$ -	\$ -	0.0%	\$ 100,800.00	\$ -
	12' Gate Valve	1	EA	\$ 3,000.00	\$ 3,000.00	-		0.00	\$ -	\$ -	\$ -	\$ -	0.0%	\$ 3,000.00	\$ -
	12' Gate Valve Assembly with Blow-off	1	EA	\$ 3,400.00	\$ 3,400.00	-		0.00	\$ -	\$ -	\$ -	\$ -	0.0%	\$ 3,400.00	\$ -
	8' Gate Valve	5	EA	\$ 1,800.00	\$ 9,000.00	-		0.00	\$ -	\$ -	\$ -	\$ -	0.0%	\$ 9,000.00	\$ -
	8' Cap with Blowoff	7	EA	\$ 800.00	\$ 5,600.00	-		0.00	\$ -	\$ -	\$ -	\$ -	0.0%	\$ 5,600.00	\$ -
	16' Gate Valve Assembly with Blow-off	1	EA	\$ 6,000.00	\$ 6,000.00	-		0.00	\$ -	\$ -	\$ -	\$ -	0.0%	\$ 6,000.00	\$ -
	Air Release Valve	4	EA	\$ 3,000.00	\$ 12,000.00	-		0.00	\$ -	\$ -	\$ -	\$ -	0.0%	\$ 12,000.00	\$ -
	16' DR11 HDPE (Directional Drill) 524+84.26 to 527+09.60	281	LF	\$ 140.00	\$ 39,340.00	-		0.00	\$ -	\$ -	\$ -	\$ -	0.0%	\$ 39,340.00	\$ -
	16' DR11 HDPE (Directional Drill) 534+41.73 to 537+68.43	810	LF	\$ 130.00	\$ 105,300.00	-		0.00	\$ -	\$ -	\$ -	\$ -	0.0%	\$ 105,300.00	\$ -
	16' DR11 HDPE (Directional Drill) 550+71.53 to 554+57.50	386	LF	\$ 140.00	\$ 54,040.00	-		0.00	\$ -	\$ -	\$ -	\$ -	0.0%	\$ 54,040.00	\$ -
	8' DR11 HDPE (Directional Drill) - Mixed Use Crossing	207	LF	\$ 115.00	\$ 23,805.00	-		0.00	\$ -	\$ -	\$ -	\$ -	0.0%	\$ 23,805.00	\$ -
	8' DR11 HDPE (Directional Drill) - Crossing #1	210	LF	\$ 115.00	\$ 24,150.00	-		0.00	\$ -	\$ -	\$ -	\$ -	0.0%	\$ 24,150.00	\$ -

PROJECT: RIVER LANDING OFFSITE UTILITIES

CONTRACTOR: AMICI ENGINEERING CONTRACTORS INC.

APPLICATION NO.: 7
 PERIOD TO: 8/31/2020
 PO #: 11500100
 CONTRACT NO: 11500100

AIA Document G702, APPLICATION AND CERTIFICATE FOR PAYMENT, containing Contractor's signed Certification, is attached. Use Column I on Contracts where retainage for the items may apply.

A ITEM NO.	B DESCRIPTION OF WORK	C BID QUANTITY	D UNITS	E BID UNIT PRICE	F BID VALUE	WORK COMPLETED					F MATERIALS PRESENTLY STORED (NOT IN D OR E)	G TOTAL COMPLETED AND STORED TO DATE (D+E+F)	H BALANCE TO FINISH (C - G)	Q RETAINAGE 10%	
						PREVIOUS QUANTITY COMPLETED	QUANTITY COMPLETED THIS PERIOD	TOTAL QUANTITY COMPLETED	\$ TOTAL COMPLETED (D +E) FROM PREV. APP.	\$ AMOUNT COMPLETED THIS PERIOD					% (G/C)
	8' DR11 HDPE (Directional Drill) - Crossing #2	205	LF	\$ 115.00	\$ 23,575.00	-		0.00	\$ -	\$ -	\$ -	\$ -	0.0%	\$ 23,575.00	\$ -
	8' DR11 HDPE (Directional Drill) - Crossing #3	200	LF	\$ 115.00	\$ 23,000.00	-		0.00	\$ -	\$ -	\$ -	\$ -	0.0%	\$ 23,000.00	\$ -
	24' DR11 HDPE (Directional Drill) - Crossing #4	193	LF	\$ 258.00	\$ 49,794.00	-		0.00	\$ -	\$ -	\$ -	\$ -	0.0%	\$ 49,794.00	\$ -
	Reclaim Main Testing	8689	LF	\$ 3.50	\$ 30,411.50	-		0.00	\$ -	\$ -	\$ -	\$ -	0.0%	\$ 30,411.50	\$ -
Morris Bridge Road Reclaim Main															
	*Mobilization (Refer to Additional Clarifications section below)	1	LS	\$ 245,000.00	\$ 245,000.00	-		0.00	\$ -	\$ -	\$ -	\$ -	0.0%	\$ 245,000.00	\$ -
	24' DR18 C900 PVC	3355	LF	\$ 189.00	\$ 634,095.00	-		0.00	\$ -	\$ -	\$ -	\$ -	0.0%	\$ 634,095.00	\$ -
	24' Gate Valve	11	EA	\$ 15,250.00	\$ 167,750.00	-		0.00	\$ -	\$ -	\$ -	\$ -	0.0%	\$ 167,750.00	\$ -
	8' DR18 C900 PVC	47	EA	\$ 74.00	\$ 3,478.00	-		0.00	\$ -	\$ -	\$ -	\$ -	0.0%	\$ 3,478.00	\$ -
	8' Gate Valve	1	LF	\$ 1,800.00	\$ 1,800.00	-		0.00	\$ -	\$ -	\$ -	\$ -	0.0%	\$ 1,800.00	\$ -
	Air Release Valve	5	EA	\$ 3,000.00	\$ 15,000.00	-		0.00	\$ -	\$ -	\$ -	\$ -	0.0%	\$ 15,000.00	\$ -
	24' DR11 HDPE (Directional Drill) 14+57.00 to 32+08.36	1831	EA	\$ 258.00	\$ 472,398.00	-		0.00	\$ -	\$ -	\$ -	\$ -	0.0%	\$ 472,398.00	\$ -
	24' DR11 HDPE (Directional Drill) 32+18.36 to 47+38.77	1508	LF	\$ 258.00	\$ 389,064.00	-		0.00	\$ -	\$ -	\$ -	\$ -	0.0%	\$ 389,064.00	\$ -
	24' DR11 HDPE (Directional Drill) 47+50.32 to 55+90.55	832	LF	\$ 258.00	\$ 214,656.00	-		0.00	\$ -	\$ -	\$ -	\$ -	0.0%	\$ 214,656.00	\$ -
	24' DR11 HDPE (Directional Drill) 70+03.55 to 76+68.37	667	LF	\$ 258.00	\$ 172,086.00	-		0.00	\$ -	\$ -	\$ -	\$ -	0.0%	\$ 172,086.00	\$ -
	Reclaim Main Testing	8193	LF	\$ 2.40	\$ 19,663.20	-		0.00	\$ -	\$ -	\$ -	\$ -	0.0%	\$ 19,663.20	\$ -
	Connect to Existing 24' Reclaim Main	1	EA	\$ 12,000.00	\$ 12,000.00	-		0.00	\$ -	\$ -	\$ -	\$ -	0.0%	\$ 12,000.00	\$ -
SR 56 Restoration & Misc															
	Mobilization	1	LS	\$ 250,000.00	\$ 250,000.00	1.00		1.00	\$ 250,000.00	\$ -	\$ -	\$ 250,000.00	100.0%	\$ -	\$ 25,000.00
	Performance Bond (2%), SR 56	1	LS	\$ 74,333.56	\$ 74,333.56	1.00		1.00	\$ 74,333.56	\$ -	\$ -	\$ 74,333.56	100.0%	\$ -	\$ 7,433.36
	Saw Cut & Restore Concrete Sidewalk /Multi-Use Path	3238	SY	\$ 55.00	\$ 178,090.00	116.67		116.67	\$ 6,416.85	\$ -	\$ -	\$ 6,416.85	3.6%	\$ 171,673.15	\$ 641.69
	Sod Replacement	34920	SY	\$ 3.50	\$ 122,220.00	7,388.00		7388.00	\$ 25,858.00	\$ -	\$ -	\$ 25,858.00	21.2%	\$ 96,362.00	\$ 2,585.80
	Inlet Protection	1	LS	\$ 8,500.00	\$ 8,500.00	1.00		1.00	\$ 8,500.00	\$ -	\$ -	\$ 8,500.00	100.0%	\$ -	\$ 850.00
	Silt Fence	1	LS	\$ 15,000.00	\$ 15,000.00	1.00		1.00	\$ 15,000.00	\$ -	\$ -	\$ 15,000.00	100.0%	\$ -	\$ 1,500.00
	Maintenance of Traffic	1	LS	\$ 9,000.00	\$ 9,000.00	1.00		1.00	\$ 9,000.00	\$ -	\$ -	\$ 9,000.00	100.0%	\$ -	\$ 900.00
	Construction Stakeout & Record Survey	1	LS	\$ 39,000.00	\$ 39,000.00	0.85		0.85	\$ 33,150.00	\$ -	\$ -	\$ 33,150.00	85.0%	\$ 5,850.00	\$ 3,315.00
	Certified As-Builts	1	LS	\$ 15,000.00	\$ 15,000.00	0.75		0.75	\$ 11,250.00	\$ -	\$ -	\$ 11,250.00	75.0%	\$ 3,750.00	\$ 1,125.00
	NPDES Compliance	1	LS	\$ 7,500.00	\$ 7,500.00	1.00		1.00	\$ 7,500.00	\$ -	\$ -	\$ 7,500.00	100.0%	\$ -	\$ 750.00
	Geotechnical and Material Testing	1	LS	\$ 30,000.00	\$ 30,000.00	0.85		0.85	\$ 25,500.00	\$ -	\$ -	\$ 25,500.00	85.0%	\$ 4,500.00	\$ 2,550.00
Morris Bridge & Chancey Road Restoration & Misc															
	Mobilization	1	LS	\$ 250,000.00	\$ 250,000.00	1.00		1.00	\$ 250,000.00	\$ -	\$ -	\$ 250,000.00	100.0%	\$ -	\$ 25,000.00
	Performance Bond (2%), Morris Bride Rd/Chancey	1	LS	\$ 102,390.32	\$ 102,390.32	1.00		1.00	\$ 102,390.32	\$ -	\$ -	\$ 102,390.32	100.0%	\$ -	\$ 10,239.03
	Open Cut & Restore Chancey Road W	27	SY	\$ 88.00	\$ 2,376.00	-		0.00	\$ -	\$ -	\$ -	\$ -	0.0%	\$ 2,376.00	\$ -
	Open Cut & Restore Intersection (SW Corner)	143	SY	\$ 88.00	\$ 12,584.00	-		0.00	\$ -	\$ -	\$ -	\$ -	0.0%	\$ 12,584.00	\$ -
	Open Cut & Restore Intersection (SE Corner)	29	SY	\$ 88.00	\$ 2,552.00	-		0.00	\$ -	\$ -	\$ -	\$ -	0.0%	\$ 2,552.00	\$ -
	Open Cut & Restore Paved Driveway	5	EA	\$ 5,300.00	\$ 26,500.00	-		0.00	\$ -	\$ -	\$ -	\$ -	0.0%	\$ 26,500.00	\$ -
	Open Cut & Restore Gravel Driveway	7	EA	\$ 1,800.00	\$ 12,600.00	3.00		3.00	\$ 5,400.00	\$ -	\$ -	\$ 5,400.00	42.9%	\$ 7,200.00	\$ 540.00
	Sod Replacement	29,161	SY	\$ 3.50	\$ 102,063.50	12,482.83		12482.83	\$ 43,689.91	\$ -	\$ -	\$ 43,689.91	42.8%	\$ 58,373.60	\$ 4,368.99
	Selective Clearing / Tree Removal	1	LS	\$ 13,000.00	\$ 13,000.00	1.00		1.00	\$ 13,000.00	\$ -	\$ -	\$ 13,000.00	100.0%	\$ -	\$ 1,300.00
	Silt Fence	1	LS	\$ 9,800.00	\$ 9,800.00	0.90		0.90	\$ 8,820.00	\$ -	\$ -	\$ 8,820.00	90.0%	\$ 980.00	\$ 882.00
	Maintenance of Traffic	1	LS	\$ 165,000.00	\$ 165,000.00	0.95		0.95	\$ 156,750.00	\$ -	\$ -	\$ 156,750.00	95.0%	\$ 8,250.00	\$ 15,675.00
	Construction Stakeout & Record Survey	1	LS	\$ 61,000.00	\$ 61,000.00	0.95		0.95	\$ 57,950.00	\$ -	\$ -	\$ 57,950.00	95.0%	\$ 3,050.00	\$ 5,795.00
	Certified As-Builts	1	LS	\$ 31,000.00	\$ 31,000.00	0.50		0.50	\$ 15,500.00	\$ -	\$ -	\$ 15,500.00	50.0%	\$ 15,500.00	\$ 1,550.00

PROJECT: RIVER LANDING OFFSITE UTILITIES

CONTRACTOR: AMICI ENGINEERING CONTRACTORS INC.

APPLICATION NO.: 7
 PERIOD TO: 8/31/2020
 PO #: 11500100
 CONTRACT NO: 11500100

AIA Document G702, APPLICATION AND CERTIFICATE FOR PAYMENT, containing Contractor's signed Certification, is attached. Use Column I on Contracts where retainage for the items may apply.

A ITEM NO.	B DESCRIPTION OF WORK	C BID QUANTITY	D UNITS	E BID UNIT PRICE	F BID VALUE	WORK COMPLETED				F MATERIALS PRESENTLY STORED (NOT IN D OR E)	G TOTAL COMPLETED AND STORED TO DATE (D+E+F)	H % (G/C)	I BALANCE TO FINISH (C - G)	J RETAINAGE 10%	
						K PREVIOUS QUANTITY COMPLETED	L QUANTITY COMPLETED THIS PERIOD	M TOTAL QUANTITY COMPLETED	N \$ TOTAL COMPLETED (D +E) FROM PREV. APP.						O \$ AMOUNT COMPLETED THIS PERIOD
	NPDES Compliance	1	LS	\$ 6,000.00	\$ 6,000.00	1.00		1.00	\$ 6,000.00	\$ -	\$ -	\$ 6,000.00	100.0%	\$ -	\$ 600.00
	Geotechnical and Material Testing	1	LS	\$ 19,000.00	\$ 19,000.00	0.95		0.95	\$ 18,050.00	\$ -	\$ -	\$ 18,050.00	95.0%	\$ 950.00	\$ 1,805.00
	Change Orders														
	Change Order 1 - Additional 12" GV requested by Pasco County	4	ea	\$ 3,000.00	\$ 12,000.00	4.00		4.00	\$ 12,000.00	\$ -	\$ -	\$ 12,000.00	100.0%	\$ -	\$ 1,200.00
	GRAND TOTAL				\$ 9,269,917.98				\$ 5,098,814.18	\$ 235,160.80		\$ 5,333,974.98		\$ 3,935,943.01	\$ 533,397.50

October 1, 2020

River Landing Community Development District
c/o James P. Ward, District Manager
JP Ward & Associates, LLC
2900 Northeast 12th Terrace, Suite 1
Oakland Park, Florida 33334

RE: Letter Agreement for Acquisition of Public Infrastructure Improvements

Dear Jim,

Pursuant to the *Acquisition Agreement* between the District and the Developer, dated July 28, 2020 and the *First Amendment to the Acquisition Agreement* dated September 29, 2020 (collectively the "Acquisition Agreement"), you are hereby notified that Taylor Morrison of Florida, Inc. ("**Developer**") has completed and wishes to sell ("**Sale**") to the River Landing Community Development District ("**District**") certain improvements ("**Improvements**"), and all as described in **Exhibit A** attached hereto. Subject to the terms of the Acquisition Agreement, the following terms govern the proposed Sale:

- As consideration for the Sale, the District agrees to pay from future bond proceeds the amount of \$4,189,915.90 which represents the actual cost of constructing and/or creating the Improvements.¹
- The Improvements entitle the Developer to "Fee Credits," as such term is defined in that certain *Water Supply, Reclaimed Water Supply, and Wastewater Treatment Service Agreement* between the Developer and Pasco County. The Developer agrees to comply with the terms of the Acquisition Agreement as it relates to the Fee Credits.
- The Developer agrees, at the direction of the District, to assist with the transfer of any permits or similar approvals necessary for the operation of the Improvements.
- The Developer agrees, at the direction of the District, to assist the District with the turn-over from the District and to Pasco County all of the District's rights, title and interest in the utility improvements, including but not limited to completing any agreed upon punch list items at the Developer's expense, warranting any such Improvements to the extent required by Pasco County, and posting and maintaining any required maintenance bonds.

¹ As of August 31, 2020, the Developer has paid \$3,559,279.59 to the Contractor for the Improvements. This amount will be processed by requisition and paid to Developer upon availability of bond proceeds. The District will process the remaining \$630,636.31 by requisition and pay the Developer upon availability of bond proceeds and upon proof of payment for the remaining amount has been submitted to the District, subject to the terms of the Acquisition Agreement.

- Notwithstanding anything to the contrary herein, certain amounts may still be owed to contractors and Developer agrees to timely make payment for all remaining amounts owed, and to ensure that no liens are placed on the Improvements. Also, the Developer agrees to convey or cause to be conveyed when finalized any and all site plans, construction and development drawings, plans and specifications, surveys, engineering and soil reports and studies, and approvals (including but not limited to licenses, permits, zoning approvals, etc.), pertaining or applicable to or in any way connected with the development, construction, and ownership of the Improvements.

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

Sincerely,


Agreed to by:

**RIVER LANDING COMMUNITY
DEVELOPMENT DISTRICT**



Chairman, Board of Supervisors

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



Name: Andrew "Dica" Miller
Title: V.P.

EXHIBIT A

Description of Improvements

Contractor: Amici Engineering Contractors, LLC

Contract: *Authorizing Addendum #1 River Landing to Master Land Development Services Agreement*, dated December 26, 2019

Pay Application #7, Dated August 31, 2020

Offsite Utility Improvements – All wastewater lines, including but not limited to all pipes, structures, fittings, valves, pumps, laterals, mains, services, tees, lift stations, equipment and appurtenances hereto and all potable water lines, including but not limited to all pipes, structures, fittings, valves, pumps, laterals, mains, services, tees, equipment and appurtenances thereto, in each case specifically located within **Exhibit B** attached hereto. Ancillary work and restoration work associated with the overall project are not included with the costs outlined in the below table.

OFFSITE CDD ELIGIBLE COSTS (WATER & WASTEWATER ONLY)					
Utility	Paid To Date (Less Retainage)	Left To Be Paid (Less Retainage)	Retainage	TOTAL Left To Be Paid	Total
Wastewater	\$ 1,070,613.99	\$ 12,600.00	\$ 120,357.11	\$ 132,957.11	\$ 1,203,571.10
Potable Water	\$ 2,488,665.60	\$ 199,044.72	\$ 298,634.48	\$ 497,679.20	\$ 2,986,344.80
Total	\$ 3,559,279.59	\$ 211,644.72	\$ 418,991.59	\$ 630,636.31	\$ 4,189,915.90

EXHIBIT B Location of Improvements



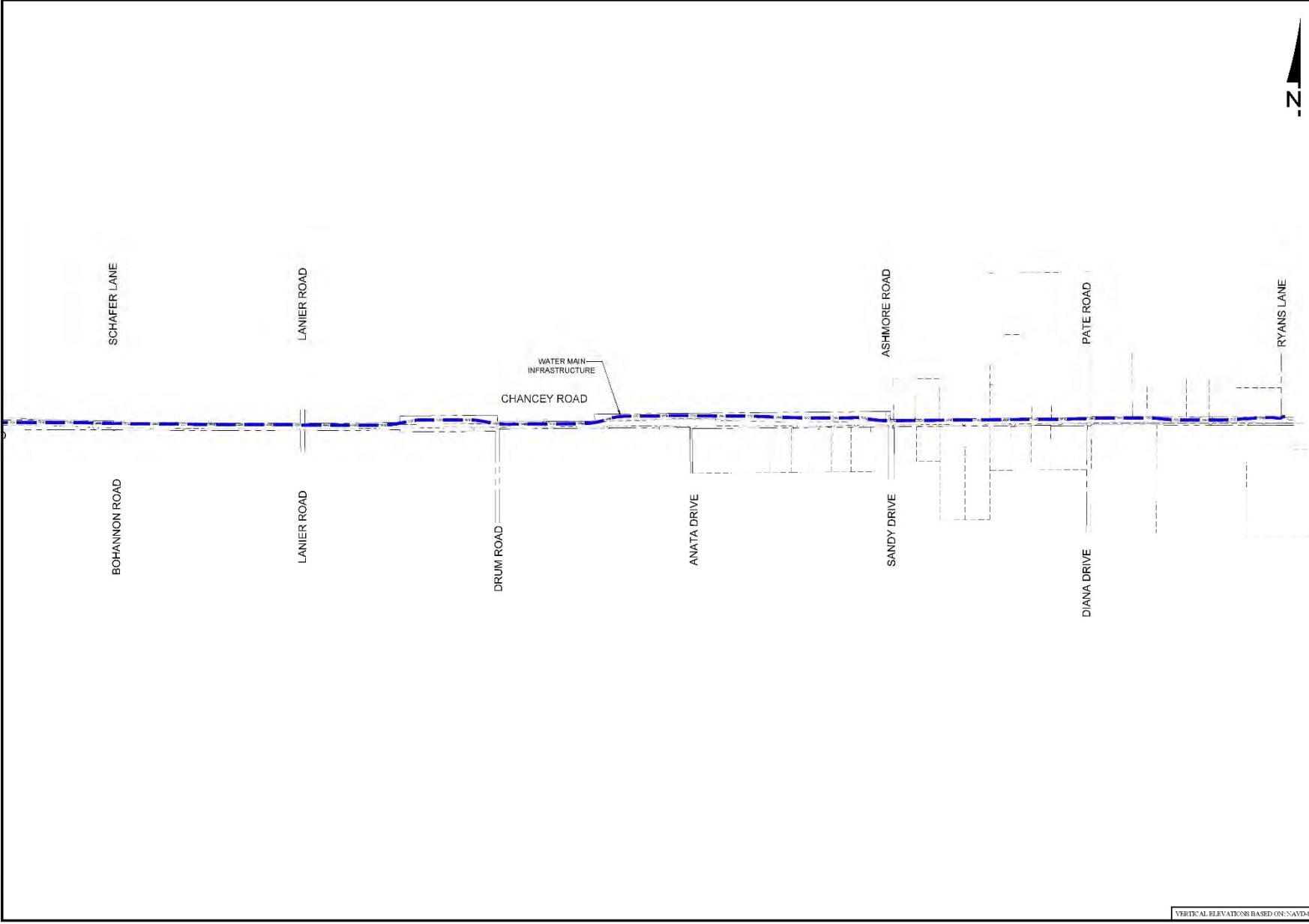
WALDROP ENGINEERING
 CIVIL ENGINEERING, P.A.
 ENVIRONMENTAL CONSULTANTS
 9412 LAMBDA FIELD PARKWAY | WILMINGTON, FL 33579
 P: 734.442.8582 | F: 734.442.8583 | EMAIL: info@waldropengineering.com

100% UTILITY CONSTRUCTION PLANS
 RIVER LANDING
 UTILITY EXTENSION
 CLIENT: TAYLOR MORRISON OF FLORIDA, INC.
 MASTER UTILITY PLAN AND KEY MAP

PLANS SHEETS	
1. 100% UTILITY CONSTRUCTION PLANS	100% UTILITY CONSTRUCTION PLANS
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PROJECT: RIVER LANDING UTILITY EXTENSION
 SHEET NUMBER: 699-102-07
 SHEET: 01

10/25/2018 10:35:48



-Z-



100% UTILITY CONSTRUCTION PLANS
RIVER LANDING
 UTILITY EXTENSION
 CLIENT: TAYLOR MORRISON OF FLORIDA, INC.
 MASTER UTILITY PLAN AND KEY MAP

18 IN PLAN DIVISIONS

DATE	DESCRIPTION	BY	CHKD
08.14.2018	REVISED FOR PASCO COUNTY COMMENTS		
07.27.2018	REVISED FOR CITY OF BRYAN AND PASCO COUNTY COMMENTS		
07.27.2018	REVISED FOR TAYLOR MORRISON OF FLORIDA COMMENTS		
07.27.2018	REVISED FOR FIELD CONDITIONS		



VERTICAL ELEVATIONS BASED ON NAVD83

DATE: 10/25/2018

PROJECT: RIVER LANDING UTILITY EXTENSION

SET NUMBER: 655-02-01

SHEET: 02

AFFIDAVIT REGARDING COSTS PAID
(RIVER LANDING, OFFSITE IMPROVEMENTS)

STATE OF Florida
COUNTY OF Hillsborough

I, Andrew "Drew" Miller of Taylor Morrison of Florida, Inc., a Florida limited liability company ("**Taylor Morrison**"), being first duly sworn, do hereby state for my affidavit as follows:

1. I have personal knowledge of the matters set forth in this Affidavit.
2. My name is Andrew "Drew" Miller and I am employed by Taylor Morrison as Vice President. I have authority to make this Affidavit on behalf of Taylor Morrison.
3. Taylor Morrison is the developer of certain lands within the River Landing Community Development District, a special purpose unit of local government established pursuant to Chapter 190, *Florida Statutes* ("**District**").
4. The District's *Master Engineer's Report*, dated July 2020 ("**Engineer's Report**") describes certain public infrastructure improvements and/or work product that the District intends to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, or maintain pursuant to Chapter 190, *Florida Statutes*.
5. Taylor Morrison has expended funds to develop and/or acquire certain of the public infrastructure improvements described in the Engineer's Report and more specifically described in **Exhibit A**. The attached **Exhibit A** accurately identifies certain of those improvements that have been completed to date and states the amounts that Taylor Morrison has spent on those improvements. Notwithstanding anything to the contrary herein, certain amounts are still owed to contractors and Grantor agrees to timely make payment for all remaining amounts owed, and to ensure that no liens are placed on the property.
6. The improvements described in **Exhibit A** entitled Taylor Morrison to "Fee Credits," as such term is defined in that certain *Water Supply, Reclaimed Water Supply, and Wastewater Treatment Service Agreement* between Taylor Morrison and Pasco County in the total amount of \$4,177,915.90.
7. In making this Affidavit, I understand that the District intends to rely on this Affidavit for purposes of acquiring the infrastructure improvements identified in **Exhibit A**.

[CONTINUED ON NEXT PAGE]

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

Executed this 2nd day of October, 2020.

WITNESS

TAYLOR MORRISON OF FLORIDA, INC.

By: [Signature]
Name: ROBERT J. LEE

By: [Signature]
Name: Andrew "Drew" Miller
Title: V.P.

By: [Signature]
Name: Justin R. Floyd

STATE OF FLORIDA
COUNTY OF Hillsborough

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 2nd day of October, 2020, by Andrew "Drew" Miller as _____ of Taylor Morrison of Florida, Inc., who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

[Signature]
NOTARY PUBLIC, STATE OF FLORIDA

Name: Melissa D McDonald
(Name of Notary Public, Printed, Stamped or Typed as Commissioned)

(NOTARY SEAL)



Exhibit A – Description of Improvements

EXHIBIT A

Description of Improvements

Contractor: Amici Engineering Contractors, LLC

Contract: *Authorizing Addendum #1 River Landing to Master Land Development Services Agreement*, dated December 26, 2019

Pay Application #7, Dated August 31, 2020

Offsite Utility Improvements – All wastewater lines, including but not limited to all pipes, structures, fittings, valves, pumps, laterals, mains, services, tees, lift stations, equipment and appurtenances hereto and all potable water lines, including but not limited to all pipes, structures, fittings, valves, pumps, laterals, mains, services, tees, equipment and appurtenances thereto, in each case specifically located within **Exhibit B** attached hereto. Ancillary work and restoration work associated with the overall project are not included with the costs outlined in the below table.

OFFSITE CDD ELIGIBLE COSTS (WATER & WASTEWATER ONLY)					
Utility	Paid To Date (Less Retainage)	Left To Be Paid (Less Retainage)	Retainage	TOTAL Left To Be Paid	Total
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Total	\$ 3,559,279.59	\$ 211,644.72	\$ 418,991.59	\$ 630,636.31	\$ 4,189,915.90

EXHIBIT B
Location of Improvements



WALDROP ENGINEERING
 CIVIL ENGINEERING &
 EROSION CONTROL CONSULTANTS
 9412 GAMBIA FIELD PARKWAY, WILMINGTON, IL 61378
 P: 815-443-8282 F: 815-443-8283 EMAIL: info@waldropengineering.com

100% UTILITY CONSTRUCTION PLANS
RIVER LANDING
 UTILITY EXTENSION
 CLIENT: TAYLOR MORRISON OF FLORIDA, INC.
 MASTER UTILITY PLAN AND KEY MAP

PLANS/REVISES	
1. 100% UTILITY CONSTRUCTION PLANS	
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100. 100% UTILITY CONSTRUCTION PLANS	

VERTICAL ELEVATIONS BASED ON NAVD83
 SHEET NUMBER: 695-102-07
 SHEET: 01

DATE: 11/25/18



ONE ENGINEERING &
LAND DEVELOPMENT CONSULTANTS
9422 LAMAR FIELD PARKWAY, BRYAN, FL 32909
PH: 888-664-8252 FAX: 888-664-8253 WWW.WALDRUPENGINEERING.COM

100% UTILITY CONSTRUCTION PLANS
RIVER LANDING
UTILITY EXTENSION
CLIENT: TAYLOR MORRISON OF FLORIDA, INC.
MASTER UTILITY PLAN AND KEY MAP

ISSUE TRACKING

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DATE: 11/25/18
PROJECT NO: 18-001
DRAWING NO: 655-02-01
SHEET NO: 02

VERTICAL ELEVATIONS BASED ON NAVD83

ACKNOWLEDGMENT AND RELEASE
(RIVER LANDING, OFFSITE IMPROVEMENTS)

THIS ACKNOWLEDGMENT AND RELEASE (“Release”) is made the 18 day of September, 2020, by **Amici Engineering Contractors, LLC**, having offices located at 28947 SR 54, Wesley Chapel, Florida 33543 (“Contractor”), in favor of the **River Landing Community Development District** (“District”), which is a local unit of special-purpose government situated in Pasco County, Florida, and having offices at c/o James P. Ward, District Manager, JP Ward & Associates, LLC, 2900 Northeast 12th Terrace, Suite 1, Oakland Park, Florida 33334.

RECITALS

WHEREAS, pursuant to that certain agreement (“Contract”) dated December 26, 2019, and between Contractor and Taylor Morrison of Florida, Inc., a Florida corporation (“Developer”), Contractor has constructed for Developer certain infrastructure improvements, as described in **Exhibit A (“Improvements”)**; and

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

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

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

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

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

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

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

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

Notwithstanding anything to the contrary herein, Contractor is owed \$630,636.31 in retainage or other amounts related to the Improvements and understands that such amounts shall be paid by Developer. The effectiveness of this Acknowledgment and Release is contingent upon such payment being timely made.

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

AMICI ENGINEERING CONTRACTORS, LLC



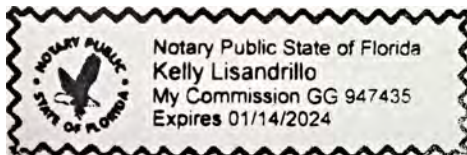
By: Christopher Lazzari

Its: Managing member

STATE OF FLORIDA

COUNTY OF Pasco

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 18th day of September 2020, by Christopher Lazzari, as Managing member of Amici Engineering Contractors LLC who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.





NOTARY PUBLIC, STATE OF FLORIDA

Name: Kelly Lisandrillo

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

EXHIBIT A

Description of Improvements

Contractor: Amici Engineering Contractors, LLC

Contract: *Authorizing Addendum #1 River Landing to Master Land Development Services Agreement*, dated December 26, 2019

Pay Application #7, Dated August 31, 2020

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Total	\$ 3,559,279.59	\$ 211,644.72	\$ 418,991.59	\$ 630,636.31	\$ 4,189,915.90


EXHIBIT B
Location of Improvements



2750 Lake Nona Blvd., Suite 1000, Lake Nona, FL 32157
 Phone: 407.241.4400
 Fax: 407.241.4401
 www.waldropengineering.com

PLAN SHEETS 1. 100% UTILITY CONSTRUCTION PLANS 2. RIVER LANDING UTILITY EXTENSION 3. UTILITY EXTENSION 4. MASTER UTILITY PLAN AND KEY MAP 5. 100% UTILITY CONSTRUCTION PLANS 6. RIVER LANDING UTILITY EXTENSION 7. UTILITY EXTENSION 8. MASTER UTILITY PLAN AND KEY MAP	1 2 3 4 5 6 7 8
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100% UTILITY CONSTRUCTION PLANS
RIVER LANDING
UTILITY EXTENSION
 CLIENT: TAYLOR MORRISON OF FLORIDA, INC.
 MASTER UTILITY PLAN AND KEY MAP


WALDROP ENGINEERING
 CIVIL ENGINEERING &
 EROSION CONTROL CONSULTANTS
 9412 LAMBDA FIELD PARKWAY, MIAMI, FL 33157
 P: 305.444.2828 F: 305.444.2829 E: info@waldropengineering.com

VERIFIED ELEVATIONS BASED ON: NAVD83
 SHEET: 695-102-07
 DATE: 01

CONSULTING ENGINEER'S CERTIFICATE
(RIVER LANDING, OFFSITE IMPROVEMENTS)

September 18, 2020

Board of Supervisors
River Landing Community Development District

Re: River Landing Community Development District (Pasco County, Florida)
Acquisition of Improvements – RIVER LANDING, OFFSITE IMPROVEMENTS

Ladies and Gentlemen:

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

1. Waldrop Engineering has inspected the Improvements and has further reviewed certain documentation relating to the same, including but not limited to, the Bill of Sale, agreements, invoices, plans, as-builts, and other documents.
2. The Improvements are within the scope of the *Master Engineer's Report*, dated July, 2020, and are therefore part of the District's Capital Improvement Program.
3. Based on limited site inspections and record drawing information provided by the Project Surveyor, the Improvements were installed in accordance with their specifications, and are capable of performing the functions for which they were intended.
4. The total costs associated with the Improvements are as set forth in the Bill of Sale. Such costs are equal to or less than each of the following: (i) what was actually paid by the Developer to create and/or construct the Improvements, and (ii) the reasonable fair market value of the Improvements.
5. The Improvements entitled Taylor Morrison to "Fee Credits," as such term is defined in that certain *Water Supply, Reclaimed Water Supply, and Wastewater Treatment Service Agreement* between Taylor Morrison and Pasco County in the total amount of \$4,189,915.90.

6. All known plans, permits and specifications necessary for the operation and maintenance of the Improvements are complete and on file with the District, and have been transferred, or are capable of being transferred, to the District for operations and maintenance responsibilities.
7. With this document, I hereby certify that it is appropriate at this time for the District to acquire the Improvements.

FURTHER AFFIANT SAYETH NOT.

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



STATE OF FLORIDA
 COUNTY OF _____

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 18th day of Sept., 2020, by Jeremy Fireline, as _____ of _____ who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

Kelly J. Murphy
 NOTARY PUBLIC, STATE OF FLORIDA

(NOTARY SEAL)

Name: Kelly F. Murphy
 (Name of Notary Public, Printed, Stamped or Typed as Commissioned)



EXHIBIT A

Description of Improvements

Contractor: Amici Engineering Contractors, LLC

Contract: *Authorizing Addendum #1 River Landing to Master Land Development Services Agreement*, dated December 26, 2019

Pay Application #7, Dated August 31, 2020

Offsite Utility Improvements – All wastewater lines, including but not limited to all pipes, structures, fittings, valves, pumps, laterals, mains, services, tees, lift stations, equipment and appurtenances hereto and all potable water lines, including but not limited to all pipes, structures, fittings, valves, pumps, laterals, mains, services, tees, equipment and appurtenances thereto, in each case specifically located within **Exhibit B** attached hereto. Ancillary work and restoration work associated with the overall project are not included with the costs outlined in the below table.

OFFSITE CDD ELIGIBLE COSTS (WATER & WASTEWATER ONLY)					
Utility	Paid To Date (Less Retainage)	Left To Be Paid (Less Retainage)	Retainage	TOTAL Left To Be Paid	Total
Wastewater	\$ 1,070,613.99	\$ 12,600.00	\$ 120,357.11	\$ 132,957.11	\$ 1,203,571.10
Potable Water	\$ 2,488,665.60	\$ 199,044.72	\$ 298,634.48	\$ 497,679.20	\$ 2,986,344.80
Total	\$ 3,559,279.59	\$ 211,644.72	\$ 418,991.59	\$ 630,636.31	\$ 4,189,915.90

EXHIBIT B
Location of Improvements



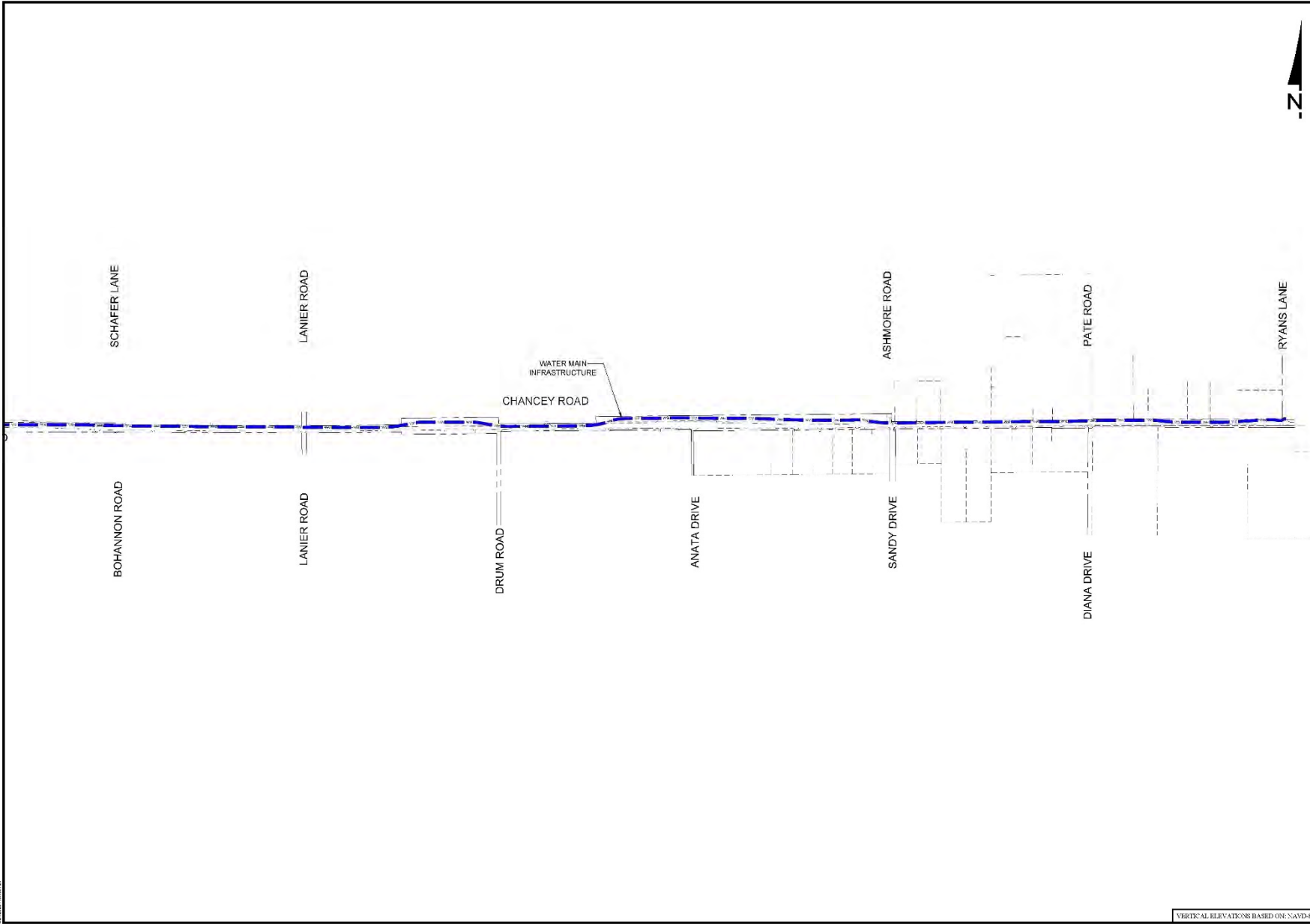
WALDROP ENGINEERING
 CIVIL ENGINEERING &
 EROSION CONTROL CONSULTANTS
 9412 GAMBIA FIELD PARKWAY, WILMINGTON, IL 62678
 P: 618-443-8282 F: 618-443-8283 EMAIL: info@waldropengineering.com

100% UTILITY CONSTRUCTION PLANS
RIVER LANDING
 UTILITY EXTENSION
 CLIENT: TAYLOR MORRISON OF FLORIDA, INC.
 MASTER UTILITY PLAN AND KEY MAP

PLANS SHEETS	
1. GENERAL NOTES	
2. EXISTING UTILITIES	
3. PROPOSED UTILITIES	
4. CONSTRUCTION DETAILS	
5. EROSION CONTROL	
6. TRAFFIC CONTROL	
7. SIGNAGE	
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VERTICAL ELEVATIONS BASED ON NAVD83
 SHEET NUMBER: 695-102-07
 SHEET: 01

DATE: 10/25/18



**WALDROP
ENGINEERING**

ONE ENGINEERING &
LAND DEVELOPMENT SOLUTIONS
9425 LAMAR FIELD PARKWAY, BRYERLEY, FL 32876
PH: 407-499-2222 FAX: 407-499-2222
WWW.WALDROPENGINEERING.COM

100% UTILITY CONSTRUCTION PLANS
RIVER LANDING
UTILITY EXTENSION
CLIENT: TAYLOR MORRISON OF FLORIDA, INC.
MASTER UTILITY PLAN AND KEY MAP

IN AN EXHAUSTIVE MANNER THE FOLLOWING INFORMATION IS PROVIDED FOR THE RECORD AND FOR THE INFORMATION OF THE USER OF THESE PLANS:

1. DATE OF DESIGN	10/25/18
2. DATE OF REVISION	10/25/18
3. DATE OF REVISION	10/25/18
4. DATE OF REVISION	10/25/18
5. DATE OF REVISION	10/25/18
6. DATE OF REVISION	10/25/18
7. DATE OF REVISION	10/25/18
8. DATE OF REVISION	10/25/18
9. DATE OF REVISION	10/25/18
10. DATE OF REVISION	10/25/18

SCALE IN FEET
0 10 20 30 40

DATE: 10/25/18
DRAWN BY: JLD/STW
CHECKED BY: JLD/STW
SCALE: AS SHOWN

VERTICAL ELEVATIONS BASED ON NAVD83 SHEET: 03

**BILL OF SALE AND LIMITED ASSIGNMENT
(RIVER LANDING, OFFSITE IMPROVEMENTS)**

THIS BILL OF SALE AND LIMITED ASSIGNMENT is made as of this 2nd day of October, 2020, by and between **Taylor Morrison of Florida, Inc.**, a Florida corporation, whose address for purposes hereof is 3922 Coconut Palm Drive, Suite 108, Tampa, Florida 33619 ("**Grantor**"), and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, to it paid by the **River Landing Community Development District**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes* ("**District**" or "**Grantee**") whose address is c/o James P. Ward, District Manager, JP Ward & Associates, LLC, 2900 Northeast 12th Terrace, Suite 1, Oakland Park, Florida 33334.

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

BACKGROUND STATEMENT

This instrument is intended to convey certain improvements described below and located within the lands described in **Exhibit A** attached hereto.

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

1. Grantor hereby transfers, grants, conveys, and assigns to Grantee all right, title and interest of Grantor, if any, in and to the following improvements and other property interests as described below to have and to hold for Grantee's own use and benefit forever:

- a) All wastewater lines, including but not limited to all pipes, structures, fittings, valves, pumps, laterals, mains, services, tees, lift stations, equipment and appurtenances hereto and all potable water lines, including but not limited to all pipes, structures, fittings, valves, pumps, laterals, mains, services, tees, equipment and appurtenances thereto, in each case specifically located within **Exhibit A** attached hereto ("Improvements"); and
- b) All of the right, title, interest, and benefit of Grantor, if any, in, to and under any and all contracts, guaranties, affidavits, warranties, bonds, claims, lien waivers, and other forms of indemnification, given heretofore and with respect to the construction, installation, or composition of the Improvements; and
- c) All goodwill associated with the foregoing.

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

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

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

[CONTINUED ON NEXT PAGE]

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

Signed, sealed and delivered by:

WITNESS

TAYLOR MORRISON OF FLORIDA, INC.

By: [Signature]
Name: TRAVIS STAGNITTA

By: [Signature]
Name: Andrew "Drew" Miller
Title: V.P.

By: [Signature]
Name: Justin R. Ployd

STATE OF FLORIDA
COUNTY OF Hillsborough

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 2nd day of October, 2020, by Andrew "Drew" Miller, as Vice President of Taylor Morrison of Florida, Inc., who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

[Signature]
NOTARY PUBLIC, STATE OF FLORIDA

(NOTARY SEAL)

Name: Melissa D. McDonough
(Name of Notary Public, Printed, Stamped or Typed as Commissioned)

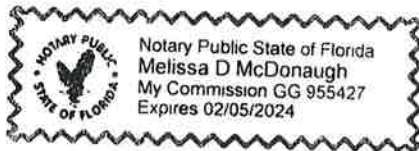


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OFFSITE CDD ELIGIBLE COSTS (WATER & WASTEWATER ONLY)					
Utility	Paid To Date (Less Retainage)	Left To Be Paid (Less Retainage)	Retainage	TOTAL Left To Be Paid	Total
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Total	\$ 3,559,279.59	\$ 211,644.72	\$ 418,991.59	\$ 630,636.31	\$ 4,189,915.90

EXHIBIT B
Location of Improvements



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 CIVIL ENGINEERING &
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100% UTILITY CONSTRUCTION PLANS
RIVER LANDING
 UTILITY EXTENSION
 CLIENT: TAYLOR MORRISON OF FLORIDA, INC.
 MASTER UTILITY PLAN AND KEY MAP

PLANS/REVISES	DATE
1. PREPARED BY: [Name]	01/15/2024
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3. APPROVED BY: [Name]	01/15/2024
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VERTICAL ELEVATIONS BASED ON: NAVD83
 SHEET: 695-102-07
 DATE: 01

BILL OF SALE
(RIVER LANDING, OFFSITE IMPROVEMENTS)

KNOW ALL MEN BY THESE PRESENTS, that RIVER LANDING COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes* ("SELLER"), for and in consideration of the sum of Ten and No Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, from PASCO COUNTY, FLORIDA, a political subdivision of the State of Florida ("COUNTY") has granted, bargained, sold, transferred, conveyed and delivered to the COUNTY, its executors, administrators, successors and assigns forever, the following property of RIVER LANDING, OFFSITE IMPROVEMENTS:

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

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

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

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

[CONTINUED ON FOLLOWING PAGE]

IN WITNESS WHEREOF, the SELLER has hereunto set its hand and seal, by and through its duly authorized representatives, this 2nd day of October, 2020.

WITNESS

**RIVER LANDING COMMUNITY
DEVELOPMENT DISTRICT**

By: [Signature]
Name: TRAVIS STAGNITTA

By: [Signature]
Name: ROBERT LEE
Title: Chairperson

By: [Signature]
Name: Justin R. Floyd

STATE OF FLORIDA
COUNTY OF Hillsborough

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 2nd day of October 2020, by Robert P. Lee, as Chairperson of River Landing Community Development District, who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

[Signature]
NOTARY PUBLIC, STATE OF FLORIDA

Name: Melissa D. McDonough
(Name of Notary Public, Printed, Stamped or Typed as Commissioned)

(NOTARY SEAL)

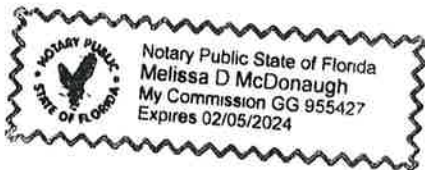


EXHIBIT B
Location of Improvements



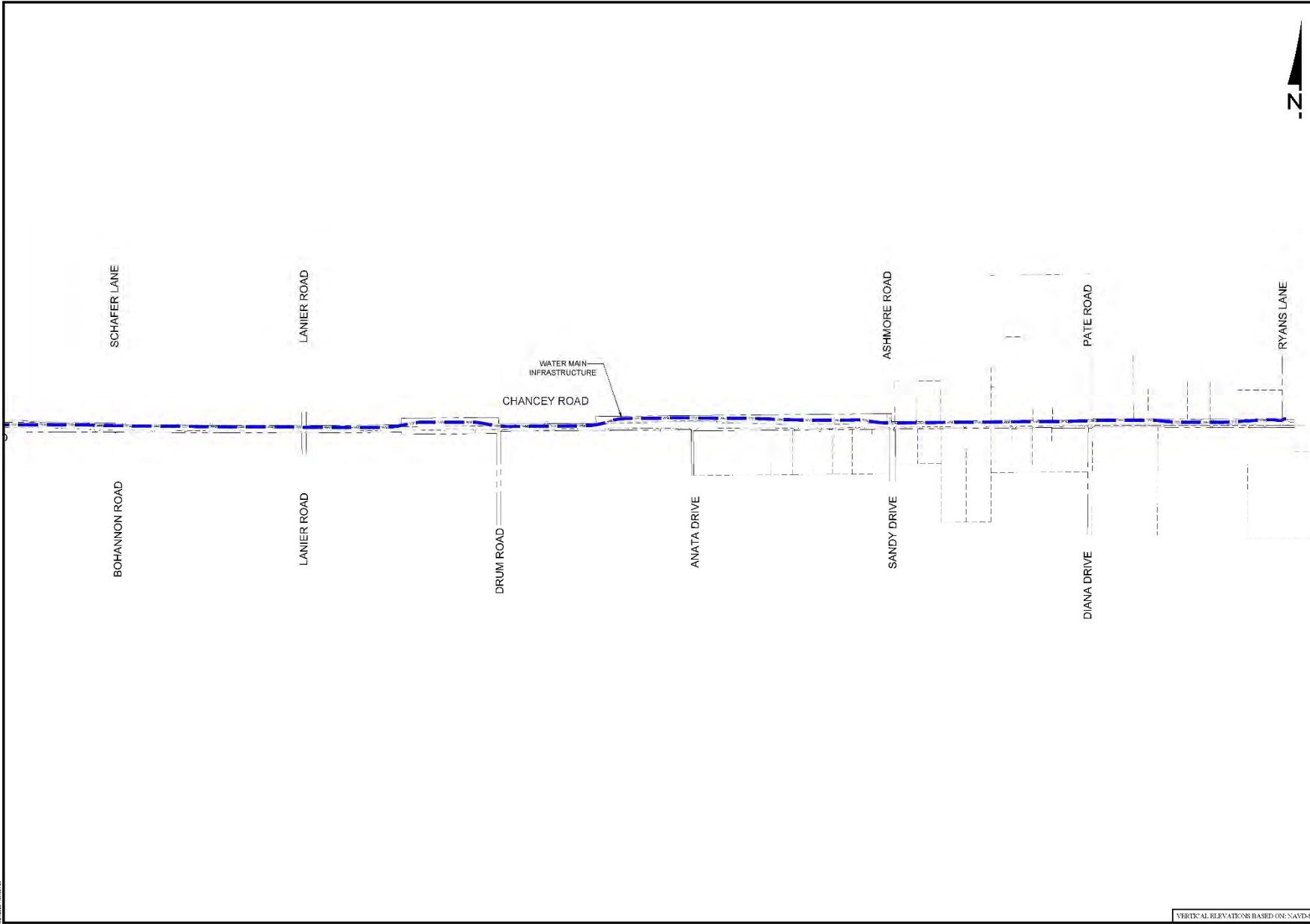
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100% UTILITY CONSTRUCTION PLANS
RIVER LANDING
 UTILITY EXTENSION
 CLIENT: TAYLOR MORRISON OF FLORIDA, INC.
 MASTER UTILITY PLAN AND KEY MAP

PLANS/REVISES	
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**WALDROP
ENGINEERING**

ONE ENGINEERING &
LAND DEVELOPMENT SOLUTIONS
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CLIENT: TAYLOR MORRISON OF FLORIDA, INC.
MASTER UTILITY PLAN AND KEY MAP

IN AN EXHAUSTIVE REVIEW OF THE RECORD DRAWINGS FOR THIS PROJECT, THE ENGINEER HAS FOUND THE FOLLOWING:

1. NO DISCREPANCIES	2. NO DISCREPANCIES
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DATE: 10/26/18
SCALE: 1" = 30'
SCALE IN FEET
VERTICAL ELEVATIONS BASED ON NAVD83
DESIGNED BY: J. J. WILSON
CHECKED BY: J. J. WILSON
DATE: 10/26/18
SET NUMBER: 655-02-01
SHEET: 02

RIVER LANDING COMMUNITY DEVELOPMENT DISTRICT

JP Ward & Associates, LLC, 2900 Northeast 12th Terrace, Suite 1, Oakland Park, Florida 33334

TO: Jim Ward

FROM: Wes Haber
Katie Ibarra

RE: Summary of Acquisition of Offsite Roadway Improvements, Phase 1A
Improvements and Work Product

DATE: November 13, 2020

SUMMARY NOTE FOR AUDITOR:

At this time, the River Landing Community Development District ("**District**") is acquiring: 1) offsite roadway improvements; 2) Phase 1A infrastructure improvements; and 3) work product ("**Improvements and Work Product**") located within and without the District from the Developer pursuant to the *Acquisition Agreement* between the District and the Developer, dated July 28, 2020, the *First Amendment to the Acquisition Agreement* dated September 29, 2020, and the *Second Amendment to the Acquisition Agreement*, dated November 18, 2020 (collectively, "**Acquisition Agreement**").

Upon acquisition, the District will convey the utilities by Bill of Sale to Pasco County for ownership, operation and maintenance. The offsite roads, which will be owned by the Florida Department of Transportation, are being acquired pursuant to the *Second Amendment to the Acquisition Agreement*, which allows acquisition without a formal conveyance of improvements from the District to the DOT. For the onsite improvements, real estate rights for conveyance exist by virtue of access and maintenance easements, which has been recorded in the official records of Pasco County. Once plats are recorded, deeds will be recorded for the necessary real property interests.

The total amount for the Improvements and Work Product is **\$7,643,906.52**, however, a portion of that amount is balance owed and retainage and has not yet been paid by the Developer. As of the date of this memo, the amount available for funding for the Improvements and Work Product is **\$6,249,772.17**. The remaining amount of **\$1,394,134.35** will be eligible for funding upon availability of funds and additional proof of payment by the Developer to the Contractor for that amount.

Note that the District issued two series of bonds, Capital Improvement Revenue Bonds, Series 2020A and Capital Improvement Revenue Bonds, Series 2020B. The proceeds from the Series 2020B Bonds are to be used to fund only the work product and improvements for certain offsite utilities. A separate acquisition package dated October 1, 2020 addresses the acquisition of the offsite utility improvements. A portion of the work product included in the Improvement and Work

Product referenced in this acquisition package is work product for the offsite utilities and is eligible to be paid for with the proceeds of the Series 2020B Bonds (the "Offsite Utility Work Product"). The Offsite Utility Work Product is identified in more detail in the below description of the Improvements and Work Product.

It should also be noted that the \$7,643,906.52 worth of Improvements and Work Product was constructed or prepared pursuant to contracts with the Developer, but the Improvements and Work Product are only a portion of a larger contracts which involve additional improvements and work product within and without the District's boundaries. The District Engineer has identified and certified that the District is paying the correct amount for the work.

KEY FACTS INCLUDED WITH THE ACQUISITION PACKAGE ARE IDENTIFIED BELOW:

Improvements Being Acquired Under This Acquisition:

Offsite Roadway Improvements – The turn lane component, paved roadway structure, associated curb and gutter, storm drainage culverts, within public right-of-way identified within **Exhibit B** attached hereto.

Phase 1A Roadway Improvements – Roads, pavement, curbing, gutter, sidewalk and sodding within the right-of-way located designated as Barrelman Boulevard, as identified in the proposed plat titled *River Landing Phases 1A3 – 1A4 – 1A5 – 1A6*, attached hereto as **Exhibit C**.

Phase 1A Utility Improvements – All wastewater lines, including but not limited to all pipes, structures, fittings, valves, pumps, laterals, force mains, service leads, tees, manholes, gate valves, lift stations, equipment and appurtenances hereto, all potable water lines, including but not limited to all pipes, structures, fittings, valves, pumps, laterals, water mains, service leads, tees, fire hydrants, blowoff valve assemblies, equipment and appurtenances thereto, and all reclaimed water lines, including but not limited to all pipes, structures, fittings, valves, pumps, laterals, water mains, service leads, tees, blowoff valve assemblies, equipment and appurtenances thereto, in each case specifically located within Tract A-1 (HOA Right-of-Way) and Tract L-2 (Lift Station Site), of the proposed plat titled *River Landing Phases 1A1 – 1A2* and Tracts A-2 and A-3 (HOA Right-of-Way) and Tracts L-1 and L-3 (Lift Station Site), of the proposed plat titled *River Landing Phases 1A3 – 1A4 – 1A5 – 1A6*, both attached hereto as **Exhibit C** attached hereto.

Phase 1A Drainage & Surface Water Management - All drainage and surface water management systems, including but not limited to lakes, ponds, water control structures, pipes, storm drainage culverts, curb inlets, grate inlets, mitered end sections, junction box, earthwork manipulation, and other water conveyance structures, as well as all catch-basins and related stormwater facilities, located within Tract A-1 (CDD Drainage, Access & Utility Easement), Tracts B-20A, B-21, B-25A, B-29A, B-33A (CDD Drainage & Access Easement), and Tracts D-9, D-10, D-14, D-15B and D-16 (CDD Drainage Area), and Tracts D-15A, D-15C and D-15D (Wetland Conservation Area), and within all drainage easement areas including those labeled "(CDD) Drainage and Access Easements," "(CDD) Side Yard Drainage/Access Easements," "Drainage and Access Easements" and "Drainage, Access and Utility Easements," of the proposed plat titled *River Landing Phases 1A1 – 1A2* and located within Tracts A-2 and A-3 (CDD Drainage, Access and Utility Easement), Tracts B-1, B-2, B-3, B-5, B-9A, B-9B, B-12, P-3, P-4 and P-5 (CDD Drainage & Access Easement), and Tracts D-1, D-2, D-3, D-4A, D-4B, D-4C, D-5, D-6A, D-7 and D-8 (CDD Drainage Area) and Tract D-6B (Wetland Conservation Area), and within all drainage easement areas including those labeled "(CDD) Drainage and Access Easements," "(CDD) Side Yard Drainage/Access Easements," "Drainage and Access Easements" and "Drainage, Access and Utility Easements," of the proposed plat titled *River Landing Phases 1A3 – 1A4 – 1A5 – 1A6*, both

attached hereto as **Exhibit C** attached hereto.

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

Description of Current Requested Acquisition (PAYABLE BY SERIES 2020A BONDS):

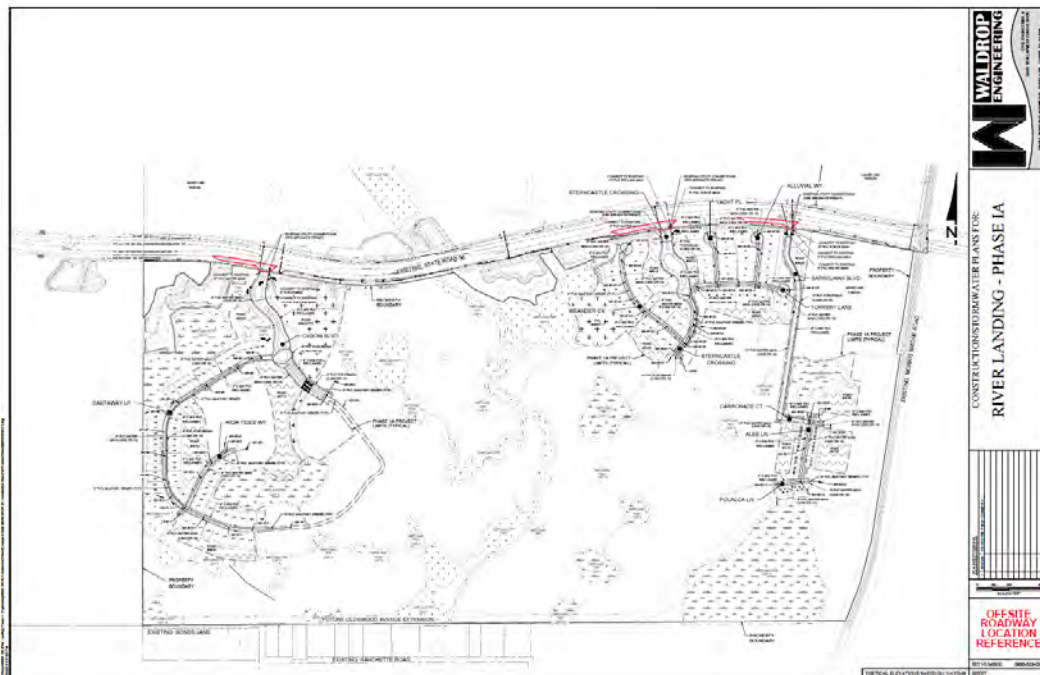
DESCRIPTION	CDD ELIGIBLE ITEMS TOTAL	RETAINAGE	PAID TO DATE (LESS RETAINAGE)	TOTAL LEFT TO BE PAID
OFFSITE ROADWAY IMPROVEMENTS				
Offsite Roadway Improvements	\$900,589.66	\$12,626.58	\$618,702.42	\$281,887.24
PHASE 1A IMPROVEMENTS				
Phase 1A Roadway Improvements	\$366,976.73	\$3,025.53	\$148,250.92	\$218,725.81
Phase 1A Potable Water	\$699,764.50	\$12,194.22	\$597,517.02	\$102,247.48
Phase 1A Reclaimed Water	\$402,997.59	\$7,638.51	\$374,287.08	\$28,710.51
Phase 1A Waste Water	\$1,601,033.65	\$23,867.61	\$1,169,513.09	\$431,520.56
Phase 1A Drainage & Surface Water Management	\$2,886,978.39	\$52,855.83	\$2,589,935.64	\$297,042.75
OFFSITE ROADWAY & PHASE 1A ASSOCIATED WORK PRODUCT				
SWFWMD Permit	\$100,000.00		\$100,000.00	
Master SWMS Design	\$25,000.00		\$25,000.00	
Plans Pasco	\$30,000.00		\$30,000.00	
Plans SWFWMD	\$25,000.00		\$25,000.00	
Arbor Ph1	\$100,000.00		\$100,000.00	
Arbor Ph1	\$25,000.00		\$25,000.00	
Prelim Stmwtr/FP Eval	\$10,000.00		\$10,000.00	
Overall Bndy Survey	\$9,800.00		\$9,800.00	
WL Survey Final	\$28,500.00		\$28,500.00	
locate additional WL flags	\$5,100.00		\$5,100.00	
Ph1 Arbor Platting & Ph1 Parks Platting	\$18,101.00		\$18,101.00	
Ph1 TH Platting	\$14,515.00		\$14,515.00	
SHW Elev Determine	\$5,800.00		\$5,800.00	
Prelim WL Impact Eval	\$2,250.00		\$2,250.00	
SWFWMD Conceptual ERP	\$7,500.00		\$7,500.00	
Conceptual ERP	\$12,500.00		\$12,500.00	
USACE Individual Permit	\$35,000.00		\$35,000.00	
TOTALS:	\$7,312,406.52	\$112,208.28	\$5,952,272.17	\$1,360,134.35

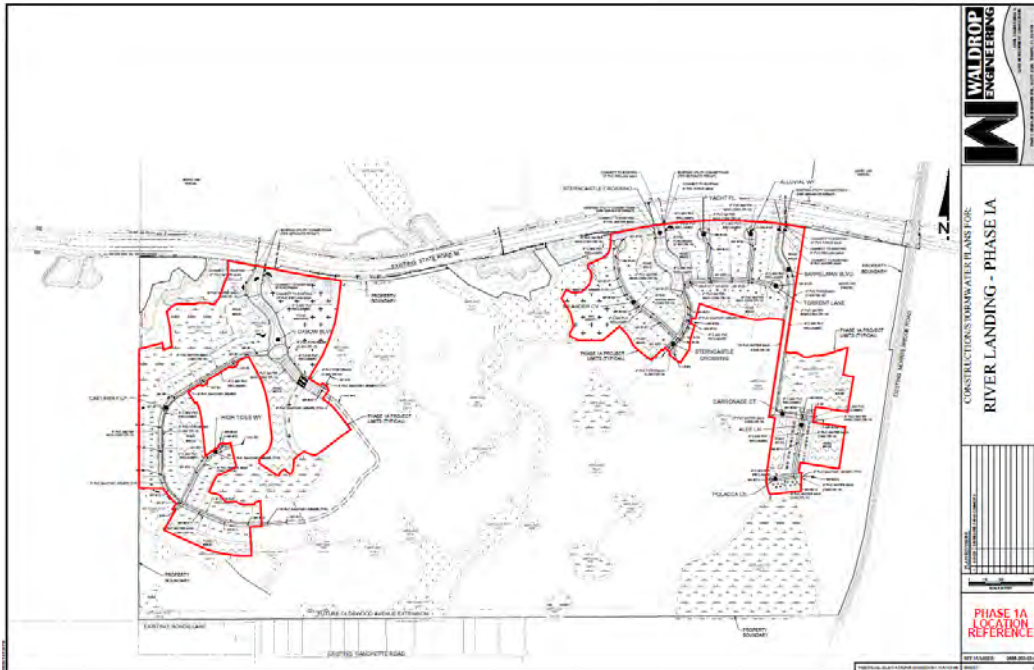
Description of Current Requested Acquisition (PAYABLE BY SERIES 2020B BONDS):

DESCRIPTION	CDD ELIGIBLE ITEMS TOTAL	RETAINAGE	PAID TO DATE (LESS RETAINAGE)	TOTAL LEFT TO BE PAID
OFFSITE UTILITIES ASSOCIATED WORK PRODUCT				
Design	\$5,000.00		\$5,000.00	

100% Plans	\$40,000.00		\$40,000.00	
FDOT Util Permit	\$15,000.00		\$15,000.00	
FDEP Permits	\$5,000.00		\$5,000.00	
Bidding Services	\$5,000.00		\$5,000.00	
Construction Services	\$15,000.00		\$15,000.00	
Certification Services	\$10,000.00		\$9,000.00	\$1,000.00
Design	\$5,000.00		\$5,000.00	
100% Plans	\$45,000.00		\$45,000.00	
FDEP Permits	\$5,000.00		\$5,000.00	
Bidding Services	\$5,000.00		\$5,000.00	
Construction Services	\$20,000.00		\$20,000.00	
Certification Services	\$15,000.00		\$15,000.00	
Design	\$5,000.00		\$5,000.00	
100% Plans	\$20,000.00		\$20,000.00	
FDOT Util Permit	\$15,000.00		\$15,000.00	
FDEP Permits	\$5,000.00		\$5,000.00	
Bidding Services	\$5,000.00		\$5,000.00	
Construction Services	\$15,000.00		\$7,500.00	\$7,500.00
Certification Services	\$10,000.00		\$0.00	\$10,000.00
Design	\$5,000.00		\$5,000.00	
100% Plans	\$25,000.00		\$25,000.00	
FDEP Permits	\$5,000.00		\$5,000.00	
Bidding Services	\$5,000.00		\$5,000.00	
Construction Services	\$15,000.00		\$9,000.00	\$6,000.00
Certification Services	\$10,000.00		\$500.00	\$9,500.00
Offsite Survey of SR56 and Morris	\$1,500.00		\$1,500.00	
TOTALS:	\$331,500.00		\$297,500.00	\$34,000.00

Location of Improvements:





Balance Owed:

Any balances owed will be paid to Developer at a future date upon submission of a further *Affidavit of Costs Paid by Developer* confirming the payment of the balance owed to Contractor.

Authorization for Acquisition:

Acquisition Agreement between the District and the Developer, dated July 28, 2020, as amended by the *First Amendment to the Acquisition Agreement*, dated September 29, 2020, and the *Second Amendment to the Acquisition Agreement*, dated November 18, 2020.

_____, 2020

River Landing Community Development District
c/o James P. Ward, District Manager
JP Ward & Associates, LLC
2900 Northeast 12th Terrace, Suite 1
Oakland Park, Florida 33334

RE: Letter Agreement for Acquisition of Public Infrastructure Improvements

Dear Jim,

Pursuant to the *Acquisition Agreement* between the District and the Developer, dated July 28, 2020, the *First Amendment to the Acquisition Agreement* dated September 29, 2020, and the *Second Amendment to the Acquisition Agreement*, dated November 18, 2020 (collectively, "**Acquisition Agreement**"), you are hereby notified that Taylor Morrison of Florida, Inc. ("**Developer**") has completed and wishes to sell ("**Sale**") to the River Landing Community Development District ("**District**") certain improvements ("**Improvements**"), and all as described in **Exhibit A** attached hereto. Subject to the terms of the Acquisition Agreement, the following terms govern the proposed Sale:

- As consideration for the Sale, the District agrees to pay from future bond proceeds the amount of **\$7,643,906.52** which represents the actual cost of constructing and/or creating the Improvements.¹
- The Developer agrees, at the direction of the District, to assist with the transfer of any permits or similar approvals necessary for the operation of the Improvements.
- The Developer agrees, at the direction of the District, to assist the District with the turn-over from the District and to Pasco County all of the District's rights, title and interest in the utility improvements, including but not limited to completing any agreed upon punch list items at the Developer's expense, warranting any such Improvements to the extent required by Pasco County, and posting and maintaining any required maintenance bonds.
- The Developer further agrees, at the direction of the District, to assist the District with the turn-over from the District and to Pasco County and/or the Florida Department of Transportation ("**FDOT**") all of the District's rights, title and interest in the offsite roadway improvements, including but not limited to completing any agreed upon punch list items at

¹ As of November 13, 2020, the Developer has paid **\$6,249,772.17** to the Contractor for the Improvements. This amount will be processed by requisition and paid to Developer upon availability of bond proceeds. The District will process the remaining **\$1,394,134.35** by requisition and pay the Developer upon availability of bond proceeds and upon proof of payment for the remaining amount has been submitted to the District, subject to the terms of the Acquisition Agreement.

the Developer's expense, warranting any such Improvements to the extent required by Pasco County and/or FDOT, and posting and maintaining any required maintenance bonds.

- Notwithstanding anything to the contrary herein, certain amounts may still be owed to contractors and Developer agrees to timely make payment for all remaining amounts owed, and to ensure that no liens are placed on the Improvements. Also, the Developer agrees to convey or cause to be conveyed when finalized any and all site plans, construction and development drawings, plans and specifications, surveys, engineering and soil reports and studies, and approvals (including but not limited to licenses, permits, zoning approvals, etc.), pertaining or applicable to or in any way connected with the development, construction, and ownership of the Improvements.

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

Sincerely,

Agreed to by:

**RIVER LANDING COMMUNITY
DEVELOPMENT DISTRICT**



Chairman, Board of Supervisors

TAYLOR MORRISON OF FLORIDA, INC., a
Florida corporation


Name: **Andrew "Drew" Miller**
Title: **Vice President**

EXHIBIT A

Description of Improvements & Work Product

Contractor: QGS Development, Inc,

Contract: Authorizing Addendum #15 (Tampa Division #1TPA) - River Landing to Master Land Development Services Agreement, dated March 13, 2015

Pay Application #7, Dated November 3, 2020

Offsite Roadway Improvements – The turn lane component, paved roadway structure, associated curb and gutter, storm drainage culverts, within public right-of-way identified within **Exhibit B** attached hereto.

DESCRIPTION	CDD ELIGIBLE ITEMS TOTAL	RETAINAGE	PAID TO DATE (LESS RETAINAGE)	TOTAL LEFT TO BE PAID
Offsite Roadway Improvements	\$900,589.66	\$12,626.58	\$618,702.42	\$281,887.24

Phase 1A Roadway Improvements – Roads, pavement, curbing, gutter, sidewalk and sodding within the right-of-way located designated as Barrelman Boulevard, as identified in the proposed plat titled *River Landing Phases 1A3 – 1A4 – 1A5 – 1A6*, attached hereto as **Exhibit C**.

DESCRIPTION	CDD ELIGIBLE ITEMS TOTAL	RETAINAGE	PAID TO DATE (LESS RETAINAGE)	TOTAL LEFT TO BE PAID
Phase 1A Roadway Improvements	\$366,976.73	\$3,025.53	\$148,250.92	\$218,725.81

Phase 1A Utility Improvements – All wastewater lines, including but not limited to all pipes, structures, fittings, valves, pumps, laterals, force mains, service leads, tees, manholes, gate valves, lift stations, equipment and appurtenances hereto, all potable water lines, including but not limited to all pipes, structures, fittings, valves, pumps, laterals, water mains, service leads, tees, fire hydrants, blowoff valve assemblies, equipment and appurtenances thereto, and all reclaimed water lines, including but not limited to all pipes, structures, fittings, valves, pumps, laterals, water mains, service leads, tees, blowoff valve assemblies, equipment and appurtenances thereto, in each case specifically located within Tract A-1 (HOA Right-of-Way) and Tract L-2 (Lift Station Site), of the proposed plat titled *River Landing Phases 1A1 – 1A2* and Tracts A-2 and A-3 (HOA Right-of-Way) and Tracts L-1 and L-3 (Lift Station Site), of the proposed plat titled *River Landing Phases 1A3 – 1A4 – 1A5 – 1A6*, both attached hereto as **Exhibit C** attached hereto.

DESCRIPTION	CDD ELIGIBLE ITEMS TOTAL	RETAINAGE	PAID TO DATE (LESS RETAINAGE)	TOTAL LEFT TO BE PAID
Phase 1A Potable Water	\$699,764.50	\$12,194.22	\$597,517.02	\$102,247.48
Phase 1A Reclaimed Water	\$402,997.59	\$7,638.51	\$374,287.08	\$28,710.51
Phase 1A Waste Water	\$1,601,033.65	\$23,867.61	\$1,169,513.09	\$431,520.56

Phase 1A Drainage & Surface Water Management - All drainage and surface water management systems, including but not limited to lakes, ponds, water control structures, pipes, storm drainage culverts, curb inlets, grate inlets, mitered end sections, junction box, earthwork manipulation, and other water conveyance structures, as well as all catch-basins and related stormwater facilities, located within Tract A-1 (CDD Drainage, Access & Utility Easement), Tracts B-20A, B-21, B-25A, B-29A, B-33A (CDD Drainage & Access Easement), and Tracts D-9, D-10, D-14, D-15B and D-16 (CDD Drainage Area), and Tracts D-15A, D-15C and D-15D (Wetland Conservation Area), and within all drainage easement areas including those labeled "(CDD) Drainage and Access Easements," "(CDD) Side Yard Drainage/Access Easements," "Drainage and Access Easements" and "Drainage, Access and Utility Easements," of the proposed plat titled *River Landing Phases 1A1 – 1A2* and located within Tracts A-2 and A-3 (CDD Drainage, Access and Utility Easement), Tracts B-1, B-2, B-3, B-5, B-9A, B-9B, B-12, P-3, P-4 and P-5 (CDD Drainage & Access Easement), and Tracts D-1, D-2, D-3, D-4A, D-4B, D-4C, D-5, D-6A, D-7 and D-8 (CDD Drainage Area) and Tract D-6B (Wetland Conservation Area), and within all drainage easement areas including those labeled "(CDD) Drainage and Access Easements," "(CDD)

Side Yard Drainage/Access Easements,” “Drainage and Access Easements” and “Drainage, Access and Utility Easements,” of the proposed plat titled *River Landing Phases 1A3 – 1A4 – 1A5 – 1A6*, both attached hereto as **Exhibit C** attached hereto.

DESCRIPTION	CDD ELIGIBLE ITEMS TOTAL	RETAINAGE	PAID TO DATE (LESS RETAINAGE)	TOTAL LEFT TO BE PAID
Phase 1A Drainage & Surface Water Management	\$2,886,978.39	\$52,855.83	\$2,589,935.64	\$297,042.75

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

Professional: Waldrop Engineering, P.A.

Contract: Authorizing Addendum #943 - River Landing – 7 to Master Professional Services Agreement, dated October 20, 2011

SR56 WM and FM Contract	CDD ELIGIBLE ITEMS TOTAL	RETAINAGE	PAID TO DATE	TOTAL LEFT TO BE PAID
Design	\$5,000.00		\$5,000.00	
100% Plans	\$40,000.00		\$40,000.00	
FDOT Util Permit	\$15,000.00		\$15,000.00	
FDEP Permits	\$5,000.00		\$5,000.00	
Bidding Services	\$5,000.00		\$5,000.00	
Construction Services	\$15,000.00		\$15,000.00	
Certification Services	\$10,000.00		\$9,000.00	\$1,000.00

Professional: Waldrop Engineering, P.A.

Contract: Authorizing Addendum #954 - River Landing – 9 to Master Professional Services Agreement, dated October 20, 2011

Offsite WM and FM Contract	CDD ELIGIBLE ITEMS TOTAL	RETAINAGE	PAID TO DATE	TOTAL LEFT TO BE PAID
Design	\$5,000.00		\$5,000.00	
100% Plans	\$45,000.00		\$45,000.00	
FDEP Permits	\$5,000.00		\$5,000.00	
Bidding Services	\$5,000.00		\$5,000.00	
Construction Services	\$20,000.00		\$20,000.00	
Certification Services	\$15,000.00		\$15,000.00	

Professional: Waldrop Engineering, P.A.

Contract: Authorizing Addendum #943 - River Landing – 7 to Master Professional Services Agreement, dated October 20, 2011

SR56 RM Contract	CDD ELIGIBLE ITEMS TOTAL	RETAINAGE	PAID TO DATE	TOTAL LEFT TO BE PAID
Design	\$5,000.00		\$5,000.00	

FDOT Util Permit	\$15,000.00		\$15,000.00	
FDEP Permits	\$5,000.00		\$5,000.00	
Bidding Services	\$5,000.00		\$5,000.00	
Construction Services	\$15,000.00		\$7,500.00	\$7,500.00
Certification Services	\$10,000.00		\$0.00	\$10,000.00

Professional: Waldrop Engineering, P.A.

Contract: Authorizing Addendum #953 - River Landing – 8 to Master Professional Services Agreement, dated October 20, 2011

Offsite RM Contract	CDD ELIGIBLE ITEMS TOTAL	RETAINAGE	PAID TO DATE	TOTAL LEFT TO BE PAID
Design	\$5,000.00		\$5,000.00	
100% Plans	\$25,000.00		\$25,000.00	
FDEP Permits	\$5,000.00		\$5,000.00	
Bidding Services	\$5,000.00		\$5,000.00	
Construction Services	\$15,000.00		\$9,000.00	\$6,000.00
Certification Services	\$10,000.00		\$500.00	\$9,500.00

Professional: Waldrop Engineering, P.A.

Contract: Authorizing Addendum #890 – (River Landing) – 4 to Master Professional Services Agreement, dated October 20, 2011

Phase 1A Contract	CDD ELIGIBLE ITEMS TOTAL	RETAINAGE	PAID TO DATE	TOTAL LEFT TO BE PAID
SWFWMD Permit	\$100,000.00		\$100,000.00	
Master SWMS Design	\$25,000.00		\$25,000.00	

Professional: Waldrop Engineering, P.A.

Contract: Authorizing Addendum #965 – River Landing - 11 to Master Professional Services Agreement, dated October 20, 2011

	CDD ELIGIBLE ITEMS TOTAL	RETAINAGE	PAID TO DATE	TOTAL LEFT TO BE PAID
Mass Grading				
Plans Pasco	\$30,000.00		\$30,000.00	
Plans SWFWMD	\$25,000.00		\$25,000.00	
Pasco Constr & Stormwater Plans				
Arbor Ph1	\$100,000.00		\$100,000.00	
SWFWMD Standard General ERP				
Arbor Ph1	\$25,000.00		\$25,000.00	

Professional: Waldrop Engineering, P.A.

Contract: Authorizing Addendum #766 – (River Landing) Zephyr Egg – 3 to Master Professional Services Agreement, dated October 20, 2011

	CDD ELIGIBLE ITEMS TOTAL	RETAINAGE	PAID TO DATE	TOTAL LEFT TO BE PAID
Prelim Stmwtr/FP Eval	\$10,000.00		\$10,000.00	

Professional: GeoPoint Surveying, Inc.

Contract: Master Professional Services Agreement, dated January 11, 2012

	CDD ELIGIBLE ITEMS TOTAL	RETAINAGE	PAID TO DATE	TOTAL LEFT TO BE PAID
Overall Bndy Survey	\$9,800.00		\$9,800.00	
WL Survey Final	\$28,500.00		\$28,500.00	
locate additional WL flags	\$5,100.00		\$5,100.00	
Offsite Survey of SR56 and Morris	\$1,500.00		\$1,500.00	

Professional: Amerritt, Inc.

Contract: Authorizing Addendum #10 – (TPA) River Landing – 1 - to Master Professional Services Agreement, dated November 15, 2012 and Authorizing Addendum #11 – (TPA) River Landing – 2 - to Master Professional Services Agreement, dated November 15, 2012

	CDD ELIGIBLE ITEMS TOTAL	RETAINAGE	PAID TO DATE	TOTAL LEFT TO BE PAID
Ph1 Arbor Platting & Ph1 Parks Platting	\$18,101.00		\$18,101.00	
Ph1 TH Platting	\$14,515.00		\$14,515.00	

Professional: King Engineering Associates, Inc.

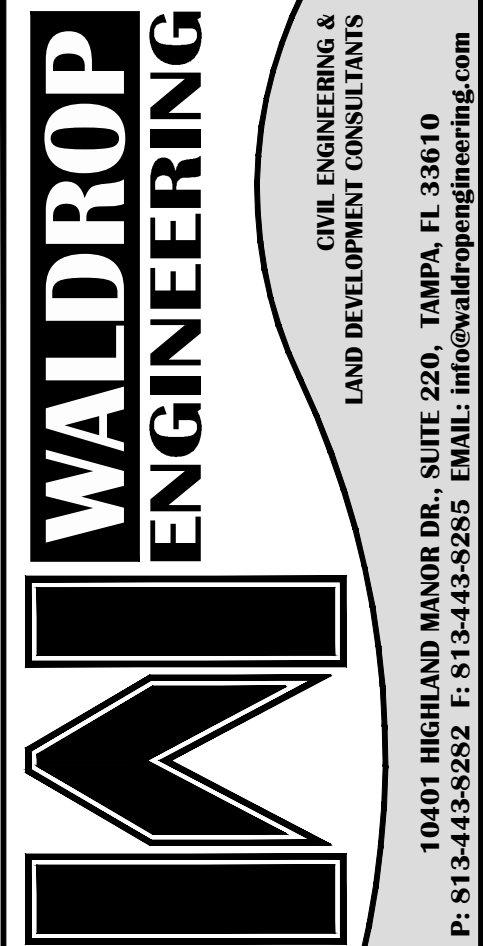
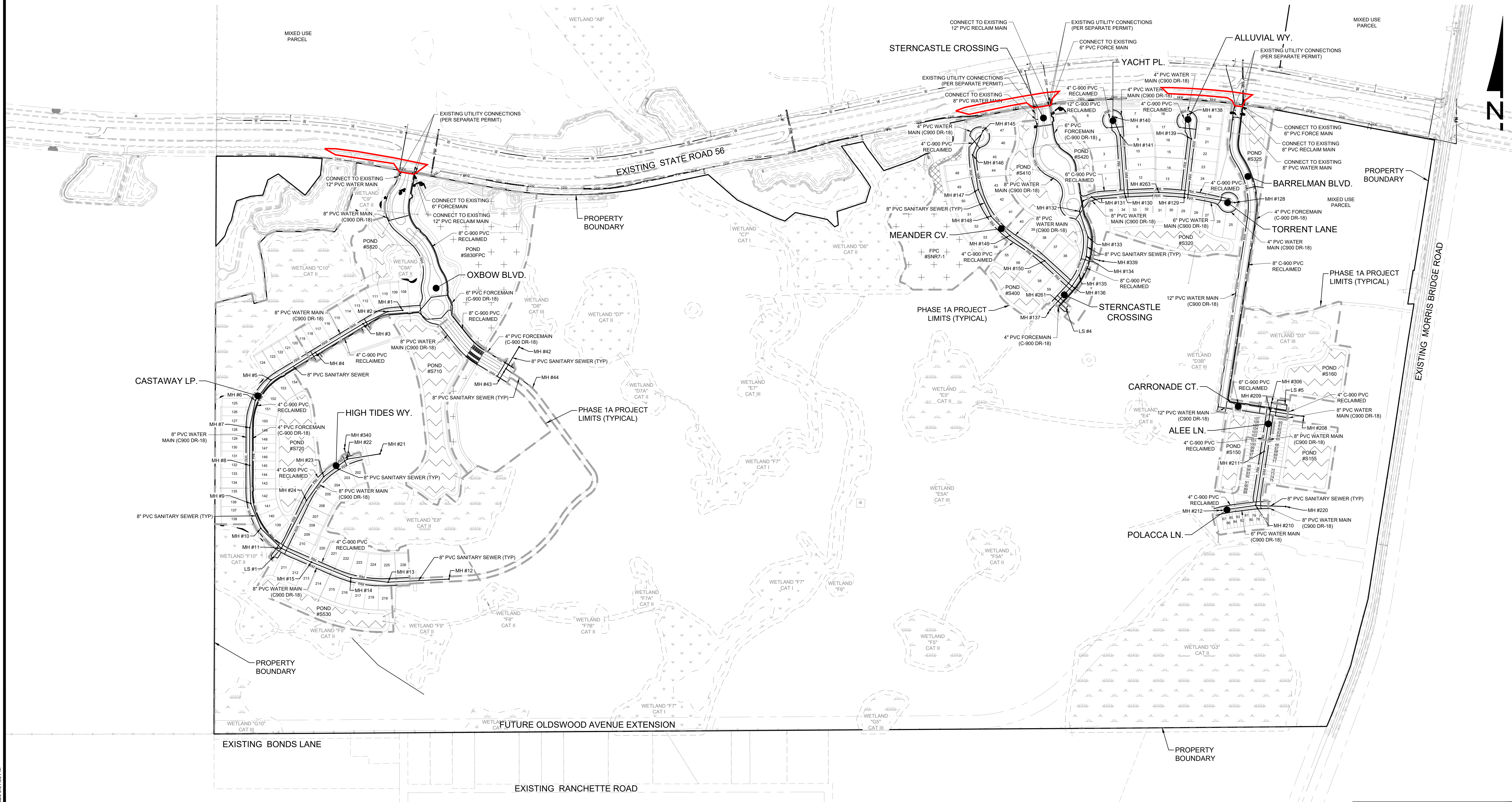
Contract: Authorizing Addendum #17 – River Landing – 2 - to Master Professional Services Agreement, dated June 19, 2012

	CDD ELIGIBLE ITEMS TOTAL	RETAINAGE	PAID TO DATE	TOTAL LEFT TO BE PAID
SHW Elev Determine	\$5,800.00		\$5,800.00	
Prelim WL Impact Eval	\$2,250.00		\$2,250.00	
SWFWMD Conceptual ERP	\$7,500.00		\$7,500.00	
Conceptual ERP	\$12,500.00		\$12,500.00	
USACE Individual Permit	\$35,000.00		\$35,000.00	

EXHIBIT B

Location of Improvements

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WALDROP
ENGINEERING
 CIVIL ENGINEERING &
LAND DEVELOPMENT CONSULTANTS
 10401 HIGHLAND MANOR DR., SUITE 220, TAMPA, FL 33610
 P: 813-443-2522 F: 813-443-9265 EMAIL: info@waldropengineering.com

CONSTRUCTION/STORMWATER PLANS FOR:
RIVER LANDINGS - PHASE 1A

PLAN REVISIONS

NO.	DATE	REVISION
1	01/13/20	REVISED PER PASCO COMMENTS

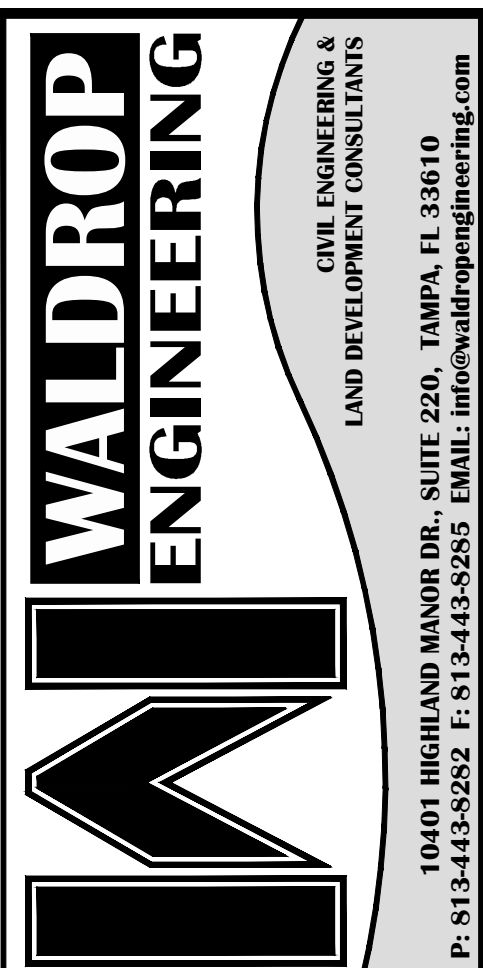
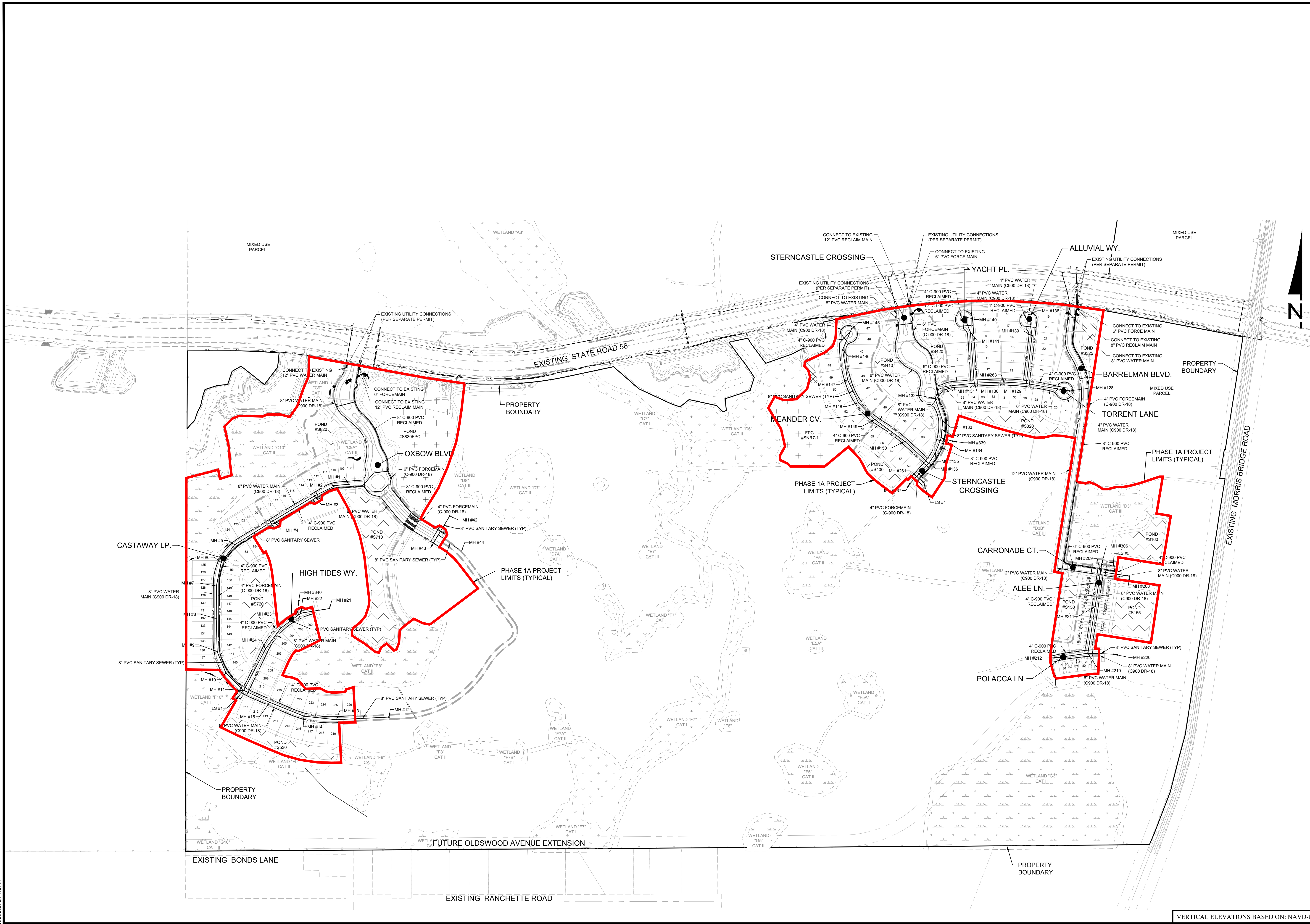
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**OFFSITE
 ROADWAY
 LOCATION
 REFERENCE**

SET NUMBER: 0685-203-03-01
 SHEET: 28

VERTICAL ELEVATIONS BASED ON: NAVD-88

T:\Projects\0685-203 (River Landng) Phase 1 - Engineering\0685-203-03-01 Construction Plans\Plan\Drawings\0685-203-03-01 Construction Plans\PH1\Current Plans\0685203030128.dwg
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**CONSTRUCTION/STORMWATER PLANS FOR:
 RIVER LANDING - PHASE 1A**

PLAN REVISIONS

NO.	DATE	REVISION
1	10/13/16	REVISED PER PASCO COMMENTS

**PHASE 1A
 LOCATION
 REFERENCE**

SCALE IN FEET
 0 150 300 600

SET NUMBER: 0685-203-03-01
 SHEET: 28

**WALDROP
 ENGINEERING**
 CIVIL ENGINEERING &
 LAND DEVELOPMENT CONSULTANTS
 10401 HIGHLAND MANOR DR., SUITE 220, TAMPA, FL 33610
 P: 813-443-2522 F: 813-443-9265 EMAIL: info@waldropengineering.com

VERTICAL ELEVATIONS BASED ON: NAVD-88

EXHIBIT C
Proposed Plats

RIVER LANDING PHASES 1A1 - 1A2
LYING IN SECTION 25, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA

LEGAL DESCRIPTION:

A parcel of land lying in Section 25, Township 26 South, Range 20 East, Pasco County, Florida and being more particularly described as follows:

COMMENCE at the Southwest corner of said Section 25, run thence along the West boundary of the Southwest 1/4 of said Section 25, the following two (2) courses:
1) N.00°12'57"E., 1243.80 feet to the POINT OF BEGINNING; 2) continue N.00°12'57"E., 1311.78 feet to the Southwest corner of Florida Department of Transportation Parcel 104B, according to County Deed, as recorded in Official Records Book 9430, Page 740, of the Public Records of Pasco County, Florida; thence along the Southerly boundary of said Florida Department of Transportation Parcel 104B, the following eleven (11) courses: 1) N.75°34'33"E., 222.64 feet; 2) S.11°58'06"E., 61.21 feet; 3) N.73°45'57"E., 79.18 feet; 4) N.05°34'18"W., 199.10 feet; 5) N.11°57'20"W., 138.62 feet; 6) N.44°43'36"E., 75.21 feet; 7) N.67°59'26"E., 49.36 feet; 8) S.89°31'09"E., 170.80 feet; 9) N.67°44'21"E., 27.77 feet; 10) S.89°44'35"E., 90.69 feet; 11) S.79°42'16"E., 64.18 feet; thence along the Easterly boundary of said Florida Department of Transportation Parcel 104B, the following six (6) courses: 1) N.36°16'57"E., 101.57 feet; 2) N.16°44'32"E., 73.57 feet; 3) N.19°07'21"E., 79.69 feet; 4) N.26°41'39"E., 56.32 feet; 5) N.16°01'26"W., 39.18 feet; 6) N.05°15'13"E., 93.66 feet to a point on a curve on the Southerly boundary of the right-of-way for STATE ROAD No. 56 (Florida Department of Transportation Parcel 104A), according to the aforesaid County Deed; thence along said Southerly boundary of the right-of-way for STATE ROAD No. 56 (Florida Department of Transportation Parcel 104A), the following three (3) courses: 1) Easterly, 138.37 feet along the arc of a curve to the right having a radius of 3694.72 feet and a central angle of 02°08'45" (chord bearing S.80°35'54"E., 138.36 feet) to a point of tangency; 2) S.79°31'31"E., 700.00 feet to a point of curvature; 3) Easterly, 246.28 feet along the arc of a curve to the left having a radius of 2416.83 feet and a central angle of 05°50'19" (chord bearing S.82°26'41"E., 246.17 feet); thence S.07°46'21"W., 328.49 feet to a point of curvature; thence Southerly, 85.55 feet along the arc of a curve to the right having a radius of 435.00 feet and a central angle of 11°16'04" (chord bearing S.13°24'23"W., 85.41 feet) to a point of tangency; thence S.19°02'25"W., 170.43 feet to a point of curvature; thence Southwesterly, 220.74 feet along the arc of a curve to the right having a radius of 1035.00 feet and a central angle of 12°13'10" (chord bearing S.25°09'00"W., 220.32 feet) to a point of tangency; thence S.31°15'35"W., 183.40 feet; thence S.58°41'17"E., 114.98 feet to a point of curvature; thence Easterly, 39.29 feet along the arc of a curve to the left having a radius of 25.00 feet and a central angle of 90°03'08" (chord bearing N.76°17'09"E., 35.37 feet); thence S.58°38'10"E., 50.00 feet to a point on a curve; thence Southerly, 39.25 feet along the arc of a curve to the left having a radius of 25.00 feet and a central angle of 89°56'52" (chord bearing S.13°42'51"E., 35.34 feet); thence S.31°18'43"W., 100.00 feet; thence S.58°41'17"E., 19.95 feet to a point of curvature; thence Southeasterly, 174.10 feet along the arc of a curve to the right having a radius of 450.00 feet and a central angle of 22°10'03" (chord bearing S.47°36'16"E., 173.02 feet) to a point of tangency; thence S.36°31'14"E., 196.03 feet; thence S.53°28'46"W., 404.63 feet; thence S.85°20'19"W., 18.33 feet; thence N.71°24'21"W., 45.33 feet; thence N.65°33'48"W., 53.15 feet; thence S.51°53'08"W., 122.50 feet; thence S.04°24'34"W., 89.31 feet; thence S.21°16'17"W., 44.29 feet; thence S.65°51'21"W., 16.79 feet; thence N.49°36'31"W., 70.71 feet; thence S.49°43'20"W., 50.30 feet; thence S.18°19'10"W., 34.80 feet; thence N.72°57'39"W., 29.26 feet; thence N.52°31'49"W., 87.57 feet; thence N.56°14'24"W., 49.52 feet; thence N.59°16'13"W., 54.66 feet; thence N.02°47'50"W., 50.67 feet to a point on a curve; thence Northeasterly, 256.13 feet along the arc of a curve to the left having a radius of 205.00 feet and a central angle of 71°35'10" (chord bearing N.29°31'48"E., 239.79 feet) to a point of tangency; thence N.06°15'47"W., 242.37 feet to a point of curvature; thence Northerly, 441.31 feet along the arc of a curve to the left having a radius of 1020.00 feet and a central angle of 24°47'21" (chord bearing N.18°39'28"W., 437.87 feet) to a point of tangency; thence N.31°03'09"W., 104.88 feet to a point on a curve; thence Westerly, 66.90 feet along the arc of a curve to the left having a radius of 175.00 feet and a central angle of 21°54'14" (chord bearing S.69°53'58"W., 66.49 feet) to a point of tangency; thence S.58°56'51"W., 39.72 feet to a point of curvature; thence Southerly, 39.27 feet along the arc of a curve to the left having a radius of 25.00 feet and a central angle of 90°00'00" (chord bearing S.13°56'51"W., 35.36 feet); thence S.58°56'51"W., 50.00 feet to a point on a curve; thence Westerly, 39.27 feet along the arc of a curve to the left having a radius of 25.00 feet and a central angle of 90°00'00" (chord bearing S.13°56'51"W., 35.36 feet); thence S.58°56'51"W., 50.00 feet to a point on a curve; thence Southerly, 39.27 feet along the arc of a curve to the left having a radius of 25.00 feet and a central angle of 90°00'00" (chord bearing N.76°03'09"W., 35.36 feet) to a point of tangency; thence S.58°56'51"W., 120.00 feet; thence S.30°59'12"E., 130.00 feet; thence N.60°30'05"E., 15.00 feet to a point on a curve; thence Southerly, 149.38 feet along the arc of a curve to the right having a radius of 370.00 feet and a central angle of 23°07'55" (chord bearing S.17°49'45"E., 148.37 feet) to a point of tangency; thence S.06°15'47"E., 365.88 feet to a point on a curve; thence Northeasterly, 137.14 feet along the arc of a curve to the right having a radius of 515.00 feet and a central angle of 15°15'25" (chord bearing N.53°58'31"E., 136.73 feet) to a point of reverse curvature; thence Northeasterly, 32.39 feet along the arc of a curve to the left having a radius of 25.00 feet and a central angle of 74°14'29" (chord bearing N.24°28'59"E., 30.17 feet); thence N.63°28'38"E., 50.55 feet to a point on a curve; thence Southeasterly, 35.45 feet along the arc of a curve to the left having a radius of 25.00 feet and a central angle of 81°14'52" (chord bearing S.67°08'48"E., 32.55 feet) to a point of reverse curvature; thence Easterly, 35.34 feet along the arc of a curve to the right having a radius of 515.00 feet and a central angle of 03°55'55" (chord bearing N.74°11'43"E., 35.33 feet); thence S.13°50'20"E., 242.63 feet; thence S.51°26'13"W., 13.15 feet; thence S.71°16'57"W., 77.09 feet; thence S.65°50'43"W., 76.19 feet; thence N.81°05'14"W., 16.59 feet to a point on a curve; thence Southwesterly, 82.63 feet along the arc of said curve to the left having a radius of 310.00 feet and a central angle of 15°16'17" (chord bearing S.33°15'06"W., 82.38 feet) to a point of tangency; thence S.25°36'57"W., 107.99 feet; thence S.63°30'04"E., 26.80 feet; thence S.80°58'10"E., 46.82 feet; thence S.70°00'34"E., 39.33 feet; thence S.30°53'10"E., 53.25 feet; thence S.77°19'15"E., 78.43 feet; thence N.86°19'15"E., 51.19 feet; thence S.59°39'30"E., 44.64 feet; thence S.82°49'41"E., 39.32 feet; thence S.22°39'15"E., 3.42 feet; thence N.87°07'45"E., 92.66 feet; thence N.11°25'39"E., 16.58 feet; thence N.70°32'25"E., 52.89 feet; thence S.02°52'15"E., 241.17 feet; thence S.87°07'45"W., 110.37 feet; thence S.02°52'15"E., 269.84 feet to a point on a curve; thence Westerly, 476.41 feet along the arc of a curve to the right having a radius of 995.00 feet and a central angle of 27°26'00" (chord bearing N.80°10'19"W., 471.87 feet) to a point of tangency; thence N.66°27'19"W., 394.57 feet; thence N.30°24'19"E., 217.59 feet; thence N.56°47'31"W., 28.71 feet; thence N.33°12'29"E., 60.74 feet to a point on a curve; thence Northwesterly, 191.03 feet along the arc of a curve to the right having a radius of 425.00 feet and a central angle of 25°45'10" (chord bearing N.40°32'42"W., 189.42 feet); thence N.89°47'10"W., 229.58 feet to the POINT OF BEGINNING.

Containing 68.900 acres, more or less.

CERTIFICATE OF OWNERSHIP AND DEDICATION

Taylor Morrison of Florida, Inc., a Florida corporation (the "Owner"), hereby states and declares that it is the fee simple owner of all lands referenced to as RIVER LANDING PHASES 1A1 - 1A2, as described in the legal description which is a part of this plat and makes the following dedications:

- 1) Owner hereby reserves TRACTS "A-1", "B-20A", "B-20B", "B-20C", "B-21", "B-25A", "B-29A", "B-31", "B-33A" and "P-1", as shown hereon, to be conveyed by separate instrument to the River Landing Community Association, Inc., a Florida not-for-profit corporation (the "HOA" or "Association"), TRACTS "A-1", "B-20A", "B-20B", "B-20C", "B-21", "B-25A", "B-29A", "B-31", "B-33A" and "P-1", shall be maintained by the Owner for the purposes stated hereon until such conveyance occurs, and shall be maintained by the Association for such purposes from and after such conveyance.
2) Owner hereby reserves fee title to TRACTS "B-22", "D-9", "D-10", "D-14", "D-15A", "D-15B", "D-15C", "D-15D" and "D-16", as shown hereon for conveyance by the Owner to the River Landing Community Development District, a special purpose unit of local government established under Chapter 190, Florida Statutes (the "District" or "CDD") by separate instrument, subsequent to the recording of this plat. TRACTS "B-22", "D-9", "D-10", "D-14", "D-15A", "D-15B", "D-15C", "D-15D" and "D-16", shall be maintained by owner for the purposes stated hereon until such conveyance occurs, and shall be maintained by the District for such purposes from and after such conveyance
3) Owner does further:
a) Owner hereby grants, conveys and dedicates to the Pasco County, Florida ("the County"), a perpetual easement for ingress and egress over and across TRACT "A-1" (HOA Right-of-Way), as shown hereon, for any and all governmental purposes including (without limitation) fire and law enforcement, and emergency medical services.
b) Owner hereby grants, conveys and dedicates to the County and all appropriate utility entities a non-exclusive easement for the installation, maintenance, and operation of street lights, telephone, electric, water, sewer, natural gas, cable television and utility purposes and other purposes incidental thereto, over and across TRACT "A-1" (HOA Right-of-Way) as shown hereon.
c) Owner hereby grants, conveys and dedicates to the County TRACT "L-2" (Public Lift Station Site, as shown on this plat, and the utility improvements and facilities located therein for purposes incidental thereto. Owner hereby reserves unto itself, its successors and assigns, an easement on, over and under TRACT "L-2" for the purpose of constructing, operating and maintaining all utility improvements and facilities lying within or upon TRACT "L-2" until such time as the operation and maintenance of such improvements and facilities are assumed by the County.
d) Owner hereby grants, conveys, and dedicates to the County, statutorily authorized public utility entities and all licensed private utility entities a non-exclusive, unobstructed Utility Easement for telephone, electric, cable television, water, sewer, street lights, fire protection and other utilities over and across those portions of the Plat shown as "Utility Easement", and identified hereon for such purposes, the use and benefit of which shall extend and inure to the benefit of the "County", statutorily authorized public utility entities and all duly licensed private utility companies. In the event utility improvements are constructed within such Utility Easement areas, it shall be the responsibility of the utility entities to repair or replace said utility improvements as necessary for maintenance of said utilities.
e) Owner hereby grants, conveys and dedicates to the perpetual use of the public and the "County" all Public utility improvements, facilities and appurtenances, together with any necessary easements, lying within or upon the lands depicted on this plat, and further does hereby reserve unto themselves, their respective heirs, successors, assigns, or legal representatives, the right to construct, operate and maintain all improvements, or utilities and appurtenances lying within the lands depicted on this plat until such time as the operation and maintenance of said utility improvements, facilities, and appurtenances are assumed by the "County".
f) Owner further does hereby grant, convey, warrant and dedicate to the County a Non-Exclusive Flow Through Easement and reasonable right of access to ensure the free flow of water for general public drainage purposes over, through and under all drainage easements or commonly owned property shown on this plat. In the event the Owner or District fails to properly maintain any drainage easements/facilities preventing the free flow of water, the County shall have the reasonable right, but not the obligation, to access and enter upon any drainage easement for the purpose of performing maintenance to ensure the free flow of water.
4) Owner hereby grants, conveys and dedicates to the District all (CDD) Drainage and Access Easements and (CDD) Side Yard Drainage/Access Easements, as shown hereon for the purposes stated hereon.
5) Owner hereby grants to the Association, a non-exclusive easement over all (HOA) Access Easements as shown hereon to be used by the Association in accordance with the terms of the Declaration of Covenants, Conditions, Restrictions and Easements for River Landing, as amended from time to time, recorded in the public records of Pasco County, Florida.
6) Owner hereby reserves for themselves and their respective successors and assigns a non-exclusive easement in common with others located within the Utility Easement over and across the front of all lots shown hereon. Said non-exclusive easement is for the installation, operation and maintenance and/or replacement of communication lines including but not limited to cable television, internet access, telecommunications and bulk telecommunication services to the extent consistent with Section 177.091(28), Florida Statutes.
7) Owner hereby reserves for the benefit of, and grants to the District title to any lands or improvements dedicated to the public or to the County if for any reason such dedication shall be either voluntarily vacated, voided, or invalidated to the extent consistent with Section 177.085(1), Florida Statutes.

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

By: Andrew "Drew" Miller, as Vice President
Witness
Witness
Printed Name
Printed Name

ACKNOWLEDGEMENT: State of Florida, County of

I hereby certify on this day of 20, before me personally appeared by means of physical presence, Andrew "Drew" Miller, as Vice President of Taylor Morrison of Florida, Inc., known to me or who produced as identification, who has identified himself as the person described in and who executed the foregoing certificate of ownership and dedication and severally acknowledged the execution thereof to be their free act and deed for the uses and purposes therein expressed.

Witness my hand and seal at County, Florida, the day and year aforesaid.

Notary Public, State of Florida at Large My Commission expires:
Commission Number:

(Printed Name of Notary)

CERTIFICATE OF ACCEPTANCE:

of RIVER LANDING COMMUNITY DEVELOPMENT DISTRICT

The dedication to River Landing Community Development District, a unit of special purpose local government organized and existing under Chapter 190, Florida Statutes, was accepted at an open meeting of River Landing Community Development District by their Board of Supervisors this day of 20, and hereby consents to and joins in the recording of this instrument and the dedications shown hereon.

By: as
Witness
Witness
Printed Name
Printed Name

ACKNOWLEDGEMENT: State of Florida, County of

I hereby certify on this day of 20, before me personally appeared by means of physical presence, as of River Landing Community Development District, known to me as the person described in and who executed the foregoing certificate of acceptance and severally acknowledged the execution thereof to be their free act and deed for the uses and purposes therein expressed.

Witness my hand and seal at County, Florida, the day and year aforesaid.

Notary Public, State of Florida at Large My Commission expires:
Commission Number:

(Printed Name of Notary)

Chairman of the Board of County Commissioners

CERTIFICATE OF ACCEPTANCE:

of the River Landing Community Association, Inc.

River Landing Community Association, Inc., a Florida not-for-profit corporation, hereby accepts maintenance responsibilities as shown hereon.

By: Carlos de la Ossa, as President
Witness
Witness
Printed Name
Printed Name

ACKNOWLEDGEMENT: State of Florida, County of

I hereby certify on this day of 20, before me personally appeared by means of physical presence, Carlos de la Ossa, as President of River Landing Community Association, known to me as the person described in and who executed the foregoing certificate of acceptance and severally acknowledged the execution thereof to be their free act and deed for the uses and purposes therein expressed.

Witness my hand and seal at County, Florida, the day and year aforesaid.

Notary Public, State of Florida at Large My Commission expires:
Commission Number:

(Printed Name of Notary)

PROPERTY INFORMATION

STATE OF FLORIDA)
) SS:
COUNTY OF PASCO)

We, First American Title Insurance Company, a Title Company duly licensed in the State of Florida, have completed a property information report (Property Information Report for the Filing of a Subdivision Plat, FATIC File No. 2140-1644597) and, based on said report find that the title of the property is vested in Taylor Morrison of Florida, Inc., a Florida corporation, that the current taxes have been paid, and that the property is not encumbered by any mortgages, other encumbrances or easements other than shown in that Property Information Report, FATIC File No. 2140-1644597.

This the day of 20.

First American Title Insurance Company

By:
Name:
Title:

REVIEW OF PLAT BY PROFESSIONAL SURVEYOR AND MAPPER, PASCO COUNTY, FLORIDA

Pursuant to Section 177.081 (1), Florida Statutes, I hereby certify that I, or a Florida Professionally Licensed Surveyor and Mapper designee under my direction and supervision, have performed a limited review of this plat for conformity to Chapter 177 Part 1, Florida Statutes, and that this plat complies with the technical requirements of said chapter, however my review and certification does not include computations or field verification of any points or measurements.

Signed and Sealed this day of 20.

Alex W. Parnes, Pasco County Surveyor
Florida Professional Surveyor and Mapper No. 5131

CERTIFICATE OF APPROVAL BY THE BOARD OF COUNTY COMMISSIONERS

This is to certify that on this the day of, the foregoing plat was approved to be recorded by the Board of County Commissioners of Pasco County, Florida.

CERTIFICATE OF THE CLERK OF CIRCUIT COURT

I hereby certify that the foregoing plat has been filed in the Public Records of Pasco County, Florida on this the day of 20, in Plat Book, Page(s).

ATTEST:
BY: Nikki Alvarez-Sowles, Esq.,
Pasco County Clerk & Comptroller

SURVEYOR'S CERTIFICATE

The undersigned, being currently licensed by the State of Florida as a Professional Surveyor and Mapper, does hereby certify that this plat was prepared under my direction and supervision, and said plat complies with all survey requirements of Florida Statutes Chapter 177, Part 1, and that Permanent Reference Monuments (P.R.M.'s) were set on the day of 20, as shown hereon, and that the "P.C.P.'s" (Permanent Control Points) as shown hereon, and all other monumentation of lot corners, points of intersection and changes of direction of lines within the subdivision as required by said Chapter 177 of the Florida Statutes will be set within the time allotted in 177.091 (8) (9), or pursuant to terms of bond.

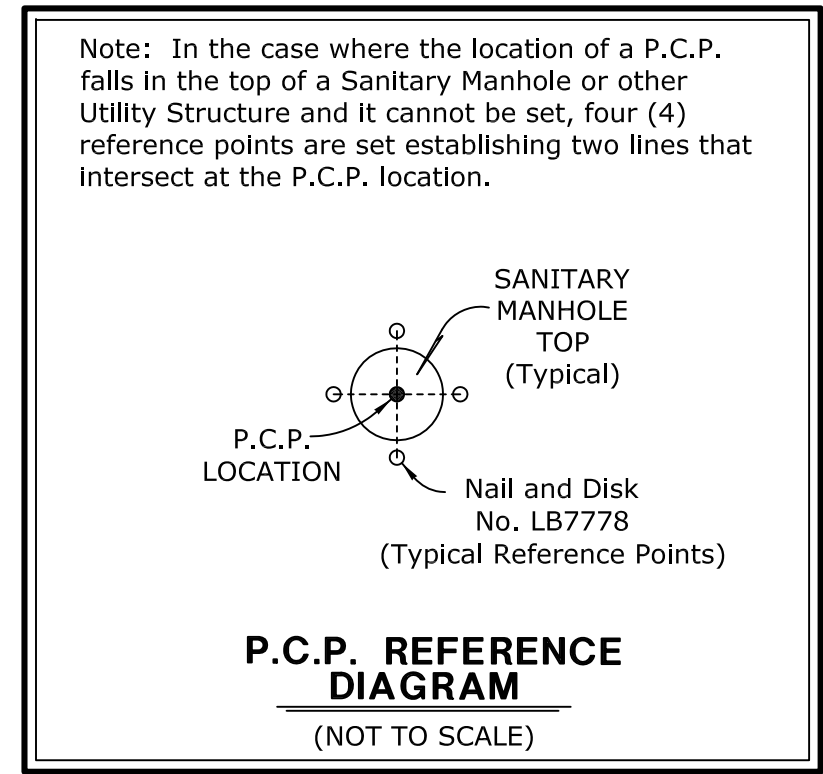
Signed and Sealed this day of 20.

AMERRITT, INC.
3010 W. Azeele Street, Suite 150
Tampa, FL 33609

Arthur W. Merritt
Professional Land Surveyor No. LS4498
Certificate of Authorization No. LB7778

RIVER LANDING PHASES 1A1 - 1A2

LYING IN SECTION 25, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA



The coordinate values shown herein are based on the Pasco County Primary Horizontal Control Network and were established to Third Order Class I accuracy as defined by the Standards and Specifications for Geodetic Control Networks, as published by the Federal Geodetic Control Committee dated September 1984 or latest edition.

Originating Coordinates: Stations "X33 133"

NOTE:
A 1/2 INCH DIAMETER IRON ROD WITH CAP No. LB7778, OR A 5/8 INCH DIAMETER IRON PIPE WITH CAP No. LB7778, WILL BE SET AT EACH LOT CORNER AS REQUIRED BY CHAPTER 177 OF THE FLORIDA STATUTES WITHIN THE TIME ALLOTTED IN 177.091 (9), UNLESS PRIOR MONUMENTATION OF THE LOT CORNER IS FOUND IN PLACE.

NOTICE:
This plat, as recorded in its graphic form, is the official depiction of the subdivided lands described herein and will in no circumstances be supplanted in authority by any other graphic or digital form of the plat. There may be additional restrictions that are not recorded on this plat that may be found in the public records of this county.

NOTE:
All platted utility easements shall provide that such easements shall also be easements for the construction, installation, maintenance, and operation of cable television services; provided, however, no such construction, installation, maintenance, and operation of cable television services shall interfere with the facilities and services of an electric, telephone, gas, or other public utility. In the event a cable television company damages the facilities of a public utility, it shall be solely responsible for the damages. This section shall not apply to those private easements granted to or obtained by a particular electric, telephone, gas, or other public utility. Such construction, installation, maintenance, and operation shall comply with the National Electrical Safety Code as adopted by the Florida Public Service Commission.

NOTE: EASEMENTS, BUFFERS AND OTHER SUCH LABELS AND DIMENSIONS OF A PARALLEL NATURE AS SHOWN HEREON AND INDICATED TO THE NEAREST FOOT (IE: 5' UTILITY EASEMENT) ARE ASSUMED TO BE THE SAME DIMENSION EXTENDED TO THE NEAREST HUNDREDTH OF A FOOT WITH NO GREATER OR LESSER VALUE (IE: 5' = 5.00')

SURVEYOR'S NOTES:

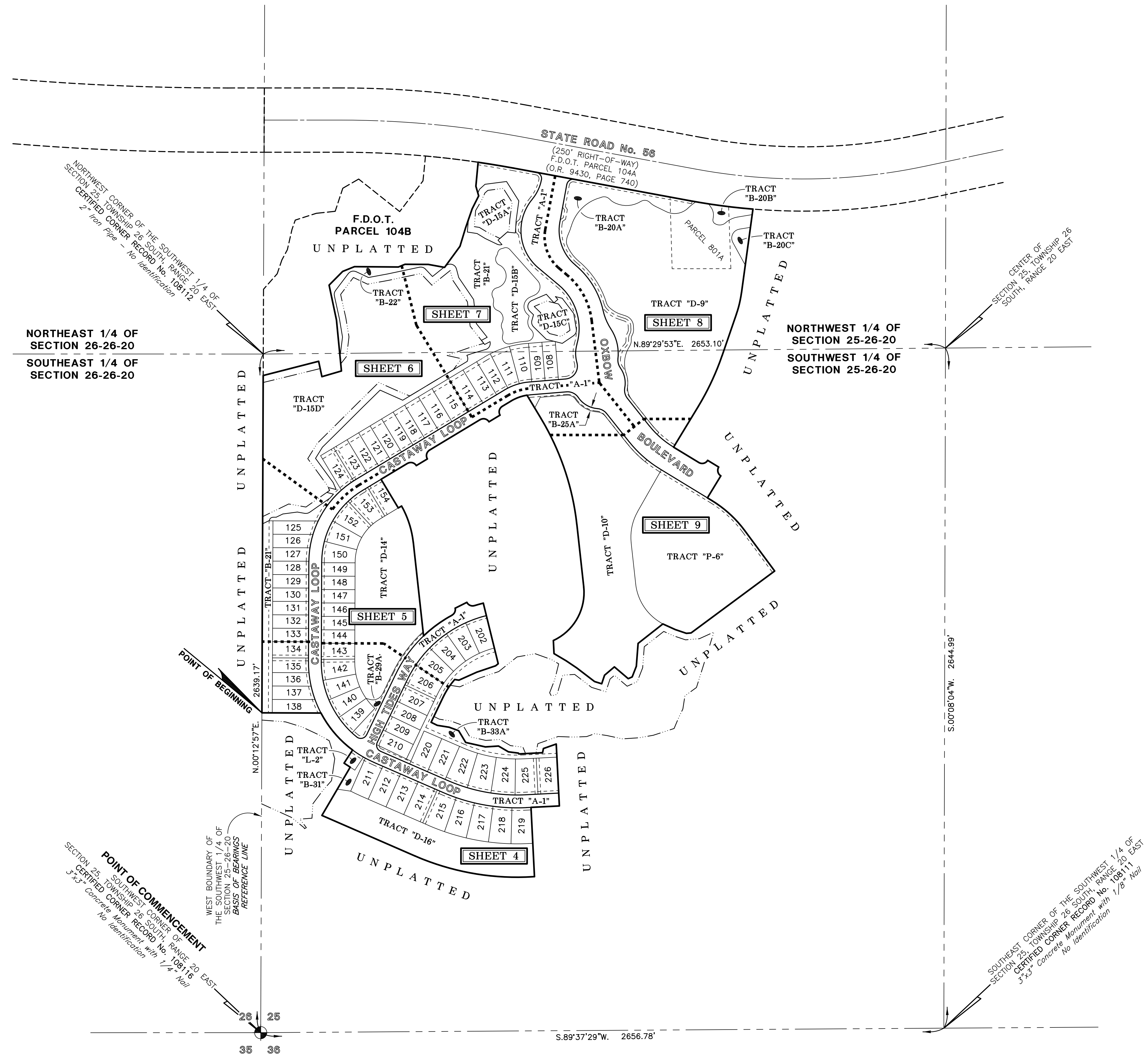
1. All assignor's rights, title, interest and obligations under that certain Drainage Easement in favor of Pasco County, as recorded in Official Records Book 9430, Page 294, of the Public Records of Pasco County, Florida, have been assigned, transferred and conveyed to the State of Florida Department of Transportation (F.D.O.T.) according to ASSIGNMENT OF EASEMENT, as recorded in Official Records Book 9432, Page 3256, of the Public Records of Pasco County, Florida.
 2. This plat, at the time of its recording, is affected by recorded documents shown herein and subject to the following recorded documents that can not be graphically shown, due to their makeup or type:
 - a) Drainage Easement, as recorded in Official Records Book 9430, Page 294.
 - b) Assignment of Easement, as recorded in Official Records Book 9432, Page 3256.
 - c) Memorandum of Agreement, as recorded in Official Records Book 10027, Page 2602.
 - d) Assignment and Assumption of Development Rights, as recorded in Official Records Book 10027, Page 2611.
 - e) Assignment and Assumption of SR 56 Agreement Obligations, as recorded in Official Records Book 10027, Page 2620.
 - f) Declaration of Restrictive Covenants, as recorded in Official Records Book 10027, Page 2668.
- All as recorded in the Public Records of Pasco County, Florida.

TRACT DESIGNATION TABLE

TRACT	DESIGNATION	ACREAGE
TRACT "A-1"	(HOA RIGHT-OF-WAY); (CDD) DRAINAGE, ACCESS AND UTILITY EASEMENT	8.438 Ac.±
TRACT "B-20A"	(HOA) OPEN SPACE; (CDD) DRAINAGE & ACCESS EASEMENT	1.368 Ac.±
TRACT "B-20B"	(HOA) OPEN SPACE	0.175 Ac.±
TRACT "B-20C"	(HOA) OPEN SPACE	0.140 Ac.±
TRACT "B-21"	(HOA) OPEN SPACE; (CDD) DRAINAGE & ACCESS EASEMENT	4.343 Ac.±
TRACT "B-22"	(CDD) OPEN SPACE	0.338 Ac.±
TRACT "B-25A"	(HOA) OPEN SPACE; (CDD) DRAINAGE & ACCESS EASEMENT	0.175 Ac.±
TRACT "B-29A"	(HOA) OPEN SPACE; (CDD) DRAINAGE & ACCESS EASEMENT	0.232 Ac.±
TRACT "B-31"	(HOA) OPEN SPACE	0.109 Ac.±
TRACT "B-33A"	(HOA) OPEN SPACE; (CDD) DRAINAGE & ACCESS EASEMENT	0.898 Ac.±
TRACT "D-9"	(CDD) DRAINAGE AREA; (HOA) ACCESS EASEMENT	9.112 Ac.±
TRACT "D-10"	(CDD) DRAINAGE AREA	6.482 Ac.±
TRACT "D-14"	(CDD) DRAINAGE AREA	3.338 Ac.±
TRACT "D-15A"	WETLAND CONSERVATION AREA	0.786 Ac.±
TRACT "D-15B"	(CDD) DRAINAGE AREA	0.935 Ac.±
TRACT "D-15C"	WETLAND CONSERVATION AREA	0.566 Ac.±
TRACT "D-15D"	WETLAND CONSERVATION AREA	9.001 Ac.±
TRACT "D-16"	(CDD) DRAINAGE AREA	2.480 Ac.±
TRACT "L-2"	(PUBLIC) LIFT STATION SITE	0.069 Ac.±
TRACT "P-6"	(HOA) PARK SITE	4.990 Ac.±

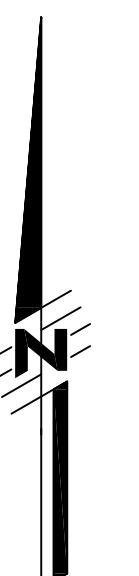
RIVER LANDING PHASES 1A1 - 1A2

LYING IN SECTION 25, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA

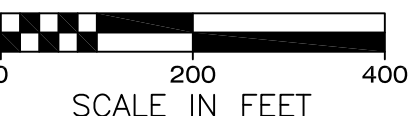


BASIS OF BEARINGS

The West boundary of the Southwest 1/4 of Section 25, Township 26 South, Range 20 East, Pasco County, Florida, has a Grid bearing of N.00°12'57"E. The Grid Bearings as shown hereon refer to the State Plane Coordinate System, North American Horizontal Datum of 1983 (NAD 83 - 2011 ADJUSTMENT) for the West Zone of Florida.



SCALE: 1" = 200'



KEY SHEET

NOTE: REFER TO THE FOLLOWING SHEETS OF THIS PLAT FOR DETAILED LABELING AND DIMENSIONING.

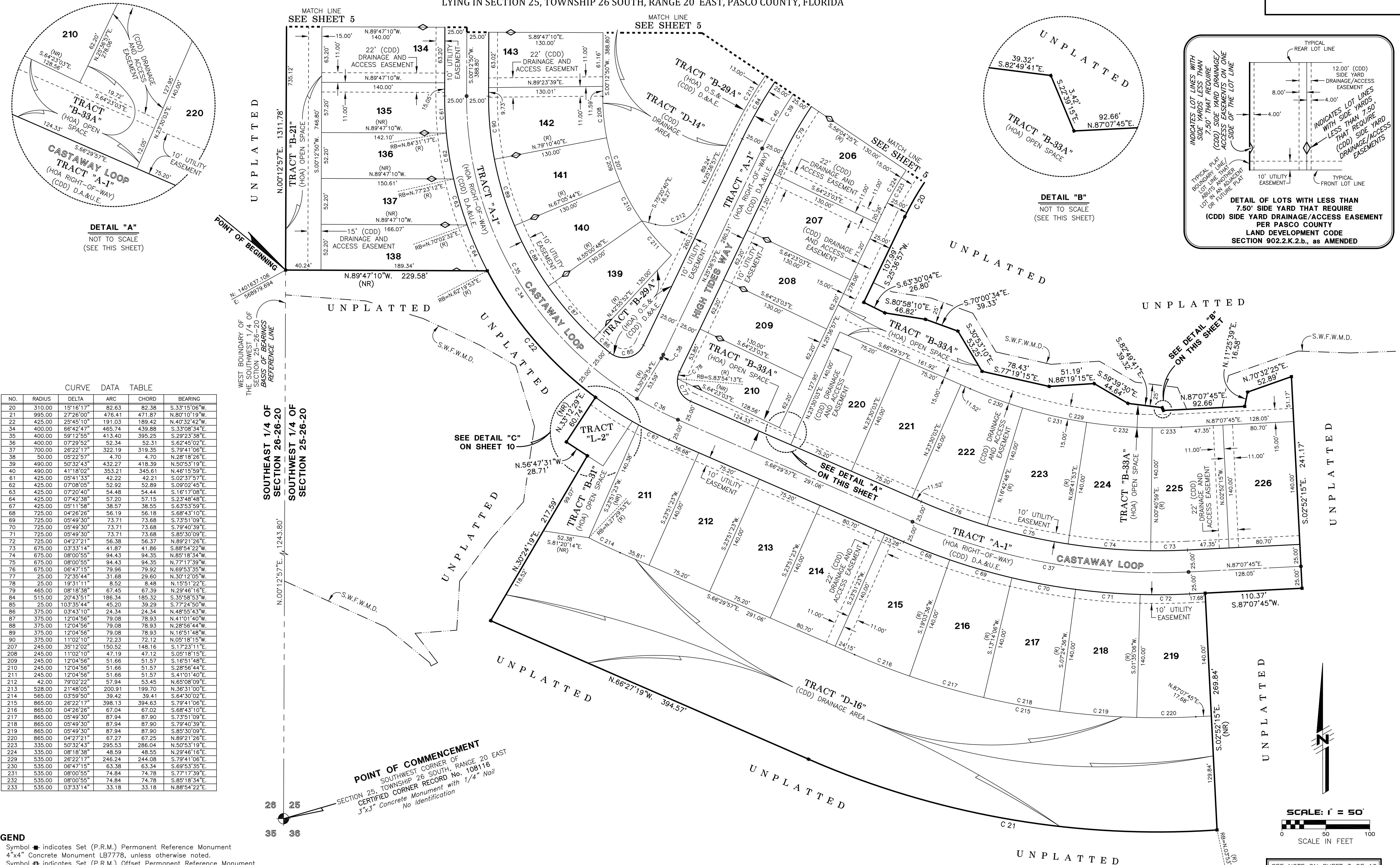
AMERRITT, INC.
 LAND SURVEYING & MAPPING
 Certificate of Authorization Number LB 7778
 3010 W. Azeele Street, Suite 150
 Tampa, FL 33609
 PHONE (813) 221-5200

Wetland Conservation Area Note:
 Wetland Conservation Areas as shown hereon may be subject to certain restrictions found in: Pasco County Land Development Code, Southwest Florida Water Management District (SWFWMD) Environmental Resource Permit, and/or the United States Army Corps of Engineers (C.O.E.) Permit.

LEGEND
 1. O.R. - Official Records Book
 2. F.D.O.T. - Florida Department of Transportation

RIVER LANDING PHASES 1A1 - 1A2

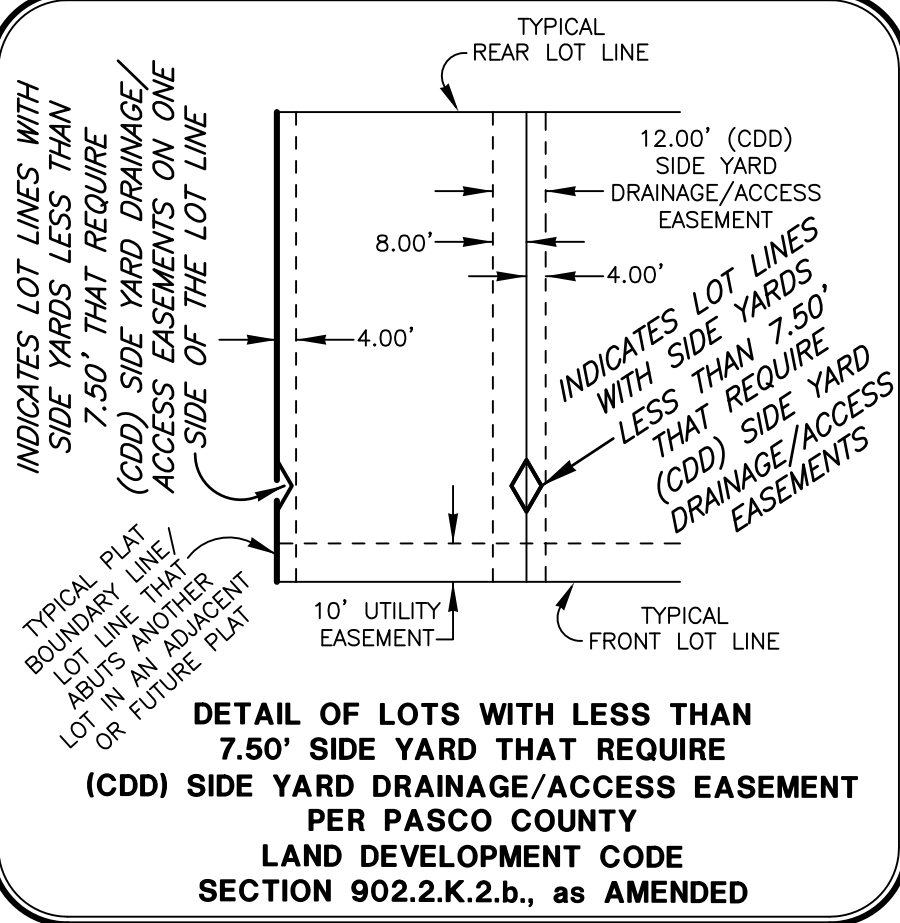
LYING IN SECTION 25, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA



NO.	RADIUS	DELTA	ARC	CHORD	BEARING
20	310.00	15°16'17"	82.63	82.38	S.33°15'06"W.
21	995.00	27°26'00"	476.41	471.87	N.80°10'19"W.
22	425.00	25°45'10"	191.03	189.42	N.40°32'42"W.
34	400.00	66°42'47"	465.74	439.88	S.33°08'34"E.
35	400.00	59°12'55"	413.40	395.25	S.29°23'38"E.
36	400.00	07°29'52"	52.34	52.31	S.62°45'02"E.
37	700.00	26°22'17"	322.19	319.35	S.79°41'06"E.
38	50.00	05°22'57"	4.70	4.70	N.28°18'26"E.
39	490.00	50°32'43"	432.27	418.39	N.50°53'19"E.
40	490.00	41°18'02"	353.21	345.61	N.46°15'59"E.
61	425.00	05°41'33"	42.22	42.21	S.02°37'57"E.
62	425.00	07°08'05"	52.92	52.89	S.09°02'45"E.
63	425.00	07°20'40"	54.48	54.44	S.16°17'08"E.
64	425.00	07°42'38"	57.20	57.15	S.23°48'48"E.
67	425.00	05°11'58"	38.57	38.55	S.63°53'59"E.
68	725.00	04°26'26"	56.19	56.18	S.68°43'10"E.
69	725.00	05°49'30"	73.71	73.68	S.73°51'09"E.
70	725.00	05°49'30"	73.71	73.68	S.79°40'39"E.
71	725.00	05°49'30"	73.71	73.68	S.85°30'09"E.
72	725.00	04°27'21"	56.38	56.37	N.89°21'26"E.
73	675.00	03°33'14"	41.87	41.86	S.88°54'22"W.
74	675.00	08°00'55"	94.43	94.35	N.85°18'34"W.
75	675.00	08°00'55"	94.43	94.35	N.77°17'39"W.
76	675.00	06°47'15"	79.96	79.92	N.69°53'35"W.
77	25.00	72°35'44"	31.68	29.60	N.30°12'05"W.
78	25.00	19°31'11"	8.52	8.48	N.15°51'22"E.
79	465.00	08°18'38"	67.45	67.39	N.29°48'16"E.
84	515.00	20°43'51"	186.34	185.32	S.35°58'53"W.
85	25.00	10°35'44"	45.20	39.29	S.77°24'50"W.
86	375.00	03°43'10"	24.34	24.34	N.48°55'43"W.
87	375.00	12°04'56"	79.08	78.93	N.41°01'40"W.
88	375.00	12°04'56"	79.08	78.93	N.28°56'44"W.
89	375.00	12°04'56"	79.08	78.93	N.16°51'48"W.
90	375.00	11°02'10"	72.23	72.12	N.05°18'15"W.
207	245.00	35°12'02"	150.52	148.16	S.17°23'11"E.
208	245.00	11°02'10"	47.19	47.12	S.05°18'15"E.
209	245.00	12°04'56"	51.66	51.57	S.16°51'48"E.
210	245.00	12°04'56"	51.66	51.57	S.28°56'44"E.
211	245.00	12°04'56"	51.66	51.57	S.41°01'40"E.
212	42.00	79°02'22"	57.94	53.45	N.65°08'09"E.
213	528.00	21°48'05"	200.81	199.70	N.36°31'00"E.
214	565.00	03°59'50"	39.42	39.41	S.64°30'02"E.
215	865.00	26°22'17"	398.13	394.63	S.79°41'06"E.
216	865.00	04°26'26"	67.04	67.02	S.68°43'10"E.
217	865.00	05°49'30"	87.94	87.90	S.73°51'09"E.
218	865.00	05°49'30"	87.94	87.90	S.79°40'39"E.
219	865.00	05°49'30"	87.94	87.90	S.85°30'09"E.
220	865.00	04°27'21"	67.27	67.25	N.89°21'26"E.
223	335.00	50°32'43"	295.53	286.04	N.50°53'19"E.
224	335.00	08°18'38"	48.59	48.55	N.29°48'16"E.
229	535.00	26°22'17"	246.24	244.08	S.79°41'06"E.
230	535.00	06°47'15"	63.38	63.34	S.69°53'35"E.
231	535.00	08°00'55"	74.84	74.78	S.77°17'39"E.
232	535.00	08°00'55"	74.84	74.78	S.85°18'34"E.
233	535.00	03°33'14"	33.18	33.18	N.88°54'22"E.

DETAIL "A"
NOT TO SCALE
(SEE THIS SHEET)

DETAIL "B"
NOT TO SCALE
(SEE THIS SHEET)

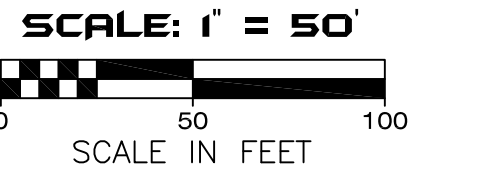


DETAIL OF LOTS WITH LESS THAN 7.50' SIDE YARD DRAINAGE/ACCESS EASEMENT PER PASCO COUNTY LAND DEVELOPMENT CODE SECTION 902.2.K.2.b., as AMENDED

POINT OF COMMENCEMENT
SOUTHWEST CORNER OF SECTION 25, TOWNSHIP 26 SOUTH, RANGE 20 EAST
CERTIFIED CORNER RECORD No. 108116
3"x3" Concrete Monument with 1/4" Nail
No Identification

- LEGEND**
- Symbol ■ indicates Set (P.R.M.) Permanent Reference Monument 4"x4" Concrete Monument LB7778, unless otherwise noted.
 - Symbol □ indicates Set (P.R.M.) Offset Permanent Reference Monument 4"x4" Concrete Monument LB7778, unless otherwise noted.
 - Symbol ● indicates (P.C.P.) Permanent Control Point (See Sheet No. 2 for P.C.P. Reference Diagram)
 - (R) indicates radial line
 - (NR) indicates non-radial line
 - (RB) indicates reference bearing
 - O.R. - Official Records Book
 - S.W.F.W.M.D. - Southwest Florida Water Management District Wetland Line
 - CDD - River Landing Community Development District
 - HOA - River Landing Community Association, Inc.
 - F.D.O.T. - Florida Department of Transportation
 - O.S. - Open Space
 - D.&A.E. - Drainage and Access Easement
 - D.A.&U.E. - Drainage, Access and Utility Easement

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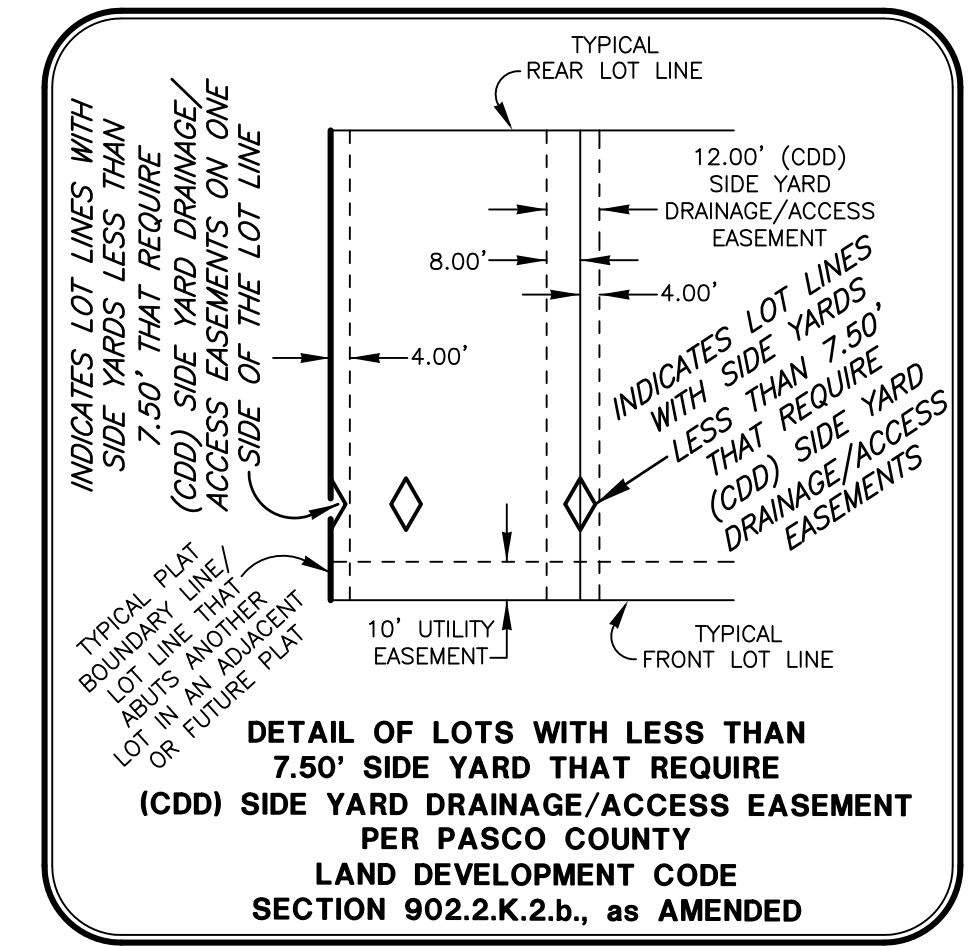
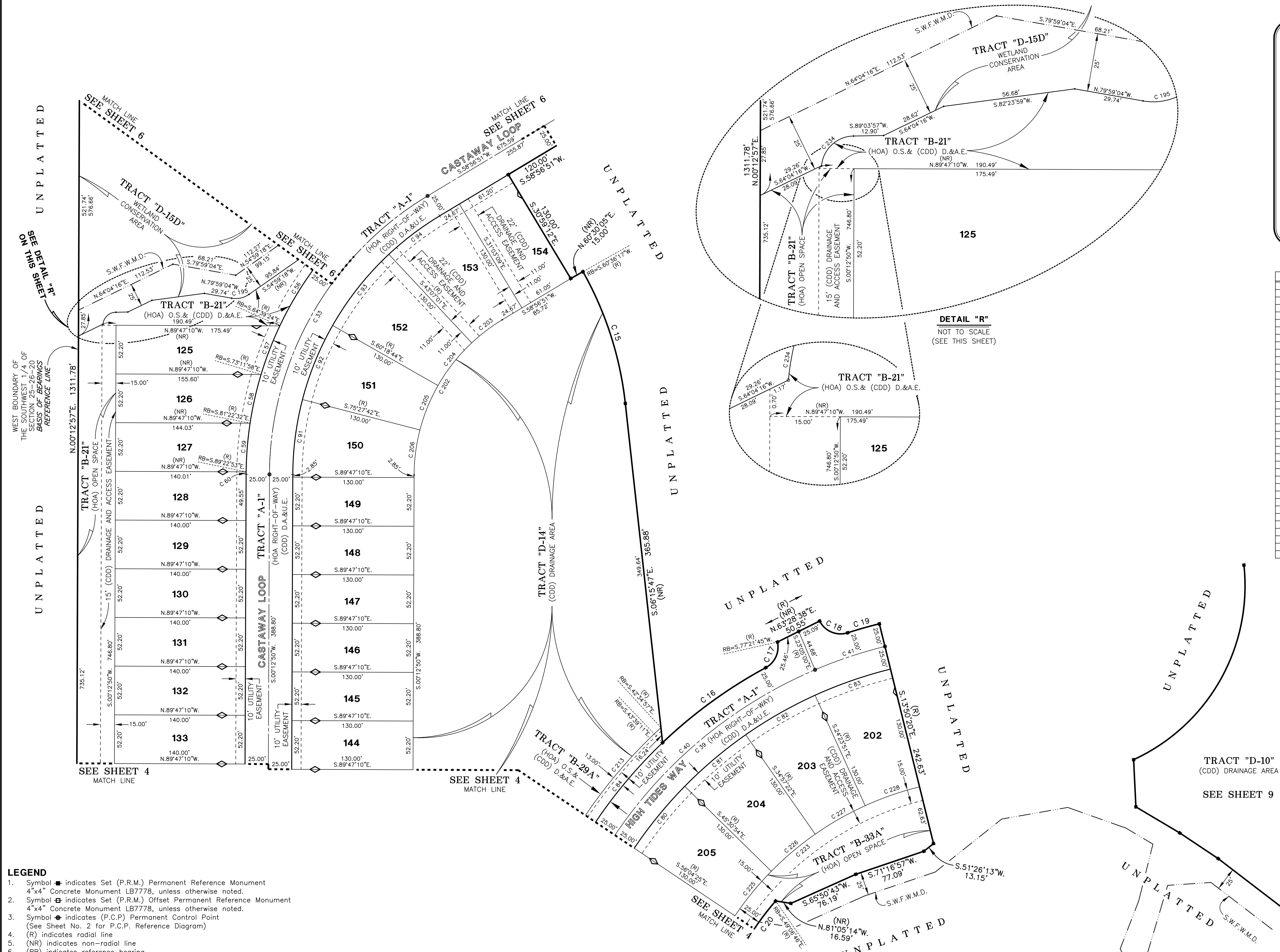


SEE NOTE ON SHEET 3 OF 10 FOR BASIS OF BEARINGS

AMERRITT, INC.
LAND SURVEYING & MAPPING
Certificate of Authorization Number LB 7778
3010 W. Azeele Street, Suite 150
Tampa, FL 33609
PHONE (813) 221-5200

RIVER LANDING PHASES 1A1 - 1A2

LYING IN SECTION 25, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA



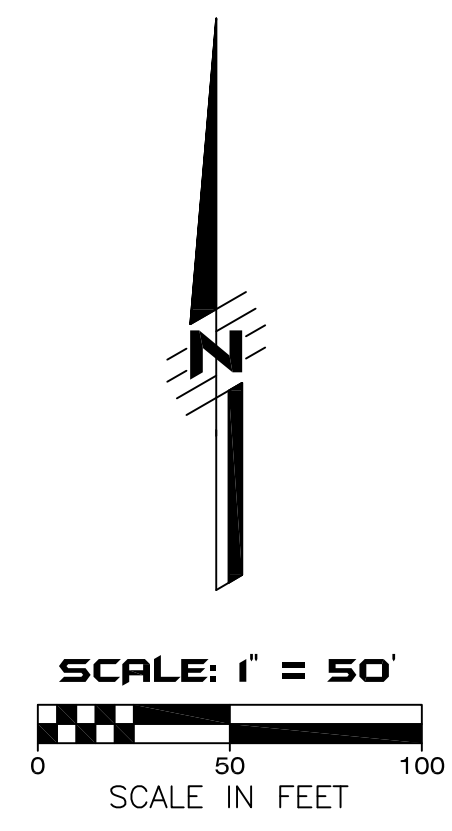
CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
15	370.00	23°07'55"	149.38	148.37	S.17°49'45"E
16	515.00	15°15'25"	137.14	136.73	N.53°58'31"E
17	25.00	74°14'29"	32.39	30.17	N.24°28'59"E
18	25.00	81°14'52"	35.45	32.55	S.67°08'48"E
19	515.00	03°55'55"	35.34	35.33	N.74°11'43"E
20	310.00	15°16'17"	82.63	82.38	S.33°15'06"W
33	350.00	58°44'02"	358.78	343.28	S.29°34'50"W
39	490.00	50°32'43"	432.27	418.39	N.50°53'19"E
40	490.00	41°18'02"	353.21	345.61	N.46°15'59"E
41	490.00	09°14'41"	79.06	78.98	N.71°32'20"E
56	375.00	23°07'33"	151.36	150.33	S.36°54'22"W
57	375.00	08°32'34"	55.91	55.86	S.21°04'19"W
58	375.00	08°10'34"	53.51	53.47	S.12°42'45"W
59	375.00	08°00'21"	52.40	52.35	S.04°37'18"W
60	375.00	00°24'18"	2.65	2.65	S.00°24'58"W
80	465.00	10°33'31"	85.69	85.57	N.39°12'21"E
81	465.00	10°33'31"	85.69	85.57	N.49°45'52"E
82	465.00	10°33'31"	85.69	85.57	N.60°19'23"E
83	465.00	10°33'31"	85.69	85.57	N.70°52'55"E
84	515.00	20°43'51"	186.34	185.32	S.35°58'53"W
91	325.00	14°19'28"	81.25	81.04	N.07°22'34"E
92	325.00	15°08'58"	85.93	85.68	N.22°06'47"E
93	325.00	17°11'43"	97.54	97.17	N.38°17'07"E
94	325.00	12°03'52"	68.43	68.31	N.52°45'55"E
195	25.00	45°01'38"	19.65	19.15	S.77°30'07"W
202	195.00	58°44'02"	199.89	191.26	S.29°34'50"W
203	195.00	12°03'52"	41.06	40.98	S.52°54'55"W
204	195.00	17°11'43"	58.52	58.30	S.38°17'07"W
205	195.00	15°08'58"	51.56	51.41	S.22°06'47"W
206	195.00	14°19'28"	48.75	48.63	S.07°22'34"W
213	528.00	21°48'05"	200.91	199.70	N.36°31'00"E
223	335.00	50°32'43"	295.53	286.04	N.50°53'19"E
225	335.00	10°33'31"	61.74	61.65	N.39°12'21"E
226	335.00	10°33'31"	61.74	61.65	N.49°45'52"E
227	335.00	10°33'31"	61.74	61.65	N.60°19'23"E
228	335.00	10°33'31"	61.74	61.65	N.70°52'55"E
234	14.00	83°51'12"	20.49	18.71	S.47°08'21"W

DETAIL "R"
NOT TO SCALE
(SEE THIS SHEET)

- LEGEND**
- Symbol ■ indicates Set (P.R.M.) Permanent Reference Monument 4"x4" Concrete Monument LB7778, unless otherwise noted.
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SEE NOTE ON SHEET 3 OF 10 FOR BASIS OF BEARINGS

AMERRITT, INC.
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RIVER LANDING PHASES 1A1 - 1A2

LYING IN SECTION 25, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA

F.D.O.T.
PARCEL 104B
STORMWATER MANAGEMENT FACILITY
AND FLOOD PLAIN COMPENSATION
(O.R. 9430, PAGE 740)

UNPLATTED

SOUTHERLY BOUNDARY OF
F.D.O.T. PARCEL 104B

TRACT "B-22"
(CDD) OPEN SPACE

TRACT "B-21"
(HOA) OPEN SPACE AND ACCESS EASEMENT

TRACT "B-20"
(HOA) O.S.& (CDD) D.A.&U.E.

TRACT "B-19"
(HOA) O.S.& (CDD) D.A.&U.E.

TRACT "B-18"
(HOA) O.S.& (CDD) D.A.&U.E.

TRACT "B-17"
(HOA) O.S.& (CDD) D.A.&U.E.

TRACT "B-16"
(HOA) O.S.& (CDD) D.A.&U.E.

TRACT "B-15"
(HOA) O.S.& (CDD) D.A.&U.E.

TRACT "B-14"
(HOA) O.S.& (CDD) D.A.&U.E.

TRACT "B-13"
(HOA) O.S.& (CDD) D.A.&U.E.

TRACT "B-12"
(HOA) O.S.& (CDD) D.A.&U.E.

TRACT "B-11"
(HOA) O.S.& (CDD) D.A.&U.E.

TRACT "B-10"
(HOA) O.S.& (CDD) D.A.&U.E.

TRACT "B-9"
(HOA) O.S.& (CDD) D.A.&U.E.

TRACT "B-8"
(HOA) O.S.& (CDD) D.A.&U.E.

TRACT "B-7"
(HOA) O.S.& (CDD) D.A.&U.E.

TRACT "B-6"
(HOA) O.S.& (CDD) D.A.&U.E.

TRACT "B-5"
(HOA) O.S.& (CDD) D.A.&U.E.

TRACT "B-4"
(HOA) O.S.& (CDD) D.A.&U.E.

TRACT "B-3"
(HOA) O.S.& (CDD) D.A.&U.E.

TRACT "B-2"
(HOA) O.S.& (CDD) D.A.&U.E.

TRACT "B-1"
(HOA) O.S.& (CDD) D.A.&U.E.

TRACT "B-0"
(HOA) O.S.& (CDD) D.A.&U.E.

TRACT "B-25A"
(HOA) O.S.& (CDD) D.A.&U.E.

TRACT "B-25B"
(HOA) O.S.& (CDD) D.A.&U.E.

TRACT "B-25C"
(HOA) O.S.& (CDD) D.A.&U.E.

TRACT "B-25D"
(HOA) O.S.& (CDD) D.A.&U.E.

TRACT "B-25E"
(HOA) O.S.& (CDD) D.A.&U.E.

TRACT "B-25F"
(HOA) O.S.& (CDD) D.A.&U.E.

TRACT "B-25G"
(HOA) O.S.& (CDD) D.A.&U.E.

TRACT "B-25H"
(HOA) O.S.& (CDD) D.A.&U.E.

TRACT "B-25I"
(HOA) O.S.& (CDD) D.A.&U.E.

TRACT "B-25J"
(HOA) O.S.& (CDD) D.A.&U.E.

TRACT "B-25K"
(HOA) O.S.& (CDD) D.A.&U.E.

TRACT "B-25L"
(HOA) O.S.& (CDD) D.A.&U.E.

TRACT "B-25M"
(HOA) O.S.& (CDD) D.A.&U.E.

TRACT "B-25N"
(HOA) O.S.& (CDD) D.A.&U.E.

TRACT "B-25O"
(HOA) O.S.& (CDD) D.A.&U.E.

TRACT "B-25P"
(HOA) O.S.& (CDD) D.A.&U.E.

TRACT "B-25Q"
(HOA) O.S.& (CDD) D.A.&U.E.

TRACT "B-25R"
(HOA) O.S.& (CDD) D.A.&U.E.

TRACT "B-25S"
(HOA) O.S.& (CDD) D.A.&U.E.

TRACT "B-25T"
(HOA) O.S.& (CDD) D.A.&U.E.

TRACT "B-25U"
(HOA) O.S.& (CDD) D.A.&U.E.

TRACT "B-25V"
(HOA) O.S.& (CDD) D.A.&U.E.

TRACT "B-25W"
(HOA) O.S.& (CDD) D.A.&U.E.

TRACT "B-25X"
(HOA) O.S.& (CDD) D.A.&U.E.

TRACT "B-25Y"
(HOA) O.S.& (CDD) D.A.&U.E.

TRACT "B-25Z"
(HOA) O.S.& (CDD) D.A.&U.E.

TRACT "B-25AA"
(HOA) O.S.& (CDD) D.A.&U.E.

TRACT "B-25AB"
(HOA) O.S.& (CDD) D.A.&U.E.

TRACT "B-25AC"
(HOA) O.S.& (CDD) D.A.&U.E.

TRACT "B-25AD"
(HOA) O.S.& (CDD) D.A.&U.E.

TRACT "B-25AE"
(HOA) O.S.& (CDD) D.A.&U.E.

TRACT "B-25AF"
(HOA) O.S.& (CDD) D.A.&U.E.

TRACT "B-25AG"
(HOA) O.S.& (CDD) D.A.&U.E.

TRACT "B-25AH"
(HOA) O.S.& (CDD) D.A.&U.E.

TRACT "B-25AI"
(HOA) O.S.& (CDD) D.A.&U.E.

TRACT "B-25AJ"
(HOA) O.S.& (CDD) D.A.&U.E.

TRACT "B-25AK"
(HOA) O.S.& (CDD) D.A.&U.E.

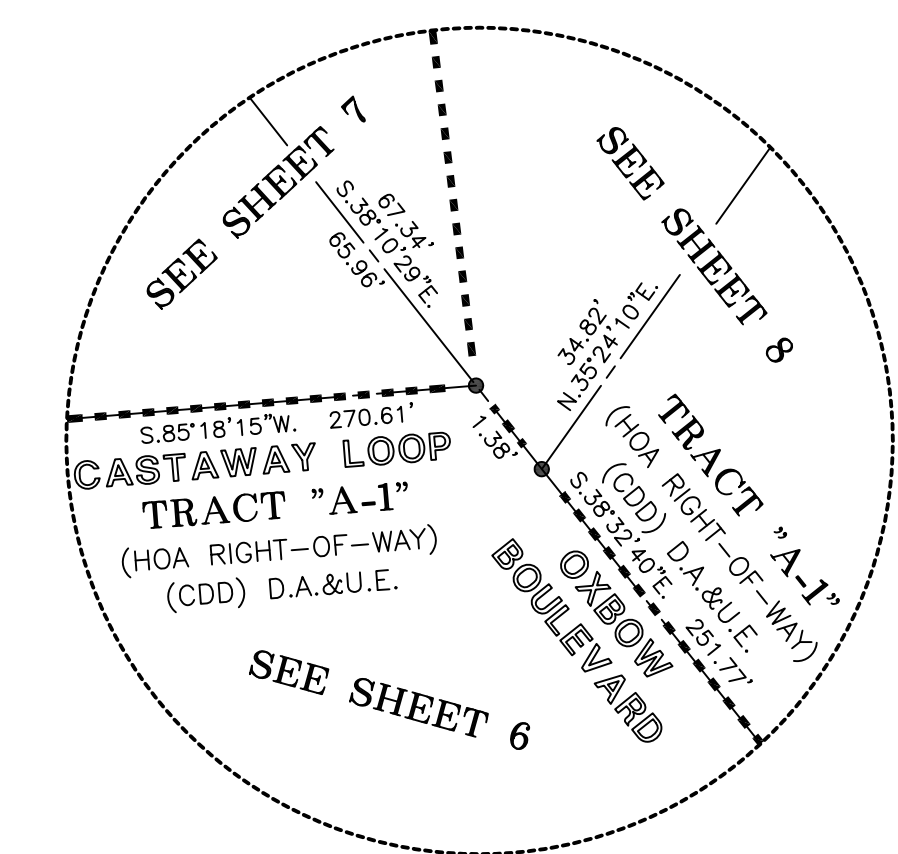
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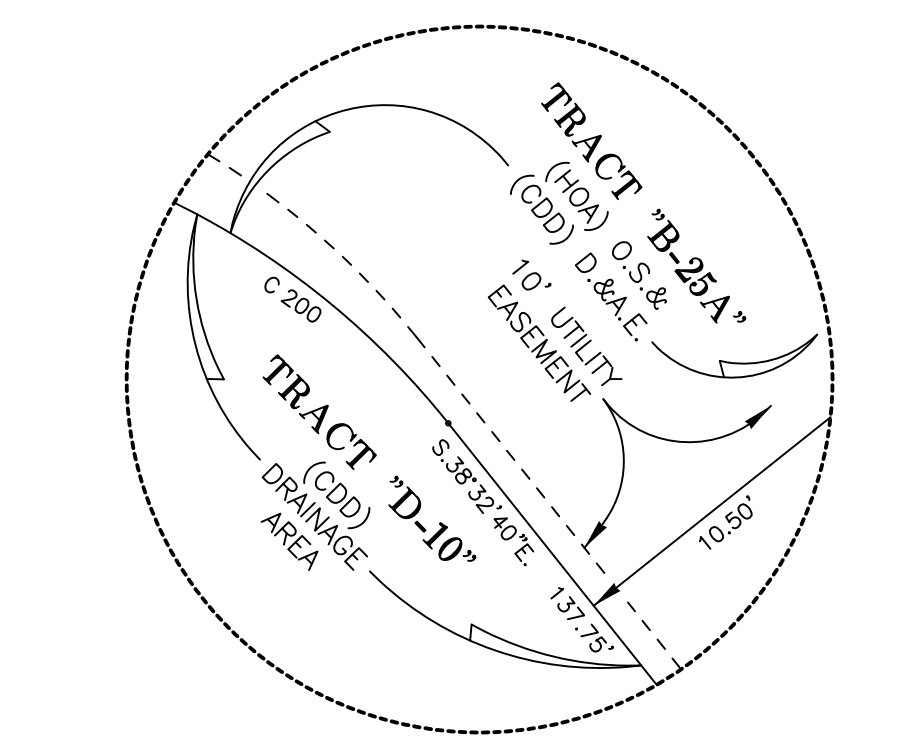
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(HOA) O.S.& (CDD) D.A.&U.E.

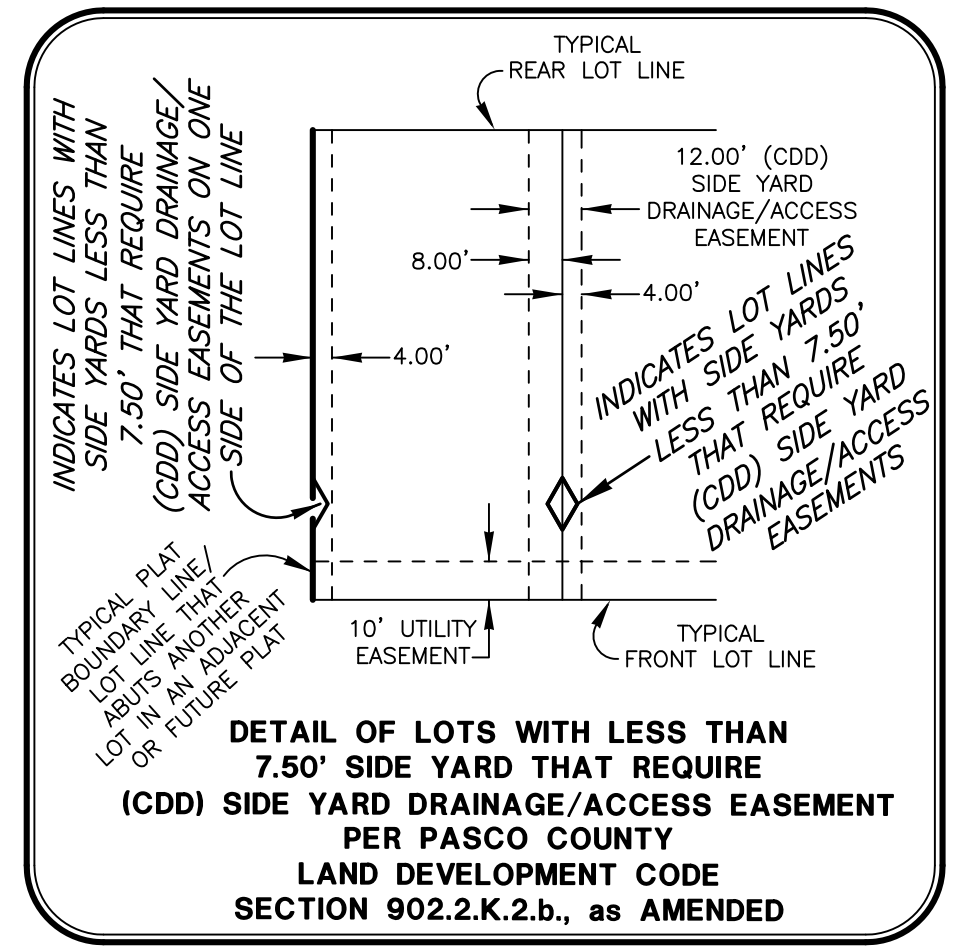
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(HOA) O.S.& (CDD) D.A.&U.E.



DETAIL "D"
NOT TO SCALE
(SEE THIS SHEET)



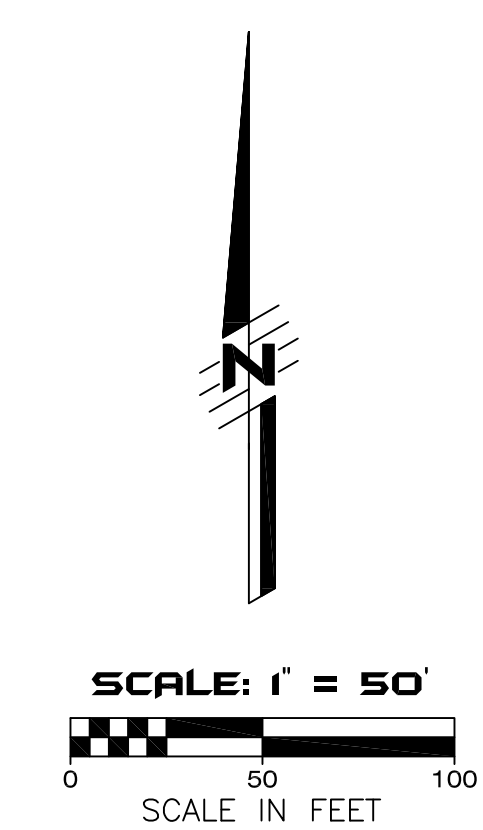
DETAIL "E"
NOT TO SCALE
(SEE THIS SHEET)



CURVE DATA TABLE					
NO.	RADIUS	DELTA	ARC	CHORD	BEARING
9	1020.00	24°47'21"	441.31	437.87	N.18°39'28"W.
10	175.00	21°54'14"	66.49	66.49	S.69°53'58"W.
11	25.00	90°00'00"	39.27	35.36	S.13°56'51"W.
12	25.00	90°00'00"	39.27	35.36	N.76°03'09"W.
13	25.00	90°00'00"	39.27	35.36	S.13°56'51"W.
14	25.00	90°00'00"	39.27	35.36	N.76°03'09"W.
32	200.00	26°21'24"	92.00	91.19	S.72°07'33"W.
33	350.00	58°44'02"	358.78	343.28	S.29°34'50"W.
54	375.00	01°22'31"	9.00	9.00	S.58°15'36"W.
55	375.00	09°06'12"	59.58	59.52	S.53°01'14"W.
56	375.00	23°07'33"	151.36	150.33	S.36°54'22"W.
95	175.00	04°27'10"	13.60	13.60	N.83°54'40"E.
96	50.00	60°30'29"	52.80	50.38	S.64°26'30"E.
97	100.00	51°15'07"	89.45	86.50	S.59°48'50"E.
98	50.00	46°53'43"	40.92	39.79	S.61°59'32"E.
188	25.00	49°30'16"	21.60	20.93	N.12°15'11"E.
189	25.00	78°10'15"	34.11	31.52	N.76°05'27"E.
198	37.00	60°30'29"	39.07	37.28	S.64°26'30"E.
199	113.00	51°42'52"	101.99	98.57	S.60°02'42"E.
200	42.00	47°21'28"	34.71	33.74	S.62°13'24"E.

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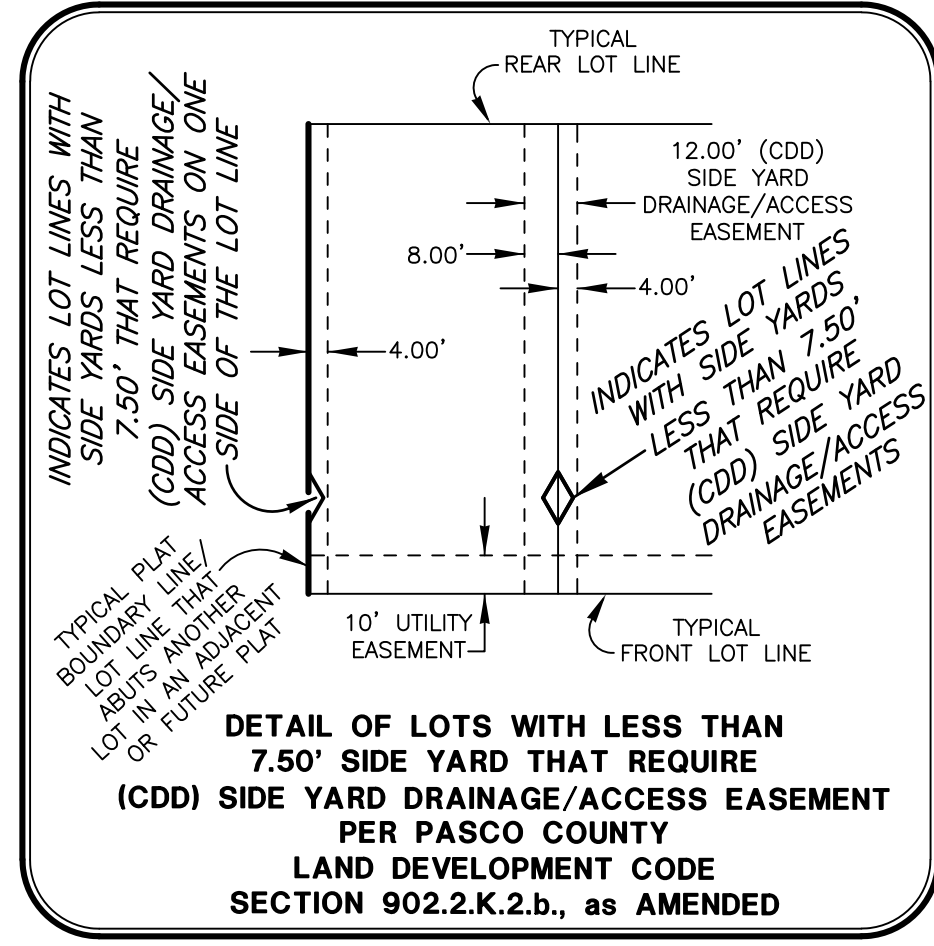
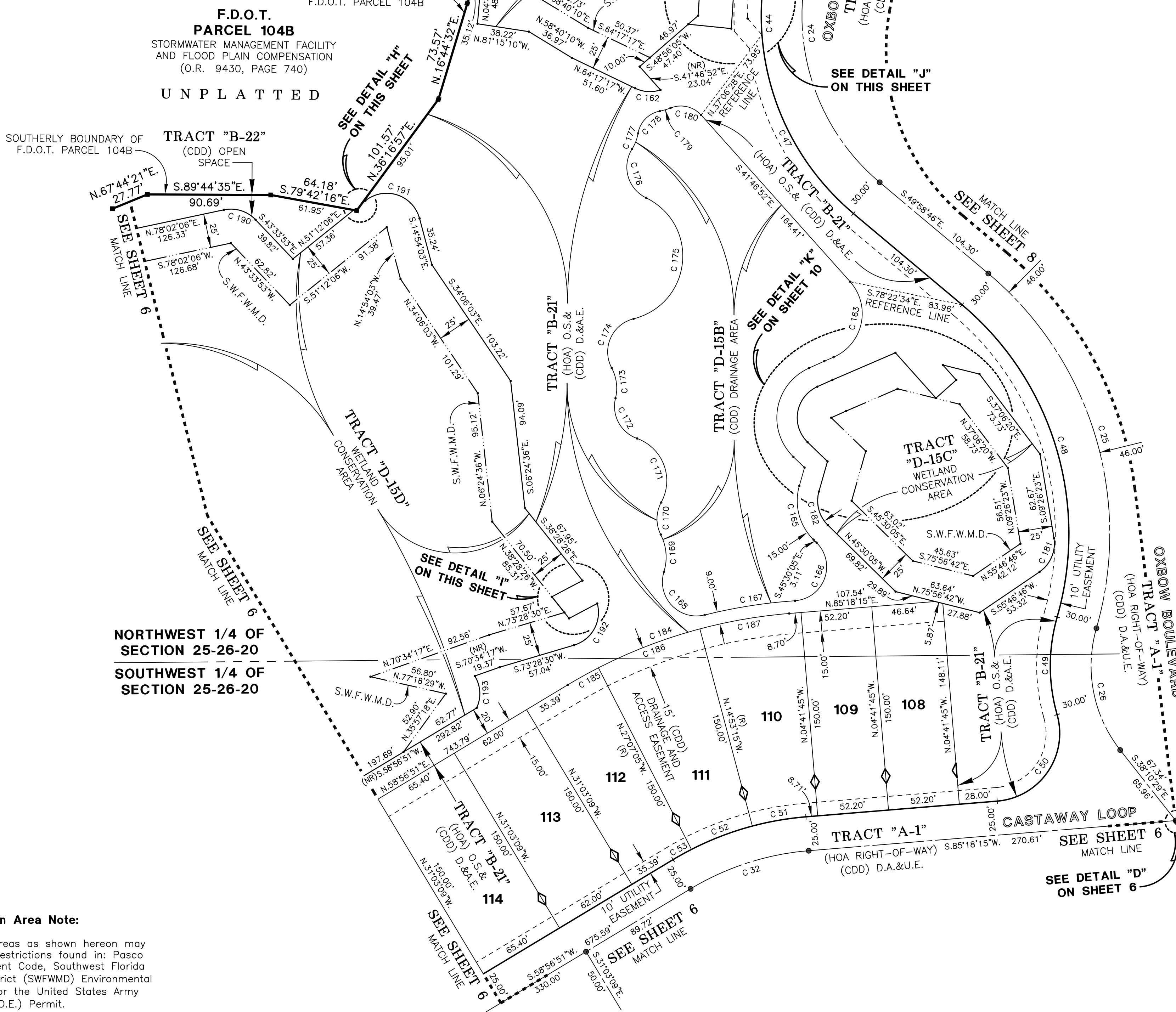
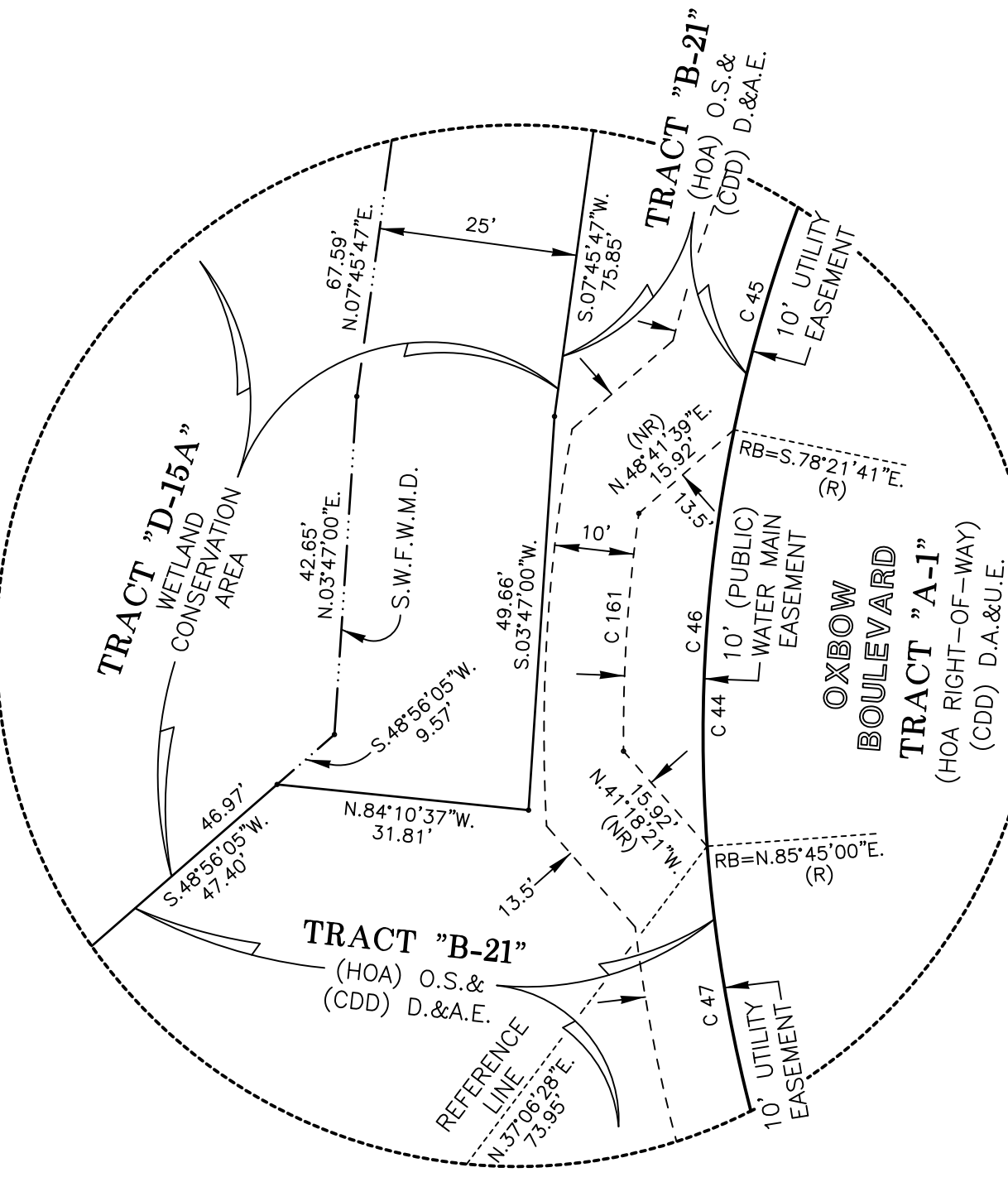
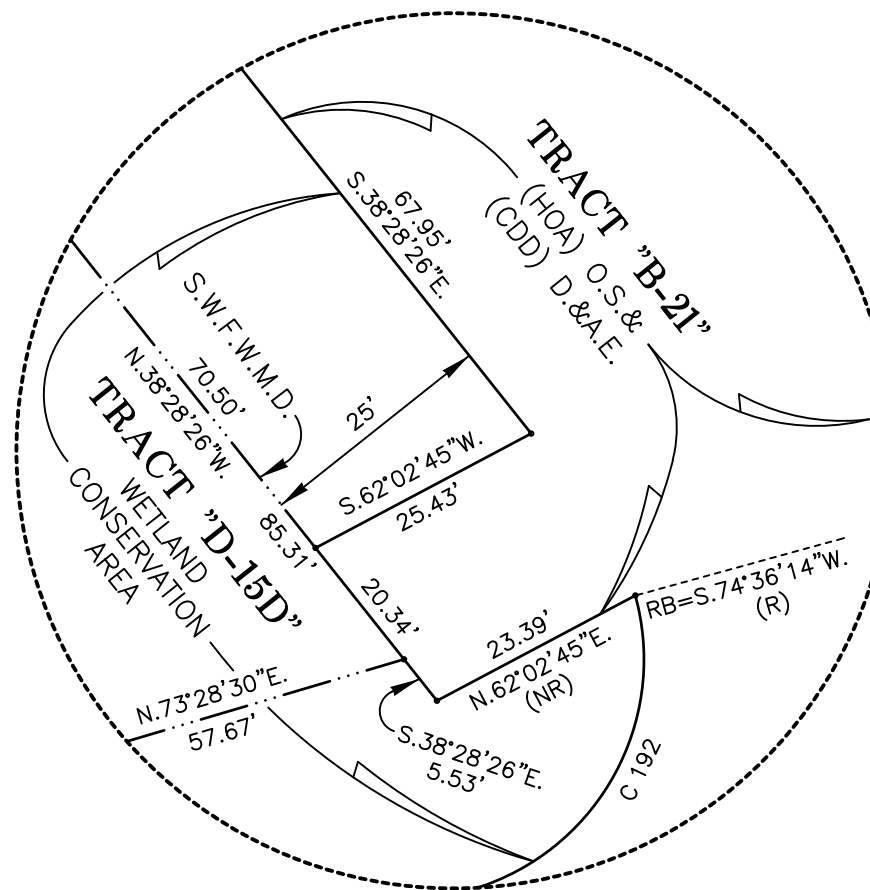
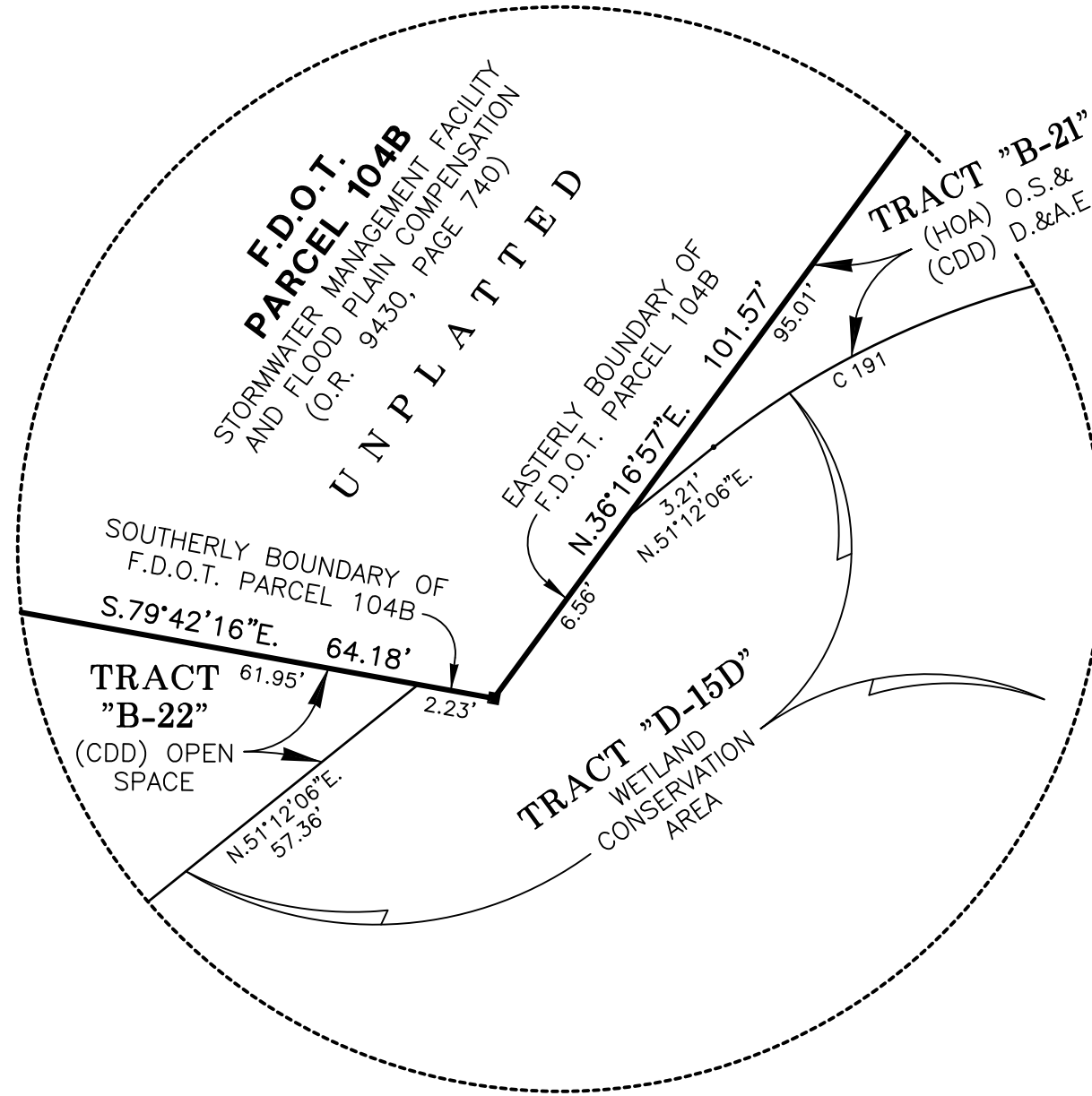


SEE NOTE ON SHEET 3 OF 10 FOR BASIS OF BEARINGS

AMERRITT, INC.
LAND SURVEYING & MAPPING
Certificate of Authorization Number LB 7778
3010 W. Azeele Street, Suite 150
Tampa, FL 33609
PHONE (813) 221-5200

RIVER LANDING PHASES 1A1 - 1A2

LYING IN SECTION 25, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA

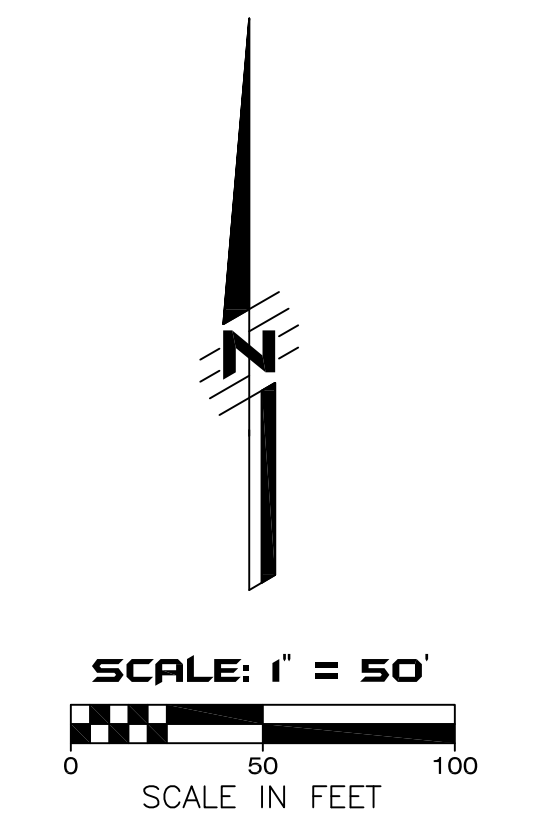


CURVE DATA TABLE					
NO.	RADIUS	DELTA	ARC	CHORD	BEARING
1	3694.72	02°08'45"	138.37	138.36	S.80°35'54"E.
23	200.00	29°13'28"	102.01	100.91	S.25°05'13"W.
24	126.00	89°40'43"	250.43	225.64	S.03°08'25"E.
25	250.00	66°04'47"	288.33	272.61	S.16°56'23"E.
26	100.00	54°16'29"	94.73	91.23	S.11°02'14"E.
32	200.00	26°21'24"	92.00	91.19	S.72°07'33"W.
42	25.00	90°45'24"	39.60	35.59	S.34°08'49"E.
43	170.00	28°28'04"	84.47	83.60	S.25°27'55"W.
44	190.00	89°40'43"	297.39	267.95	S.05°08'25"E.
46	190.00	28°03'37"	93.05	92.12	S.25°40'08"W.
47	190.00	15°53'19"	52.69	52.52	S.03°41'39"W.
48	190.00	45°43'46"	151.64	147.65	S.27°06'53"E.
48	220.00	66°04'47"	253.73	239.90	S.16°56'23"E.
49	130.00	32°03'59"	72.76	71.81	S.00°04'01"W.
50	50.00	101°16'13"	88.38	77.31	S.34°40'09"W.
51	225.00	101°11'30"	40.02	39.97	S.80°12'30"W.
52	225.00	12°13'51"	48.03	47.94	S.68°59'50"W.
53	225.00	03°56'03"	15.45	15.45	S.60°54'53"W.
161	200.00	08°36'09"	30.03	30.00	N.03°41'39"E.
162	25.00	43°54'54"	19.16	18.70	N.86°14'44"W.
163	35.00	108°26'31"	66.24	56.79	S.12°26'23"W.
165	40.00	61°21'10"	42.83	40.82	S.14°49'30"E.
166	25.00	131°33'29"	57.40	45.60	S.20°16'39"W.
167	394.00	103°05'05"	67.36	67.28	S.81°01'59"W.
168	25.00	121°30'18"	53.02	43.63	N.43°14'32"W.
169	36.00	44°52'10"	28.19	27.48	N.04°55'28"W.
170	25.00	56°20'03"	24.58	23.60	N.00°48'29"E.
171	33.00	99°15'35"	57.17	50.28	N.20°39'17"W.
172	25.00	84°17'18"	36.78	33.55	N.28°08'26"W.
173	31.00	42°20'56"	22.91	23.09	N.07°10'15"W.
174	25.00	104°34'04"	45.63	39.55	N.23°58'19"E.
175	47.50	140°35'54"	116.56	89.44	N.05°55'24"E.
176	25.00	96°37'45"	42.16	37.34	N.16°03'40"W.
177	31.00	22°49'49"	12.35	12.27	N.20°50'18"E.
178	20.00	70°00'08"	24.44	22.94	N.44°25'27"E.
179	40.00	11°44'07"	8.19	8.18	N.73°33'27"E.
180	20.00	70°31'44"	24.82	23.09	S.77°02'44"E.
181	25.00	65°13'09"	28.46	26.95	S.23°10'12"W.
182	25.00	61°21'10"	26.77	25.51	N.14°49'30"W.
184	375.00	26°21'24"	172.50	170.99	N.72°07'33"E.
185	375.00	03°56'03"	25.75	25.74	N.60°54'53"E.
186	375.00	12°13'51"	80.05	79.90	N.68°58'50"E.
187	375.00	101°11'30"	66.70	66.62	N.80°12'30"E.
190	25.00	58°24'01"	25.48	24.39	S.72°45'54"E.
191	25.00	113°53'50"	49.70	41.91	S.71°50'59"E.
192	25.00	88°52'16"	38.78	35.01	S.29°02'22"W.
193	25.00	56°07'53"	24.49	23.52	S.03°22'20"E.

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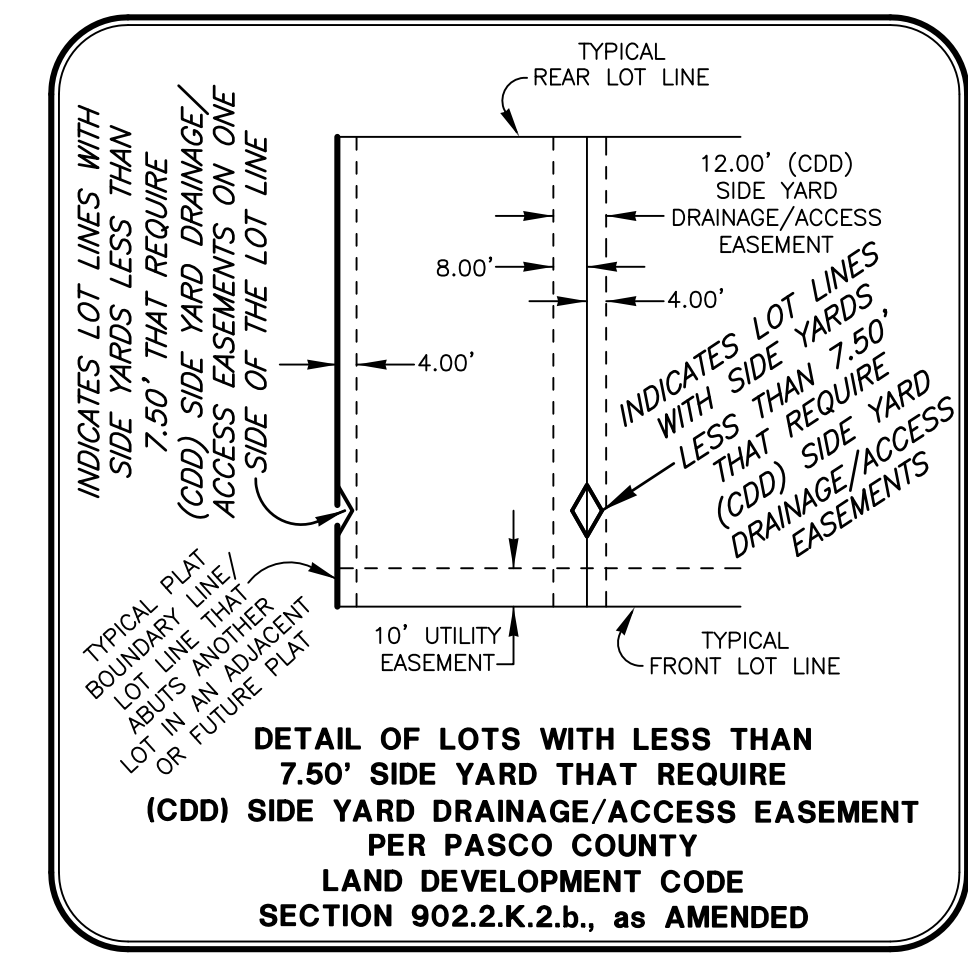


SEE NOTE ON SHEET 3 OF 10 FOR BASIS OF BEARINGS

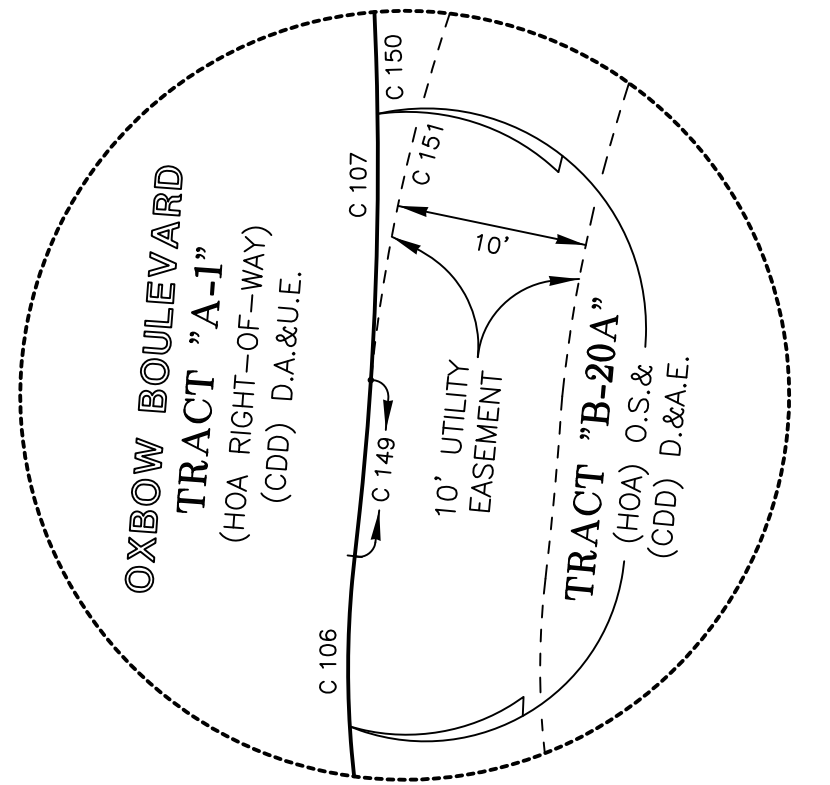
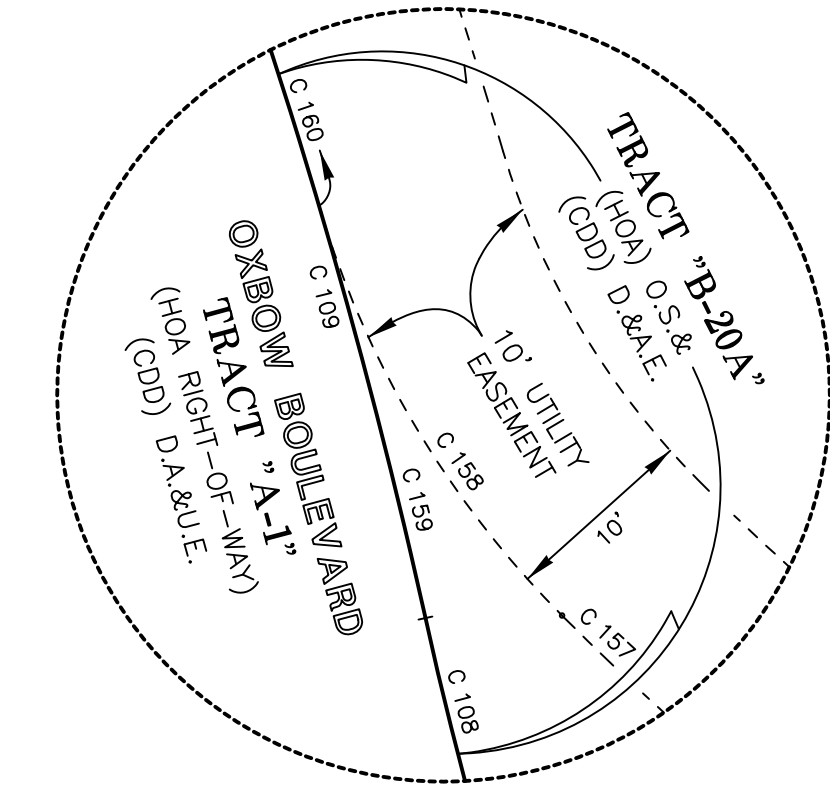
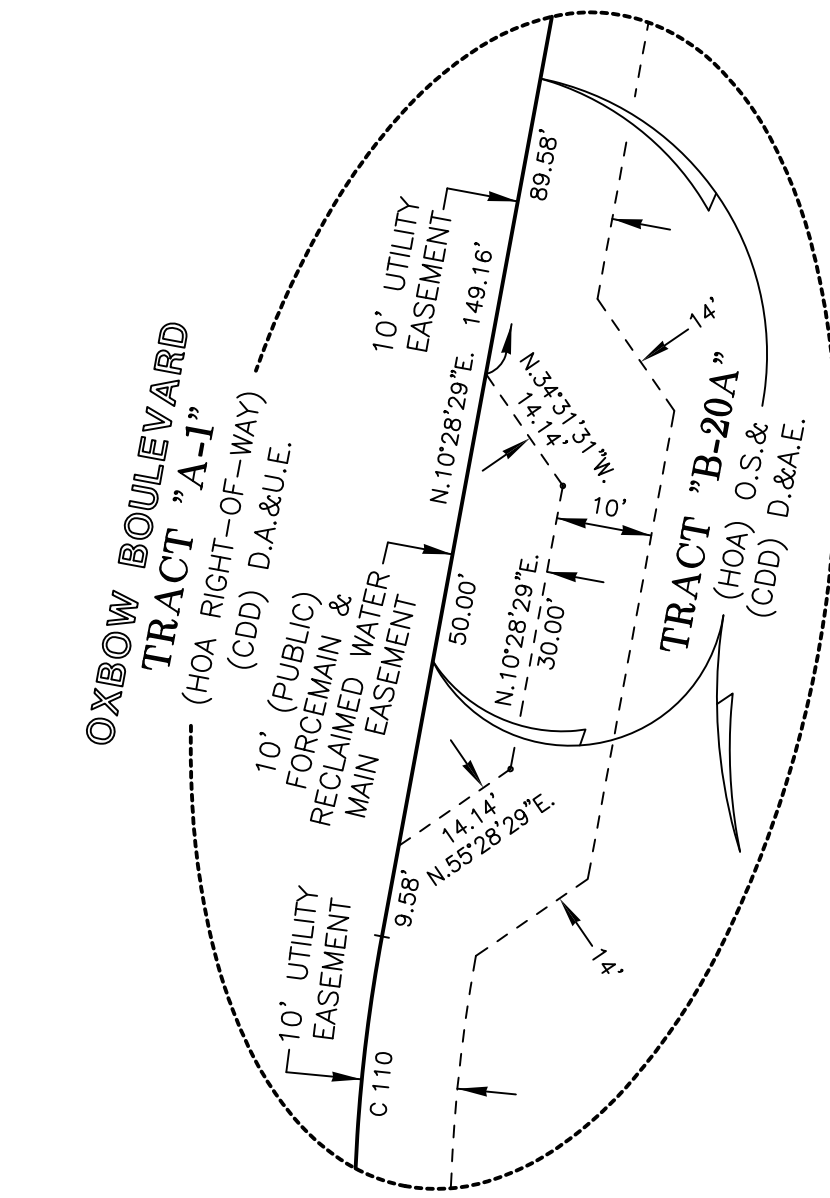
AMERRITT, INC.
LAND SURVEYING & MAPPING
Certificate of Authorization Number LB 7778
3010 W. Azeele Street, Suite 150
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PHONE (813) 221-5200

RIVER LANDING PHASES 1A1 - 1A2

LYING IN SECTION 25, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA

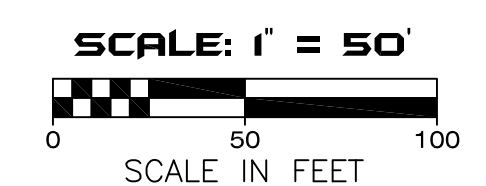


NO.	RADIUS	DELTA	ARC	CHORD	BEARING
2	2416.83	05°50'19"	246.28	246.17	S.82°26'41"E.
3	435.00	11°16'04"	85.55	85.41	S.13°24'23"W.
4	1035.00	12°13'10"	220.74	220.32	S.25°09'00"W.
27	149.00	68°44'01"	178.74	168.22	N.01°02'10"E.
28	238.00	20°50'05"	86.55	86.07	N.22°54'47"W.
29	296.00	37°47'29"	195.24	191.72	N.31°23'30"W.
30	200.00	60°45'43"	212.10	202.30	N.19°54'23"W.
104	50.00	49°27'30"	43.16	41.83	N.13°48'55"W.
105	100.00	47°01'43"	82.08	79.80	N.12°36'01"W.
106	50.00	42°51'20"	37.40	36.53	N.14°41'12"W.
107	174.00	40°04'18"	121.69	119.23	N.13°17'41"W.
108	213.00	20°50'05"	77.45	77.03	N.22°54'47"W.
109	321.00	37°47'29"	211.73	207.91	N.31°23'30"W.
110	175.00	60°45'43"	185.59	177.01	N.19°54'23"W.
111	25.00	90°00'00"	39.27	35.36	N.55°28'29"E.
113	72.00	44°38'23"	56.10	54.69	N.16°13'28"W.
114	110.00	25°14'44"	48.47	48.08	N.06°31'39"W.
115	122.00	52°07'32"	110.99	107.20	N.06°54'45"E.
116	42.00	37°57'36"	27.83	27.32	N.13°59'43"E.
117	30.00	34°16'16"	17.94	17.68	N.12°09'02"E.
118	43.00	36°21'20"	27.28	26.83	N.11°06'30"E.
119	30.00	09°39'55"	5.06	5.05	N.02°14'12"W.
120	43.00	74°11'08"	55.68	51.87	N.34°29'49"W.
121	117.00	27°23'37"	55.94	55.41	N.57°53'35"W.
122	30.00	27°35'48"	14.45	14.31	N.30°23'53"W.
123	341.00	33°41'16"	200.49	197.62	N.33°28'56"W.
124	155.00	29°07'46"	78.80	77.96	N.35°43'21"W.
125	30.00	21°33'15"	11.29	11.22	N.10°22'51"W.
126	67.00	25°37'54"	29.97	29.72	N.13°12'44"E.
127	183.00	10°24'26"	33.24	33.19	N.20°49'28"E.
128	161.00	58°42'20"	164.96	157.84	N.44°58'24"E.
129	50.00	06°52'51"	6.00	6.00	N.70°30'09"E.
130	29.00	71°29'43"	36.19	33.88	S.76°48'25"E.
131	50.00	18°39'18"	16.28	16.21	S.50°23'12"E.
132	104.00	62°50'20"	114.06	108.43	N.88°51'59"E.
133	28.00	77°46'22"	38.01	35.16	S.83°40'00"E.
134	78.00	19°03'06"	25.94	25.82	S.54°18'22"E.
135	75.00	71°12'28"	93.21	87.33	N.80°33'51"E.
137	50.00	45°00'00"	39.27	38.27	S.13°09'07"E.
138	15.00	66°23'40"	17.38	16.43	S.23°50'56"E.
139	35.00	74°51'02"	45.72	42.54	N.85°31'43"E.
140	90.00	32°34'47"	51.18	50.49	N.64°23'35"E.
143	2416.83	01°11'01"	49.92	49.92	S.80°39'08"E.
144	2416.83	04°07'12"	173.79	173.75	S.83°18'14"E.
145	2416.83	01°51'56"	78.69	78.69	S.82°10'36"E.
146	2416.83	02°15'16"	95.10	95.09	S.84°11'12"E.
148	35.00	109°24'50"	66.84	57.13	S.25°58'34"W.
149	174.00	00°53'10"	2.69	2.69	N.06°17'53"E.
150	174.00	39°11'08"	119.00	116.70	N.13°44'16"W.
151	89.00	38°40'35"	60.08	58.94	N.25°11'35"E.
152	21.50	49°30'58"	18.58	18.01	N.19°46'24"E.
153	50.50	34°16'16"	30.21	29.76	N.12°09'02"E.
154	3621.20	03°57'32"	14.28	14.04	N.11°06'30"E.
155	50.50	09°39'55"	8.52	8.51	N.02°14'12"W.
156	22.50	74°11'08"	29.13	27.14	N.34°29'49"W.
157	137.50	26°41'34"	64.06	63.48	N.58°14'37"W.
158	50.50	28°26'34"	25.07	24.81	N.30°40'33"W.
159	321.00	03°57'32"	22.18	22.17	N.14°28'31"W.
160	321.00	33°49'58"	189.55	186.81	N.33°22'15"W.
235	2416.83	03°35'02"	151.18	151.16	S.81°19'03"E.



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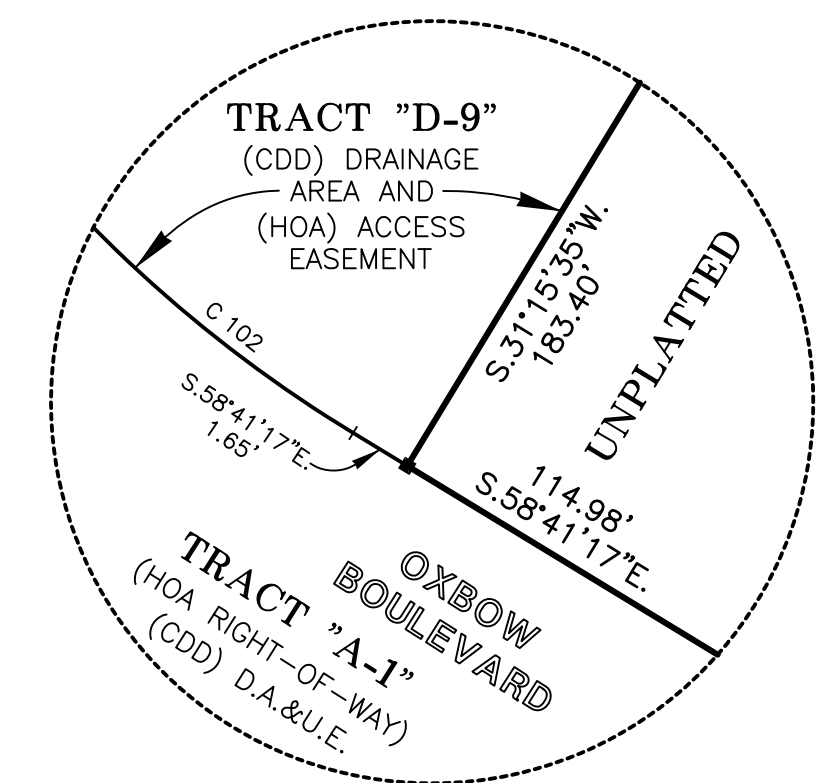
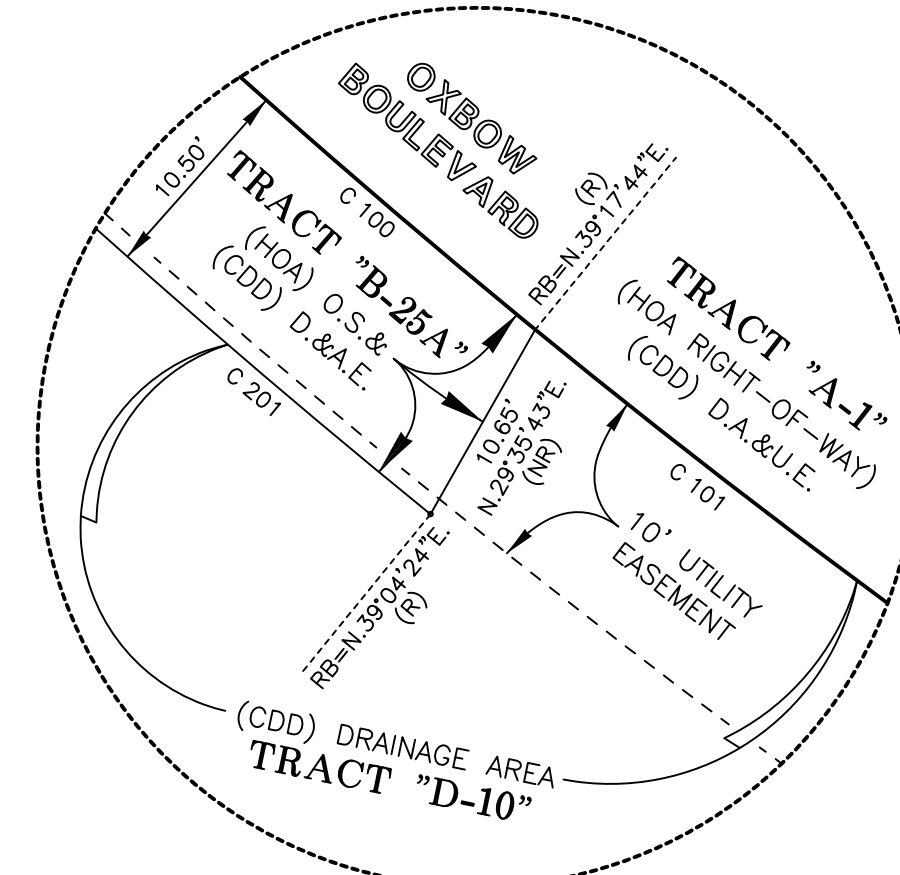
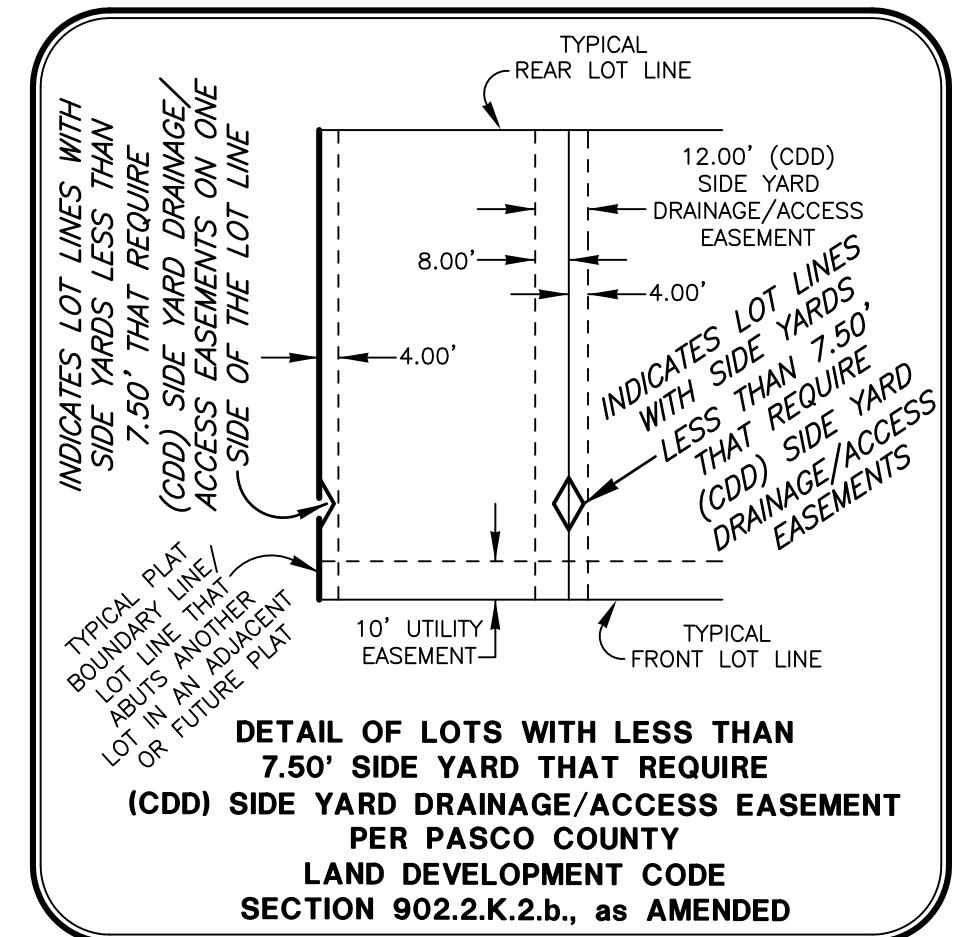


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RIVER LANDING PHASES 1A1 - 1A2

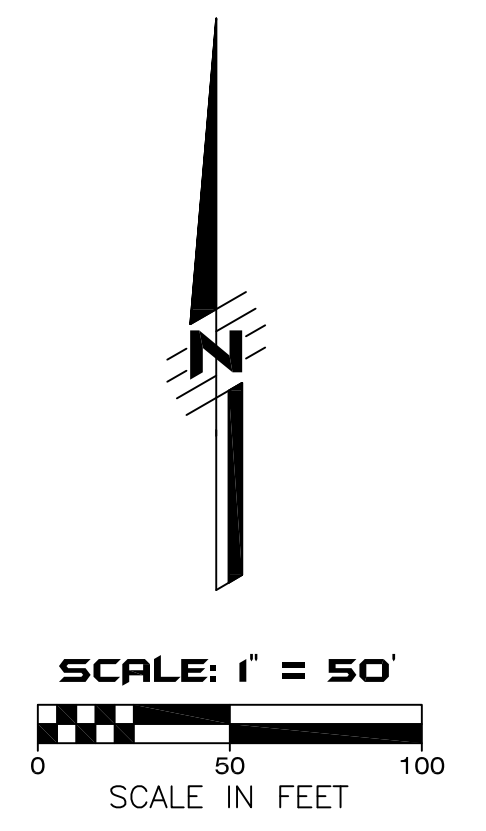
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 - O.S. - Open Space
 - D.&A.E. - Drainage and Access Easement
 - D.A.&U.E. - Drainage, Access and Utility Easement

CURVE DATA TABLE					
NO.	RADIUS	DELTA	ARC	CHORD	BEARING
5	25.00	90°03'08"	39.29	35.37	N.76°17'09"E.
6	25.00	89°56'52"	39.25	35.34	S.13°42'51"E.
7	450.00	22°10'03"	174.10	173.02	S.47°36'16"E.
8	205.00	71°35'10"	256.13	239.79	N.29°31'48"E.
9	1020.00	24°47'21"	441.31	437.87	N.18°39'28"W.
31	400.00	20°08'37"	140.63	139.91	S.48°36'59"E.
100	452.50	12°09'36"	96.04	95.86	S.44°37'28"E.
101	452.50	07°59'01"	63.05	63.00	S.54°41'47"E.
102	352.50	12°57'51"	79.76	79.59	N.52°12'21"W.
103	352.50	07°10'46"	44.17	44.14	N.42°08'03"W.
112	342.50	07°10'46"	42.92	42.89	N.42°08'03"W.
196	200.00	52°49'56"	184.42	177.95	N.32°40'45"W.
197	200.00	35°51'30"	125.17	123.14	N.11°39'58"E.
201	463.00	12°22'56"	100.06	99.86	S.44°44'08"E.

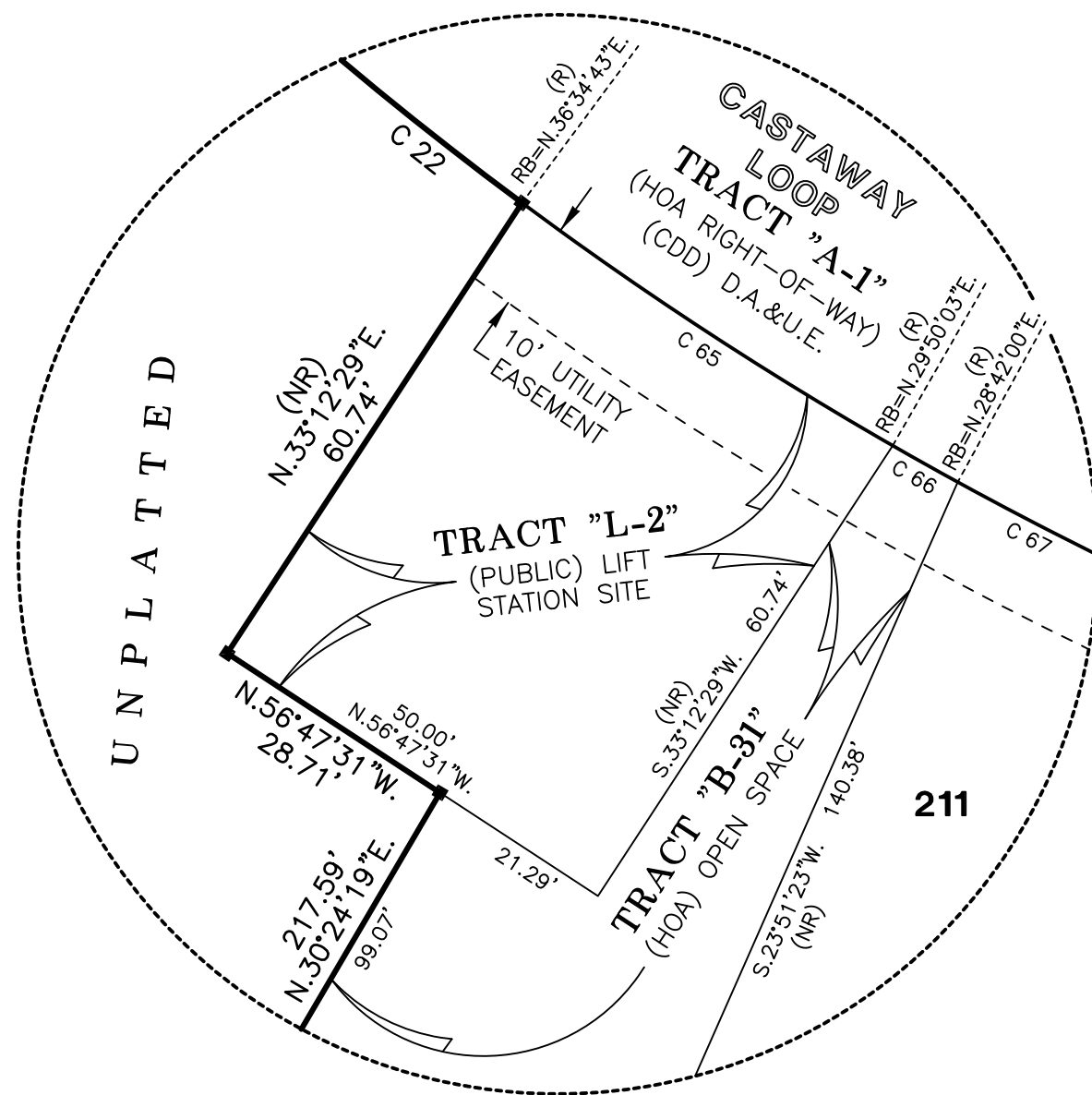


SEE NOTE ON SHEET 3 OF 10 FOR BASIS OF BEARINGS

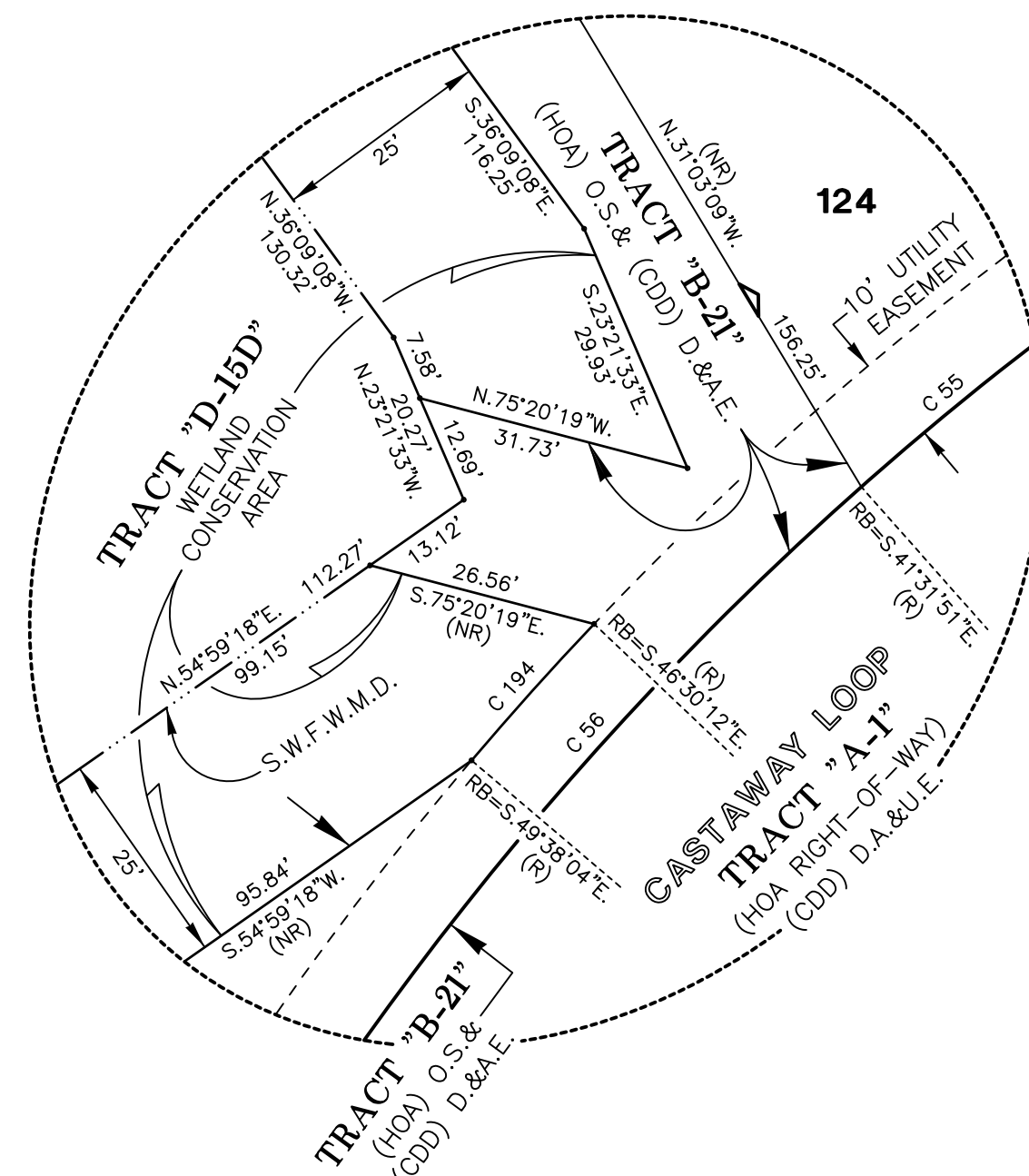
AMERRITT, INC.
LAND SURVEYING & MAPPING
Certificate of Authorization Number LB 7778
3010 W. Azeele Street, Suite 150
Tampa, FL 33609
PHONE (813) 221-5200

RIVER LANDING PHASES 1A1 - 1A2

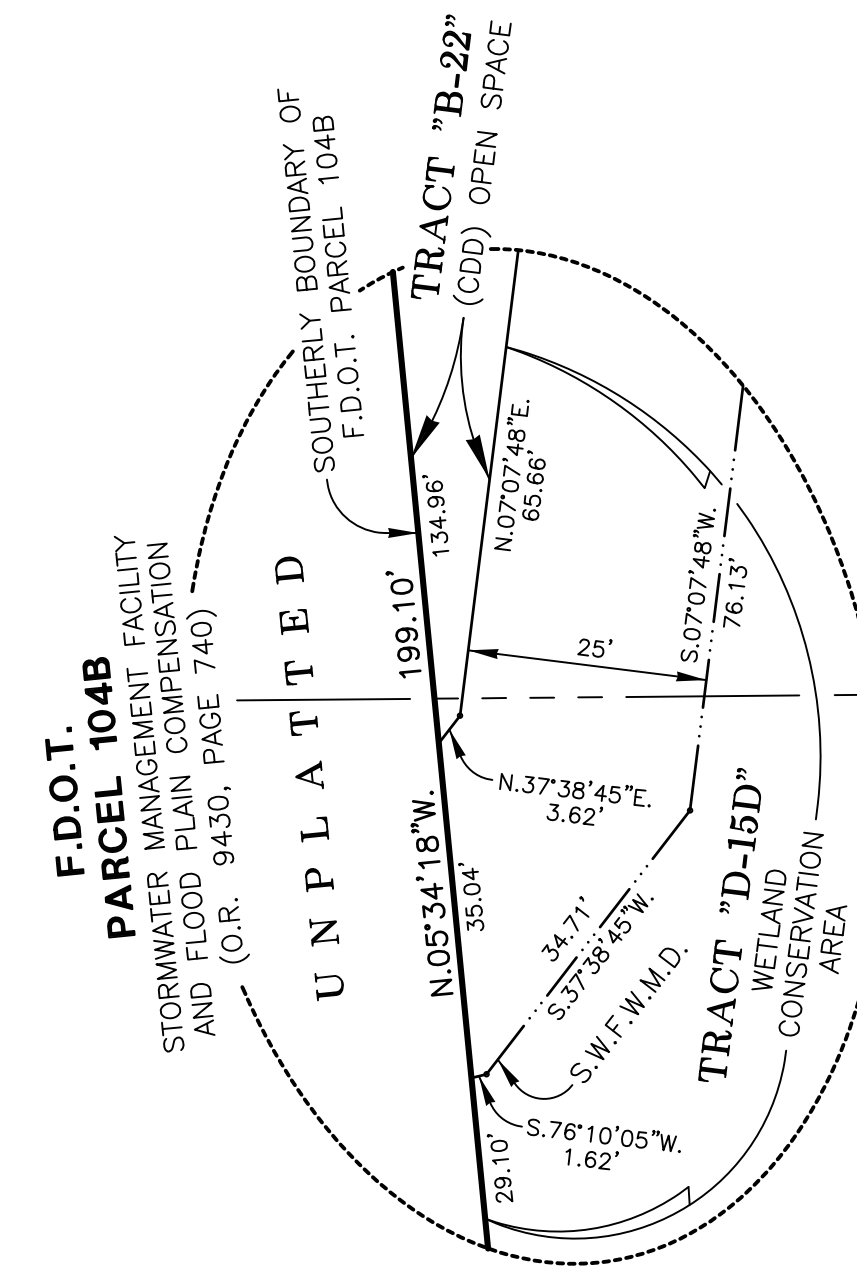
LYING IN SECTION 25, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA



DETAIL "C"
NOT TO SCALE
(SEE SHEET 4)

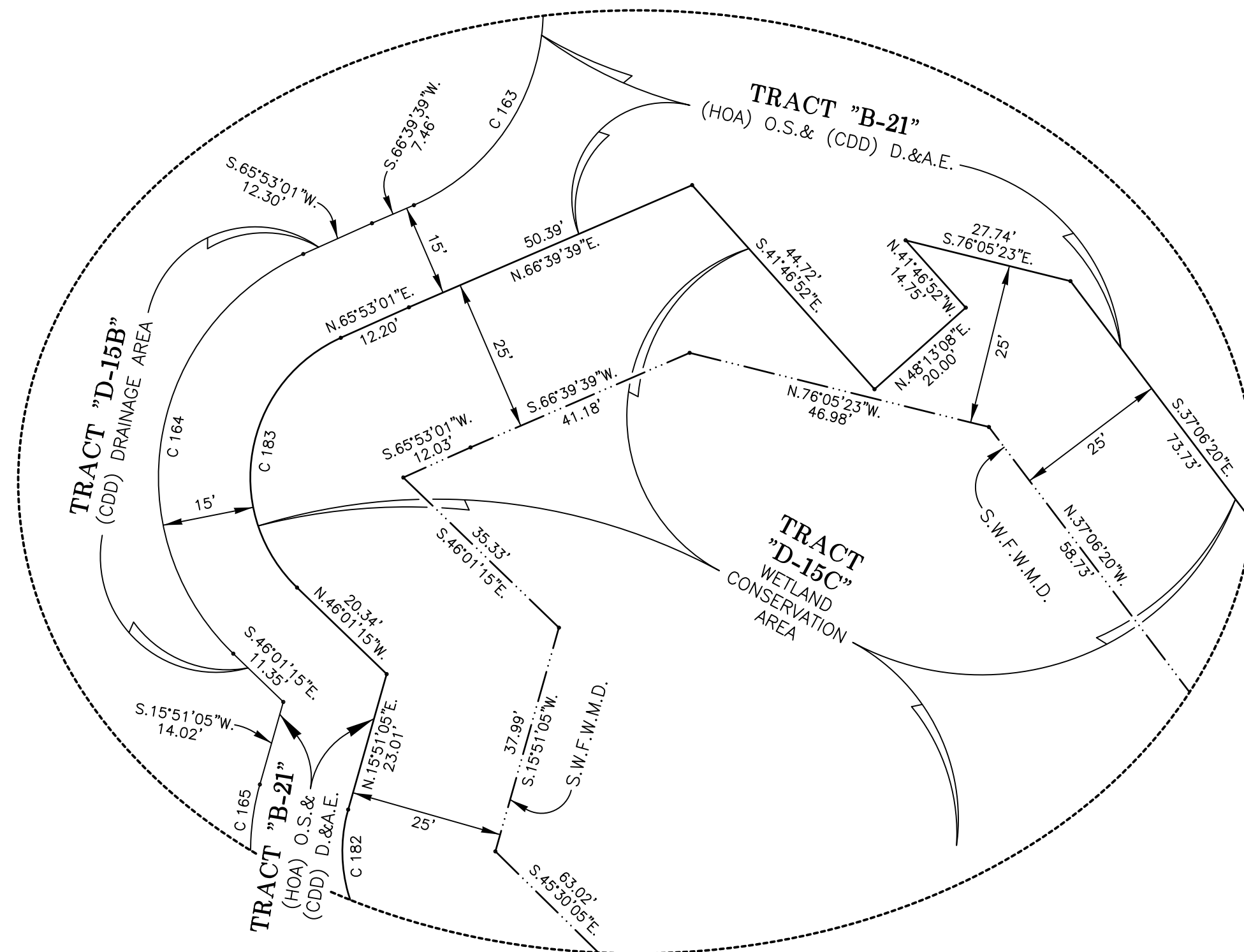


DETAIL "F"
NOT TO SCALE
(SEE SHEET 6)

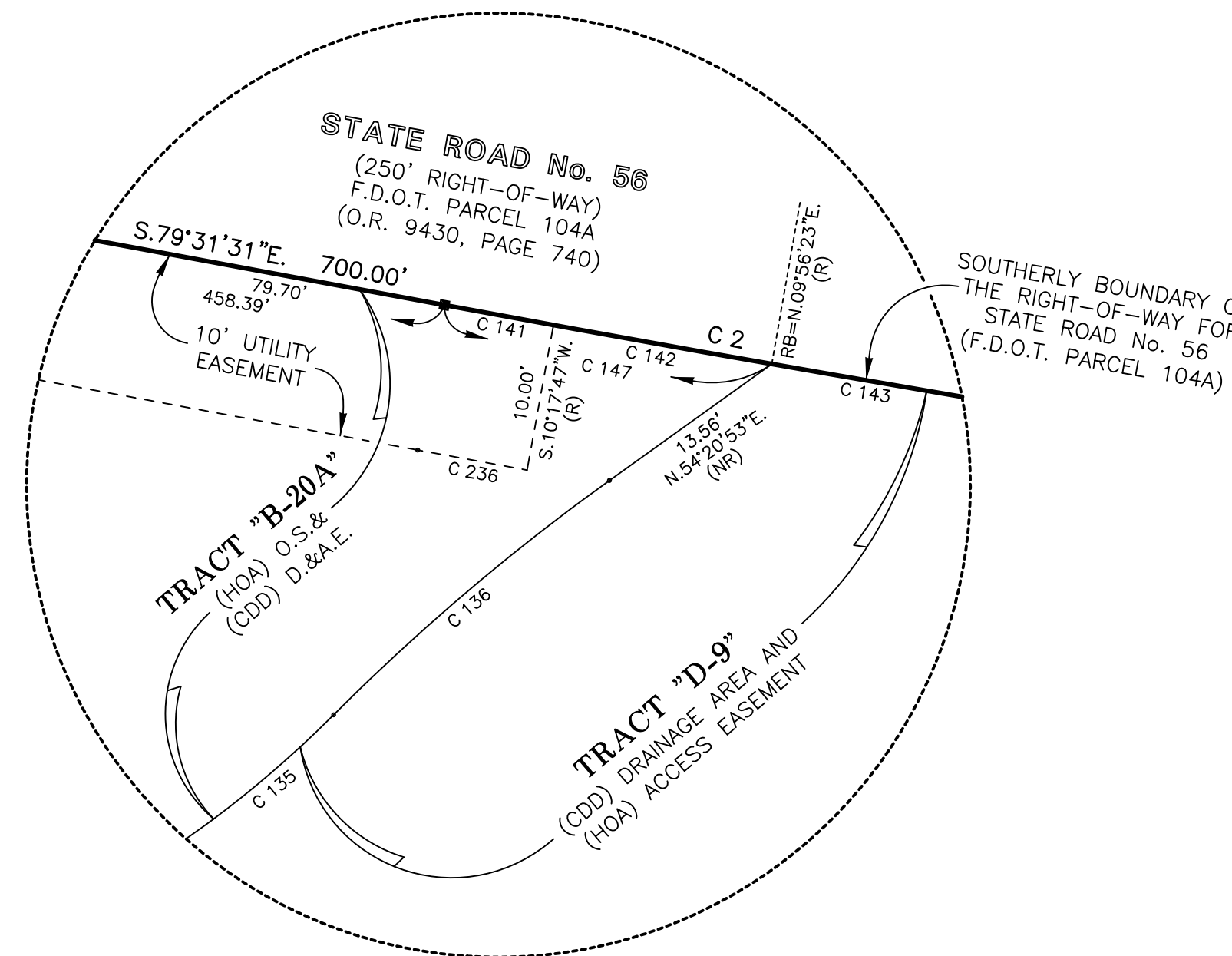


DETAIL "G"
NOT TO SCALE
(SEE SHEET 6)

NORTHWEST 1/4 OF SECTION 25-26-20
SOUTHWEST 1/4 OF SECTION 25-26-20



DETAIL "K"
NOT TO SCALE
(SEE SHEET 7)



DETAIL "O"
NOT TO SCALE
(SEE SHEET 8)

LEGEND

1. Symbol ■ indicates Set (P.R.M.) Permanent Reference Monument 4"x4" Concrete Monument LB7778, unless otherwise noted.
2. Symbol ⊠ indicates Set (P.R.M.) Offset Permanent Reference Monument 4"x4" Concrete Monument LB7778, unless otherwise noted.
3. Symbol ● indicates (P.C.P.) Permanent Control Point (See Sheet No. 2 for P.C.P. Reference Diagram)
4. (R) indicates radial line
5. (NR) indicates non-radial line
6. (RB) indicates reference bearing
7. O.R. - Official Records Book
8. S.W.F.W.M.D. - Southwest Florida Water Management District Wetland Line
9. CDD - River Landing Community Development District
10. HOA - River Landing Community Association, Inc.
11. F.D.O.T. - Florida Department of Transportation
12. O.S. - Open Space
13. D.&A.E. - Drainage and Access Easement
14. D.A.&U.E. - Drainage, Access and Utility Easement

Wetland Conservation Area Note:

Wetland Conservation Areas as shown hereon may be subject to certain restrictions found in: Pasco County Land Development Code, Southwest Florida Water Management District (SWFWMD) Environmental Resource Permit, and/or the United States Army Corps of Engineers (C.O.E.) Permit.

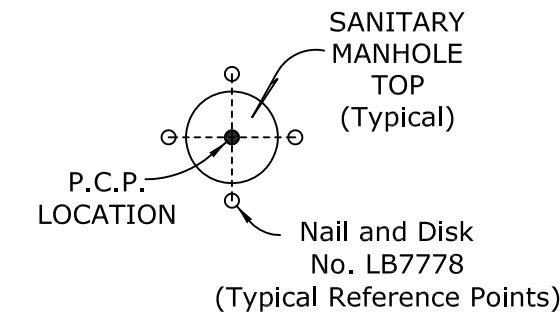
NO.	RADIUS	DELTA	ARC	CHORD	BEARING
2	2416.83	05°50'19"	246.28	246.17	S.82°26'41"E.
22	425.00	25°45'10"	191.03	189.42	N.40°32'42"W.
55	375.00	09°06'12"	59.58	59.52	S.53°01'14"W.
56	375.00	23°07'33"	151.36	150.33	S.36°54'22"W.
65	425.00	06°44'40"	50.03	50.00	S.56°47'37"E.
66	425.00	01°08'02"	8.41	8.41	S.60°43'59"E.
67	425.00	05°11'58"	38.57	38.55	S.63°53'59"E.
135	75.00	71°12'28"	93.21	87.33	N.80°33'51"E.
136	150.00	09°23'16"	24.58	24.55	N.49°39'15"E.
141	2416.83	00°10'42"	7.52	7.52	S.79°36'52"E.
142	2416.83	00°21'24"	15.05	15.05	S.79°52'55"E.
143	2416.83	01°11'01"	49.92	49.92	S.80°39'08"E.
147	2416.83	00°32'06"	22.57	22.57	S.79°47'34"E.
163	35.00	108°26'31"	66.24	56.79	S.12°26'23"W.
164	40.00	111°54'16"	78.12	66.29	S.09°55'53"W.
165	40.00	61°21'10"	42.83	40.82	S.14°49'30"E.
182	25.00	61°21'10"	26.77	25.51	N.14°49'30"W.
183	25.00	111°54'16"	48.83	41.43	N.09°55'53"E.
194	385.00	03°07'52"	21.04	21.04	S.41°55'52"W.
236	2426.83	00°10'42"	7.55	7.55	N.79°36'52"W.

SEE NOTE ON SHEET 3 OF 10 FOR BASIS OF BEARINGS

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RIVER LANDING PHASES 1A3 - 1A4 - 1A5 - 1A6
 LYING IN SECTION 25, TOWNSHIP 26 SOUTH, RANGE 20 EAST AND IN SECTION 30, TOWNSHIP 26 SOUTH, RANGE 21 EAST, PASCO COUNTY, FLORIDA

Note: In the case where the location of a P.C.P. falls in the top of a Sanitary Manhole or other Utility Structure and it cannot be set, four (4) reference points are set establishing two lines that intersect at the P.C.P. location.



P.C.P. REFERENCE DIAGRAM
(NOT TO SCALE)

The coordinate values shown herein are based on the Pasco County Primary Horizontal control Network and were established to Third Order Class I accuracy as defined by the Standards and Specifications for Geodetic Control Networks, as published by the Federal Geodetic Control Committee dated September 1984 or latest edition.

Originating Coordinates: Stations "X33 133"

NOTE:

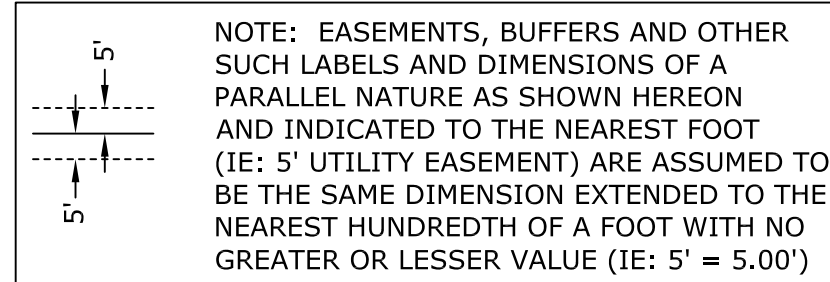
A 1/2 INCH DIAMETER IRON ROD WITH CAP No. LB7778, OR A 5/8 INCH DIAMETER IRON PIPE WITH CAP No. LB7778, WILL BE SET AT EACH LOT CORNER AS REQUIRED BY CHAPTER 177 OF THE FLORIDA STATUTES WITHIN THE TIME ALLOTTED IN 177.091 (9), UNLESS PRIOR MONUMENTATION OF THE LOT CORNER IS FOUND IN PLACE.

NOTICE:

This plat, as recorded in its graphic form, is the official depiction of the subdivided lands described herein and will in no circumstances be supplanted in authority by any other graphic or digital form of the plat. There may be additional restrictions that are not recorded on this plat that may be found in the public records of this county.

NOTE:

All platted utility easements shall provide that such easements shall also be easements for the construction, installation, maintenance, and operation of cable television services; provided, however, no such construction, installation, maintenance, and operation of cable television services shall interfere with the facilities and services of an electric, telephone, gas, or other public utility. In the event a cable television company damages the facilities of a public utility, it shall be solely responsible for the damages. This section shall not apply to those private easements granted to or obtained by a particular electric, telephone, gas, or other public utility. Such construction, installation, maintenance, and operation shall comply with the National Electrical Safety Code as adopted by the Florida Public Service Commission.



SURVEYOR'S NOTES:

- All assignor's rights, title, interest and obligations under that certain Drainage Easement in favor of Pasco County, as recorded in Official Records Book 9430, Page 294, of the Public Records of Pasco County, Florida, have been assigned, transferred and conveyed to the State of Florida Department of Transportation (F.D.O.T.) according to ASSIGNMENT OF EASEMENT, as recorded in Official Records Book 9432, Page 3256, of the Public Records of Pasco County, Florida.
- This plat, at the time of its recording, is affected by recorded documents shown herein and subject to the following recorded documents that can not be graphically shown, due to their makeup or type:

- Drainage Easement, as recorded in Official Records Book 9430, Page 294. (Comment: Drainage Easements referenced in this document do not encumber this plat, there is one that lies adjacent to this plat).
- Assignment of Easement, as recorded in Official Records Book 9432, Page 3256.
- Memorandum of Agreement, as recorded in Official Records Book 10027, Page 2602.
- Access and Utility Easement Agreement, as recorded in Official Records Book 10027, Page 2629.
- Assignment and Assumption of Development Rights, as recorded in Official Records Book 10027, Page 2611.
- Assignment and Assumption of SR 56 Agreement Obligations, as recorded in Official Records Book 10027, Page 2620.
- Declaration of Restrictive Covenants, as recorded in Official Records Book 10027, Page 2668.

All as recorded in the Public Records of Pasco County, Florida.

TRACT DESIGNATION TABLE

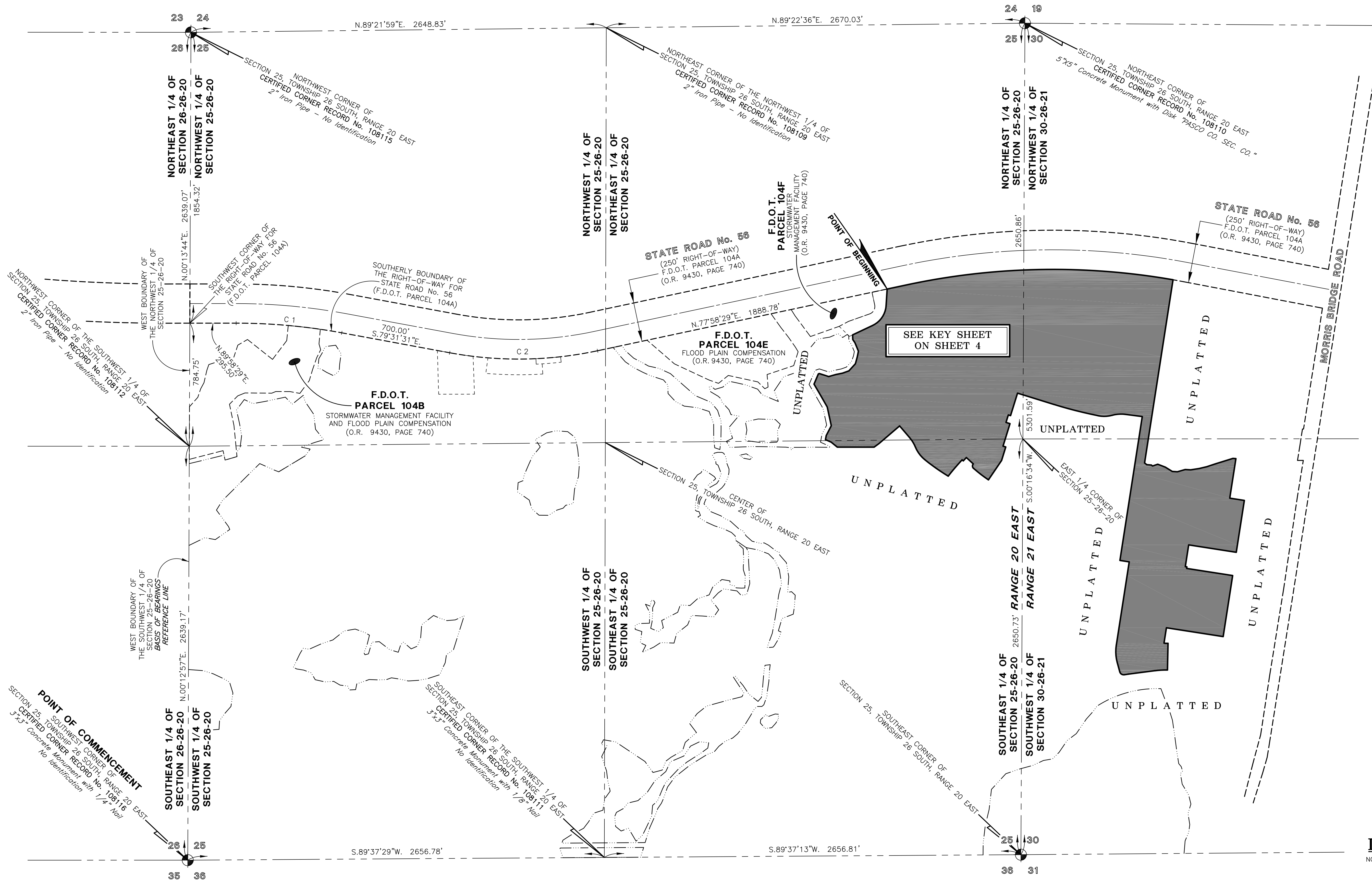
TRACT	DESIGNATION	ACREAGE
TRACT "A-2"	(HOA RIGHT-OF-WAY); (CDD) DRAINAGE, ACCESS AND UTILITY EASEMENT	7.267 Ac.±
TRACT "A-3"	(TH-HOA RIGHT-OF-WAY); (CDD) DRAINAGE, ACCESS AND UTILITY EASEMENT	1.379 Ac.±
TRACT "B-1"	(HOA) OPEN SPACE; (CDD) DRAINAGE & ACCESS EASEMENT	3.565 Ac.±
TRACT "B-2"	(HOA) OPEN SPACE; (CDD) DRAINAGE & ACCESS EASEMENT	0.652 Ac.±
TRACT "B-3"	(HOA) OPEN SPACE; (CDD) DRAINAGE & ACCESS EASEMENT	0.295 Ac.±
TRACT "B-5"	(HOA) OPEN SPACE; (CDD) DRAINAGE & ACCESS EASEMENT	2.075 Ac.±
TRACT "B-6"	(HOA) OPEN SPACE	0.066 Ac.±
TRACT "B-9A"	(TH-HOA) OPEN SPACE; (CDD) DRAINAGE & ACCESS EASEMENT	0.129 Ac.±
TRACT "B-9B"	(TH-HOA) OPEN SPACE; (CDD) DRAINAGE & ACCESS EASEMENT	0.175 Ac.±
TRACT "B-11"	(TH-HOA) OPEN SPACE	0.062 Ac.±
TRACT "B-12"	(TH-HOA) OPEN SPACE; (CDD) DRAINAGE & ACCESS EASEMENT	0.324 Ac.±
TRACT "D-1"	(CDD) DRAINAGE AREA	0.920 Ac.±
TRACT "D-2"	(CDD) DRAINAGE AREA	0.900 Ac.±
TRACT "D-3"	(CDD) DRAINAGE AREA	2.207 Ac.±
TRACT "D-4A"	(CDD) DRAINAGE AREA	1.280 Ac.±
TRACT "D-4B"	(CDD) DRAINAGE AREA	4.692 Ac.±
TRACT "D-4C"	(CDD) DRAINAGE AREA	0.048 Ac.±
TRACT "D-5"	(CDD) DRAINAGE AREA	2.603 Ac.±
TRACT "D-6A"	(CDD) DRAINAGE AREA	2.096 Ac.±
TRACT "D-6B"	WETLAND CONSERVATION AREA	3.439 Ac.±
TRACT "D-7"	(CDD) DRAINAGE AREA	2.549 Ac.±
TRACT "D-8"	(CDD) DRAINAGE AREA	1.406 Ac.±
TRACT "L-1"	(PUBLIC) LIFT STATION SITE	0.075 Ac.±
TRACT "L-3"	(PUBLIC) LIFT STATION SITE	0.069 Ac.±
TRACT "P-1"	(HOA) PARK SITE	0.653 Ac.±
TRACT "P-2"	(HOA) PARK SITE	0.735 Ac.±
TRACT "P-3"	(HOA) PARK SITE; (CDD) DRAINAGE & ACCESS EASEMENT	2.238 Ac.±
TRACT "P-4"	(HOA) PARK SITE; (CDD) DRAINAGE & ACCESS EASEMENT	0.164 Ac.±
TRACT "P-5"	(HOA) PARK SITE; (CDD) DRAINAGE & ACCESS EASEMENT	0.337 Ac.±

LEGEND

- CDD - River Landing Community Development District
- HOA - River Landing Community Association, Inc.
- TH-HOA - River Landing Townhomes Homeowners Association, Inc.

RIVER LANDING PHASES 1A3 - 1A4 - 1A5 - 1A6

LYING IN SECTION 25, TOWNSHIP 26 SOUTH, RANGE 20 EAST AND IN SECTION 30, TOWNSHIP 26 SOUTH, RANGE 21 EAST, PASCO COUNTY, FLORIDA



LEGEND
 1. O.R. - Official Records Book
 2. F.D.O.T. - Florida Department of Transportation

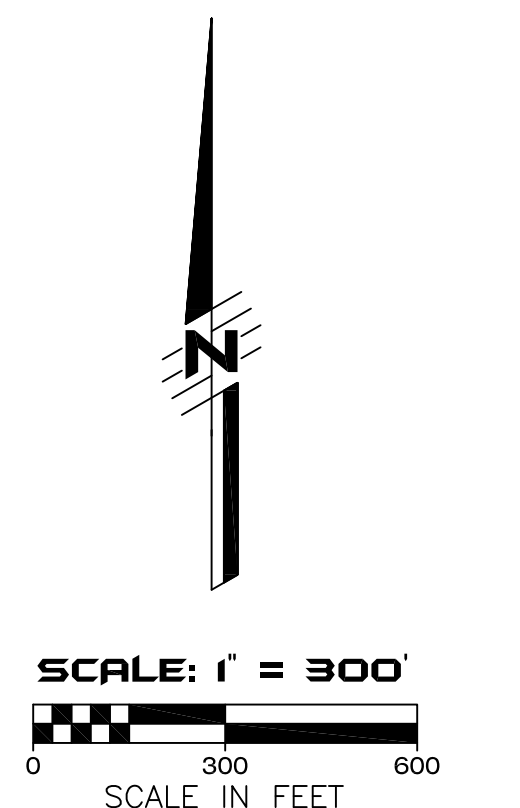
Wetland Conservation Area Note:
 Wetland Conservation Areas as shown hereon may be subject to certain restrictions found in: Pasco County Land Development Code, Southwest Florida Water Management District (SWFWMD) Environmental Resource Permit, and/or the United States Army Corps of Engineers (C.O.E.) Permit.

CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
1	3694.72	10°30'00"	677.09	676.15	S.84°46'31"E.
2	2416.83	22°30'00"	949.09	943.00	N.89°13'29"E.

BASIS OF BEARINGS

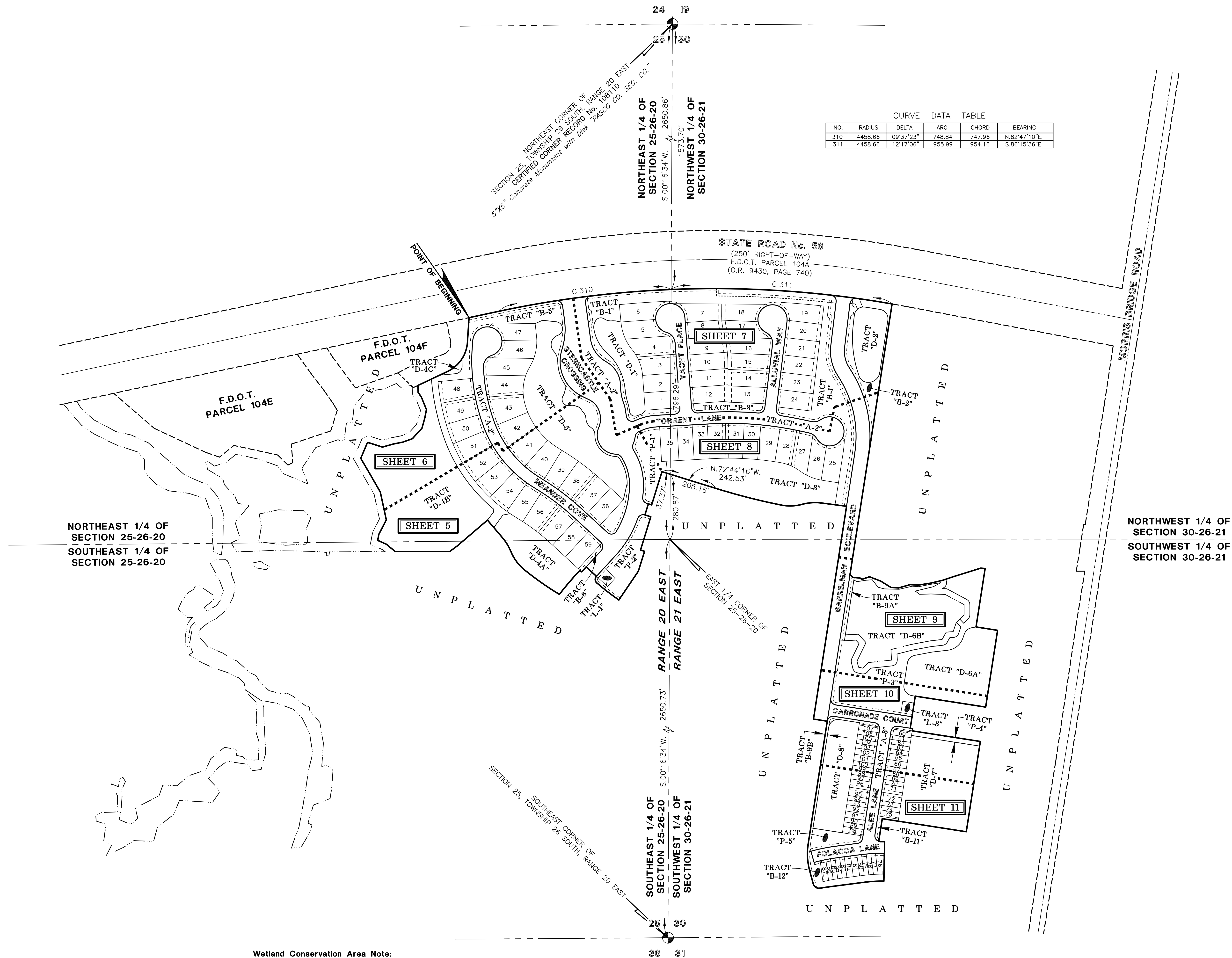
The West boundary of the Southwest 1/4 of Section 25, Township 26 South, Range 20 East, Pasco County, Florida, has a Grid bearing of N.00°12'57"E. The Grid Bearings as shown hereon refer to the State Plane Coordinate System, North American Horizontal Datum of 1983 (NAD 83 - 2011 ADJUSTMENT) for the West Zone of Florida.



LOCATION MAP
 NOTE: REFER TO THE FOLLOWING SHEETS OF THIS PLAT FOR DETAILED LABELING AND DIMENSIONING.

AMERRITT, INC.
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RIVER LANDING PHASES 1A3 - 1A4 - 1A5 - 1A6
 LYING IN SECTION 25, TOWNSHIP 26 SOUTH, RANGE 20 EAST AND IN SECTION 30, TOWNSHIP 26 SOUTH, RANGE 21 EAST, PASCO COUNTY, FLORIDA



CURVE DATA TABLE

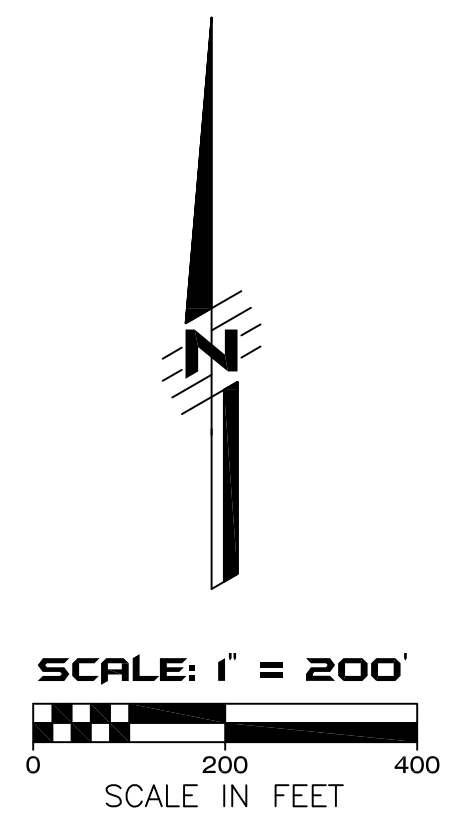
NO.	RADIUS	DELTA	ARC	CHORD	BEARING
310	4458.66	09°37'23"	748.84	747.96	N.82°47'10"E.
311	4458.66	12°17'06"	955.99	954.16	S.86°15'36"E.

NORTHEAST 1/4 OF SECTION 25-26-20
 SOUTHEAST 1/4 OF SECTION 25-26-20

NORTHWEST 1/4 OF SECTION 30-26-21
 SOUTHWEST 1/4 OF SECTION 30-26-21

Wetland Conservation Area Note:
 Wetland Conservation Areas as shown hereon may be subject to certain restrictions found in: Pasco County Land Development Code, Southwest Florida Water Management District (SWFWMD) Environmental Resource Permit, and/or the United States Army Corps of Engineers (C.O.E.) Permit.

- LEGEND**
- O.R. - Official Records Book
 - F.D.O.T. - Florida Department of Transportation



SEE NOTE ON SHEET 3 OF 12 FOR BASIS OF BEARINGS

KEY SHEET
 NOTE: REFER TO THE FOLLOWING SHEETS OF THIS PLAT FOR DETAILED LABELING AND DIMENSIONING.

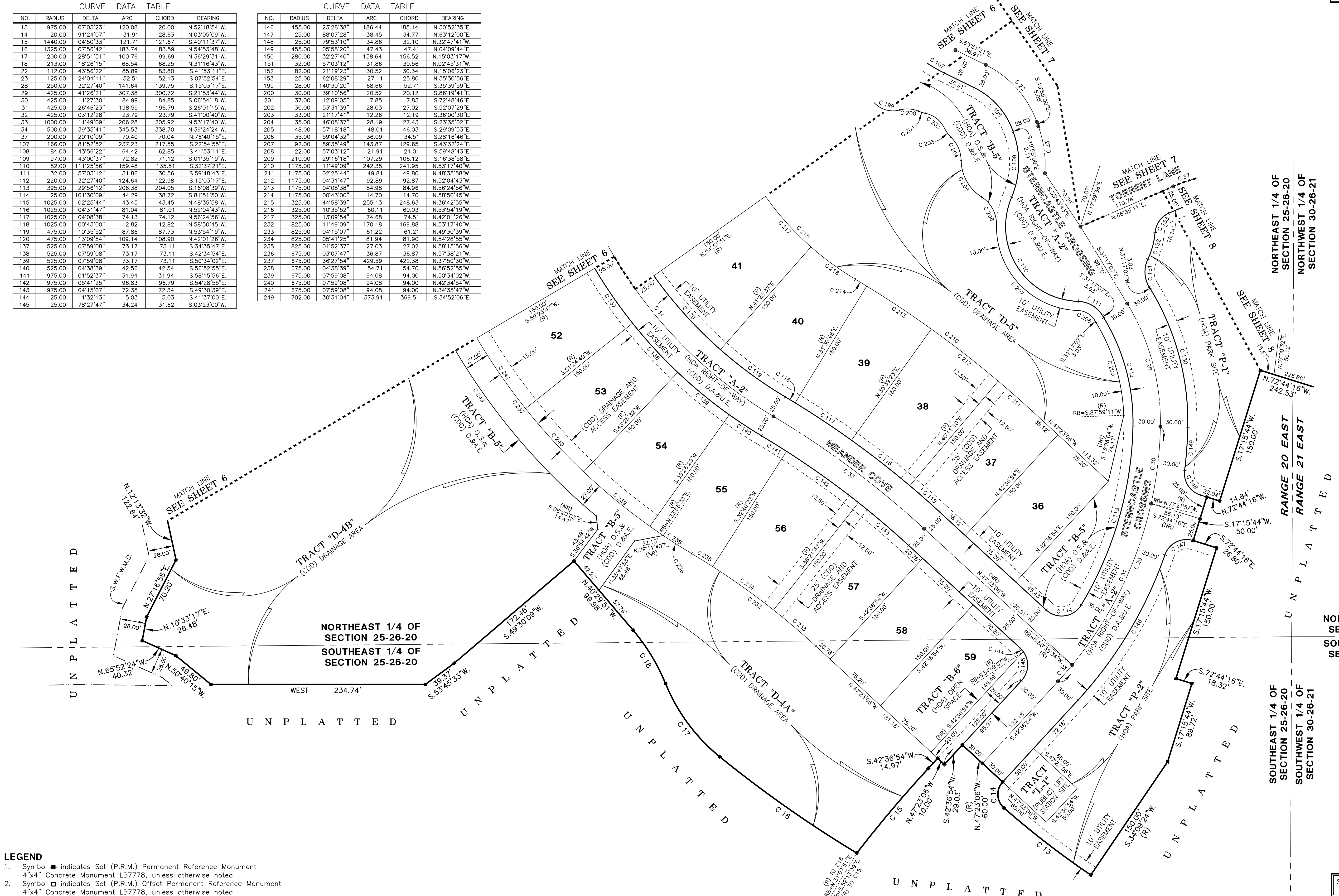
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RIVER LANDING PHASES 1A3 - 1A4 - 1A5 - 1A6

LYING IN SECTION 25, TOWNSHIP 26 SOUTH, RANGE 20 EAST AND IN SECTION 30, TOWNSHIP 26 SOUTH, RANGE 21 EAST, PASCO COUNTY, FLORIDA

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
13	975.00	07°03'23"	120.08	120.00	N.52°18'54"W.
14	20.00	91°24'07"	31.91	28.63	N.03°05'09"W.
15	1440.00	04°50'33"	121.71	121.67	S.40°11'37"W.
16	1325.00	07°56'42"	183.74	183.59	N.54°53'48"W.
17	200.00	28°51'51"	100.76	99.69	N.36°29'31"W.
18	213.00	18°26'15"	68.54	68.25	N.31°16'43"W.
22	112.00	43°56'22"	85.89	83.80	S.41°53'11"E.
23	125.00	24°04'11"	52.51	52.13	S.07°52'54"E.
28	250.00	32°27'40"	141.64	139.75	S.19°03'17"E.
29	425.00	11°27'30"	307.38	300.72	S.21°53'44"W.
30	425.00	11°27'30"	84.99	84.85	S.06°54'18"W.
31	425.00	26°46'23"	198.59	196.79	S.26°01'15"W.
32	425.00	03°12'28"	23.79	23.79	S.41°00'40"W.
33	1000.00	11°49'09"	206.28	205.92	N.53°17'40"W.
34	500.00	39°35'41"	345.53	338.70	N.39°24'24"W.
37	200.00	20°10'09"	70.40	70.04	N.76°40'15"E.
107	166.00	81°52'52"	237.23	217.55	S.22°54'55"E.
108	84.00	43°56'22"	64.42	62.85	S.41°53'11"E.
109	97.00	43°00'37"	72.82	71.12	S.01°35'19"W.
110	82.00	111°25'56"	159.48	135.51	S.32°37'21"E.
111	32.00	57°03'12"	31.86	30.56	S.58°48'43"E.
112	220.00	32°27'40"	124.64	122.98	S.19°03'17"E.
113	395.00	29°56'12"	206.38	204.05	S.16°08'39"W.
114	25.00	101°30'09"	44.29	38.72	S.81°51'50"W.
115	1025.00	02°25'44"	43.45	43.45	N.48°35'58"W.
116	1025.00	04°31'47"	81.04	81.01	N.52°04'43"W.
117	1025.00	04°08'38"	74.13	74.12	N.56°24'56"W.
118	1025.00	00°43'00"	12.82	12.82	N.58°50'45"W.
119	475.00	10°35'52"	87.86	87.73	N.53°54'19"W.
120	475.00	13°09'54"	109.14	108.90	N.42°01'26"W.
137	525.00	07°59'08"	73.17	73.11	S.34°35'47"E.
138	525.00	07°59'08"	73.17	73.11	S.42°34'54"E.
139	525.00	07°59'08"	73.17	73.11	S.50°34'02"E.
140	525.00	04°38'39"	42.56	42.54	S.56°52'55"E.
141	975.00	01°52'37"	31.94	31.94	S.58°15'58"E.
142	975.00	05°41'25"	96.83	96.79	S.54°28'55"E.
143	975.00	04°15'07"	72.35	72.34	S.49°30'39"E.
144	25.00	11°32'13"	5.03	5.03	S.41°37'00"E.
145	25.00	78°27'47"	34.24	31.62	S.03°23'00"W.

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
146	455.00	23°28'38"	186.44	185.14	N.30°52'35"E.
147	25.00	88°07'28"	38.45	34.77	N.63°12'00"E.
148	25.00	79°53'10"	34.86	32.10	N.32°47'41"W.
149	455.00	05°58'20"	47.43	47.41	N.04°09'44"E.
150	280.00	32°27'40"	158.64	156.52	N.15°03'17"W.
151	32.00	57°03'12"	31.86	30.56	N.02°45'31"W.
152	82.00	21°19'23"	30.52	30.34	N.15°06'23"E.
153	25.00	62°08'29"	27.11	25.80	N.35°30'56"E.
199	28.00	140°30'20"	68.66	52.71	S.35°39'59"W.
200	30.00	39°10'56"	20.52	20.12	S.86°19'41"E.
201	37.00	12°09'05"	7.85	7.83	S.72°48'46"E.
202	30.00	53°31'39"	28.03	27.02	S.52°07'29"E.
203	33.00	21°17'41"	12.26	12.19	S.36°00'30"E.
204	35.00	46°08'37"	28.19	27.43	S.23°35'02"E.
205	48.00	57°18'18"	48.01	46.03	S.29°09'53"E.
206	35.00	59°04'32"	36.09	34.51	S.28°16'46"W.
207	92.00	89°35'49"	143.87	129.65	S.43°32'24"E.
208	22.00	57°03'12"	21.91	21.01	S.59°48'43"E.
209	210.00	29°16'18"	107.29	106.12	S.16°38'58"E.
210	1175.00	11°49'09"	242.38	241.95	N.53°17'40"W.
211	1175.00	02°25'44"	49.81	49.80	N.48°35'58"W.
212	1175.00	04°31'47"	92.89	92.87	N.52°04'43"W.
213	1175.00	04°08'38"	84.98	84.96	N.56°24'56"W.
214	1175.00	00°43'00"	14.70	14.70	N.58°50'45"W.
215	325.00	44°58'39"	255.13	248.63	N.36°42'55"W.
216	325.00	10°35'52"	60.11	60.03	N.53°54'19"W.
217	325.00	13°09'54"	74.68	74.51	N.42°01'26"W.
232	825.00	01°52'37"	170.18	169.88	N.53°17'40"W.
233	825.00	05°41'25"	81.22	81.21	N.49°30'39"W.
234	825.00	04°15'07"	81.94	81.90	N.54°28'55"W.
235	825.00	01°52'37"	27.03	27.02	N.58°15'58"W.
236	675.00	03°07'47"	36.87	36.87	S.57°38'21"W.
237	675.00	36°27'54"	429.59	422.38	N.37°50'30"W.
238	675.00	04°38'39"	54.71	54.70	N.56°52'55"W.
239	675.00	07°59'08"	94.08	94.00	N.50°34'02"W.
240	675.00	07°59'08"	94.08	94.00	N.42°34'54"W.
241	675.00	07°59'08"	94.08	94.00	N.34°35'47"W.
249	702.00	30°31'04"	373.91	369.51	S.34°52'06"E.



- LEGEND**
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 - Symbol ⊠ indicates Set (P.R.M.) Offset Permanent Reference Monument 4"x4" Concrete Monument LB778, unless otherwise noted.
 - Symbol ● indicates (P.C.P.) Permanent Control Point (See Sheet No. 2 for P.C.P. Reference Diagram)
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Wetland Conservation Area Note:
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NOTE:
Cardinal bearings where shown on this plat shall be assumed to have the same bearings as follows:
NORTH - N.00°00'00"W.
SOUTH - S.00°00'00"W.
EAST - E.90°00'00"E.
WEST - W.90°00'00"W.



SEE NOTE ON SHEET 3 OF 12 FOR BASIS OF BEARINGS

AMERRITT, INC.
LAND SURVEYING & MAPPING
Certificate of Authorization Number LB 7778
3010 W. Azeele Street, Suite 150
Tampa, FL 33609
PHONE (813) 221-5200

RIVER LANDING PHASES 1A3 - 1A4 - 1A5 - 1A6
 LYING IN SECTION 25, TOWNSHIP 26 SOUTH, RANGE 20 EAST AND IN SECTION 30, TOWNSHIP 26 SOUTH, RANGE 21 EAST, PASCO COUNTY, FLORIDA

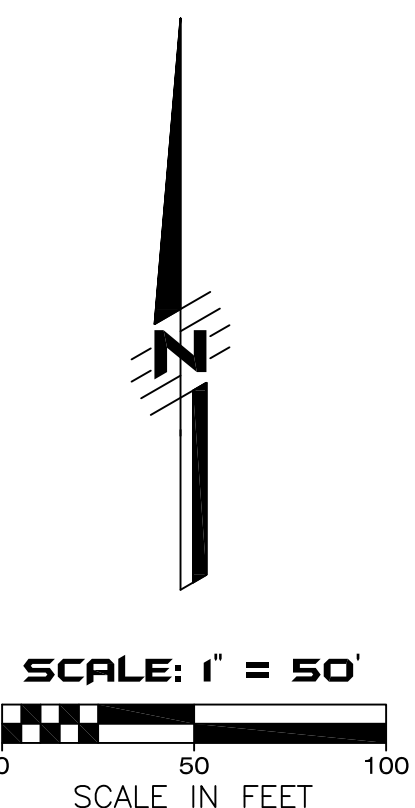
CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
3	4458.66	21°54'29"	1704.84	1694.47	N.88°55'43"E.
19	150.00	61°03'30"	159.85	152.39	N.34°13'54"E.
20	312.00	25°50'46"	140.74	139.55	S.05°06'08"W.
21	138.00	81°52'52"	197.22	180.86	S.22°54'55"E.
34	500.00	39°35'41"	345.53	338.70	N.39°42'24"W.
35	800.00	19°09'56"	267.60	266.35	N.10°01'36"W.
36	75.00	33°35'15"	43.97	43.34	N.16°21'00"E.
94	4458.66	03°12'34"	249.75	249.72	N.79°34'46"E.
95	4458.66	00°41'12"	53.44	53.44	N.81°31'39"E.
96	4458.66	00°37'01"	48.00	48.00	N.82°10'45"E.
105	25.00	90°59'43"	39.70	35.66	S.53°19'06"E.
106	284.00	25°50'46"	128.11	127.03	S.05°06'08"W.
107	166.00	61°52'52"	237.23	217.55	S.22°54'55"E.
121	475.00	13°09'54"	109.14	108.90	N.28°51'32"W.
122	475.00	02°40'01"	22.11	22.11	N.20°56'34"W.
123	775.00	07°48'34"	105.63	105.55	N.15°42'17"W.
124	775.00	07°05'49"	96.00	95.93	N.08°15'05"W.
125	775.00	02°36'38"	35.31	35.31	N.03°23'52"W.
126	50.00	51°22'54"	44.84	43.35	N.23°35'54"E.
127	50.00	23°40'31"	20.66	20.51	N.61°07'36"E.
128	63.00	76°41'23"	84.32	78.17	N.34°37'10"E.
129	63.00	80°43'46"	88.77	81.60	N.44°05'25"W.
130	63.00	89°24'00"	98.30	88.63	S.50°50'42"W.
131	825.00	11°32'37"	166.22	165.93	S.00°22'24"W.
132	825.00	05°32'20"	79.76	79.72	S.08°10'05"E.
133	825.00	05°30'24"	79.29	79.26	S.13°41'27"E.
134	825.00	03°09'55"	45.58	45.57	S.18°01'36"E.
135	525.00	03°00'32"	27.57	27.57	S.21°06'49"E.
136	525.00	07°59'08"	73.17	73.11	S.26°36'39"E.
193	30.00	155°29'47"	81.42	58.63	S.06°00'43"E.
194	42.00	114°37'02"	84.02	70.69	S.14°25'40"W.
195	65.00	42°54'51"	48.68	47.55	S.21°25'28"E.
196	176.00	35°41'53"	109.66	107.89	S.17°48'57"E.
197	12.00	50°46'49"	10.64	10.29	S.10°16'29"E.
198	35.00	19°28'16"	11.89	11.84	S.24°51'03"W.
199	28.00	140°30'20"	68.66	52.71	S.35°39'59"E.
200	30.00	39°10'56"	20.52	20.12	S.86°19'41"E.
215	325.00	44°58'39"	255.13	248.63	N.36°42'55"W.
218	325.00	13°09'54"	74.68	74.51	N.28°51'32"W.
219	325.00	08°02'59"	45.66	45.62	N.18°15'05"W.
220	200.00	45°16'06"	158.02	153.94	N.08°24'28"E.
221	200.00	09°51'43"	34.42	34.38	N.09°17'44"W.
222	200.00	23°20'47"	81.49	80.93	N.07°18'31"E.
223	200.00	12°03'36"	42.10	42.02	N.25°00'43"E.
224	213.00	37°06'00"	137.92	135.52	N.12°29'31"E.
225	213.00	10°55'31"	40.61	40.55	N.25°34'46"E.
226	213.00	20°35'13"	75.53	75.12	N.09°49'24"E.
227	213.00	05°35'16"	20.77	20.76	N.03°15'51"W.
228	150.00	29°01'44"	76.00	75.19	S.18°13'01"W.
229	150.00	32°01'46"	83.85	82.77	S.48°44'46"W.
230	867.00	02°12'09"	33.33	33.33	S.00°39'14"E.
231	30.00	86°21'24"	45.22	41.06	S.41°25'23"W.
237	675.00	36°27'54"	428.59	423.38	N.37°50'30"W.
242	675.00	07°59'08"	94.08	94.00	N.26°36'39"W.
243	675.00	03°00'32"	35.45	35.44	N.21°06'49"W.
244	975.00	14°12'39"	241.82	241.21	N.12°30'14"W.
245	975.00	03°09'55"	53.86	53.86	N.18°01'36"W.
246	975.00	05°30'24"	93.71	93.67	N.13°41'27"W.
247	975.00	05°32'20"	94.26	94.22	N.08°10'05"W.
248	1002.00	14°59'45"	262.25	261.50	S.12°06'41"E.
249	702.00	30°31'04"	373.91	369.51	S.34°52'06"E.



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- Symbol ■ indicates Set (P.R.M.) Permanent Reference Monument 4"x4" Concrete Monument LB7778, unless otherwise noted.
 - Symbol □ indicates Set (P.R.M.) Offset Permanent Reference Monument 4"x4" Concrete Monument LB7778, unless otherwise noted.
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RIVER LANDING PHASES 1A3 - 1A4 - 1A5 - 1A6

LYING IN SECTION 25, TOWNSHIP 26 SOUTH, RANGE 20 EAST AND IN SECTION 30, TOWNSHIP 26 SOUTH, RANGE 21 EAST, PASCO COUNTY, FLORIDA

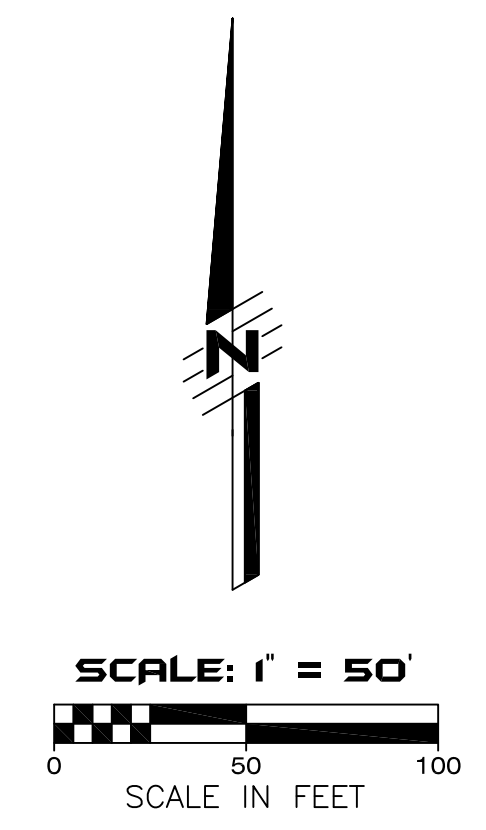
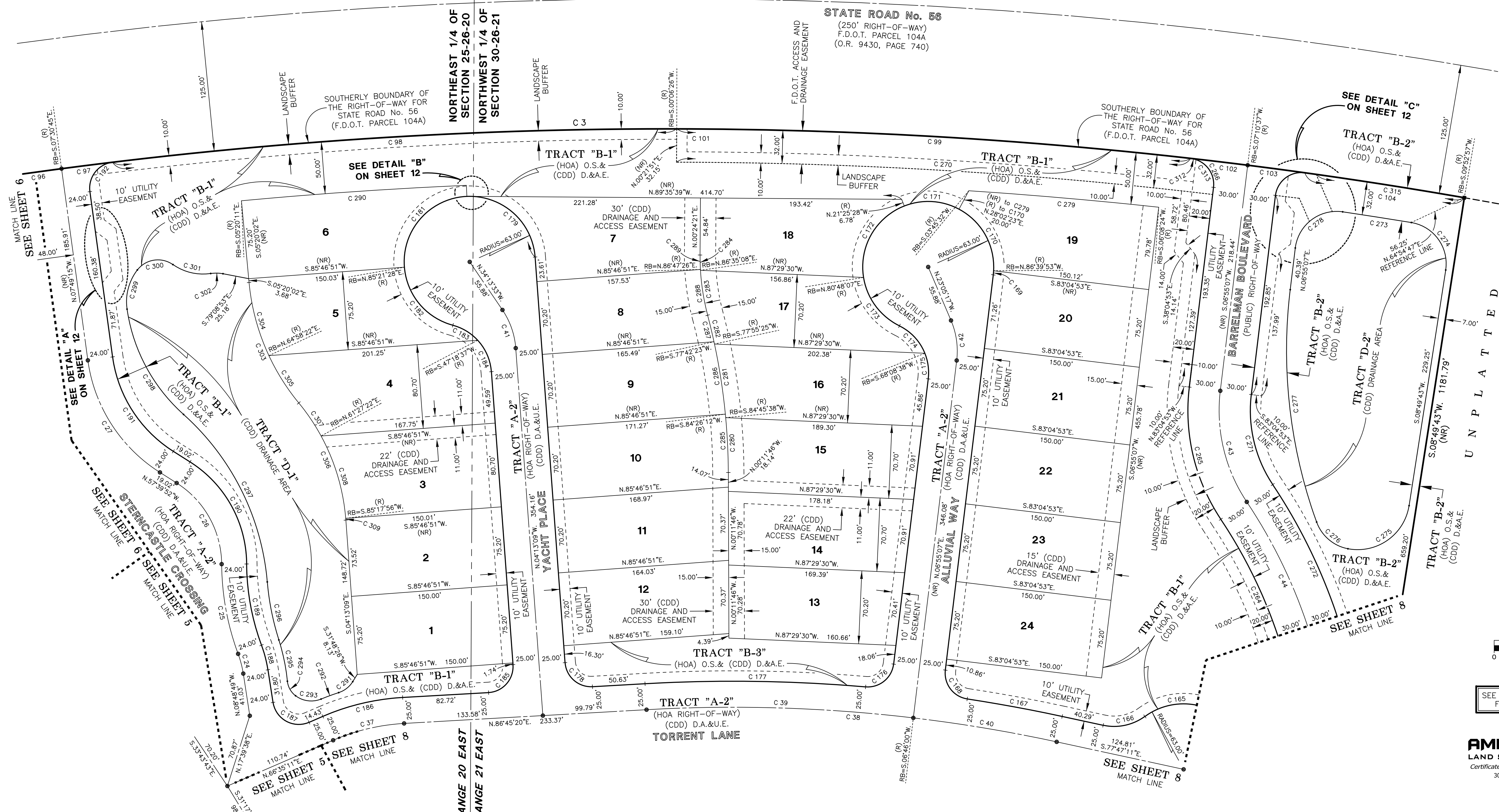
LEGEND

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NO.	RADIUS	DELTA	ARC	CHORD	BEARING
3	4458.66	21°54'29"	1704.84	1694.47	N.85°55'43"E.
24	97.00	11°35'41"	19.63	19.60	N.14°36'40"W.
25	252.00	20°02'12"	88.13	87.68	N.10°23'24"W.
26	93.00	57°17'33"	92.99	89.17	N.29°01'05"W.
27	152.00	49°50'37"	132.23	128.10	N.32°44'33"W.
37	200.00	20°10'09"	70.40	70.04	N.76°40'15"E.
38	1470.00	15°27'30"	396.60	395.40	S.85°30'55"E.
39	1470.00	10°00'41"	236.85	236.53	S.81°42'20"E.
40	1470.00	05°26'49"	139.75	139.70	S.80°30'35"E.
41	75.00	30°00'24"	39.28	38.83	N.19°13'21"W.
42	75.00	30°00'24"	39.28	38.83	N.08°05'05"W.
43	158.00	40°39'01"	112.10	109.76	S.13°24'23"E.
44	500.00	42°33'37"	371.41	362.93	S.12°27'06"E.
96	4458.66	00°37'01"	48.00	48.00	N.82°10'45"E.
97	4458.66	00°38'06"	49.41	49.41	N.82°48'18"E.
98	4458.66	06°59'04"	543.52	543.19	N.86°36'53"E.
99	4458.66	06°21'37"	494.96	494.70	S.86°42'46"E.
101	4458.66	13°20'42"	1038.48	1036.13	N.89°47'42"E.
102	4458.66	00°42'34"	55.20	55.20	S.83°10'40"E.
103	4458.66	00°42'44"	55.43	55.43	S.82°28'01"E.
104	4458.66	01°59'36"	155.13	155.12	S.81°06'51"E.
165	63.00	163°50'57"	169.17	122.73	N.49°18'40"W.
166	50.00	48°24'58"	42.25	41.01	S.78°00'21"W.
167	1495.00	03°33'25"	92.81	92.80	N.79°33'53"W.
168	25.00	88°15'43"	38.51	34.82	N.37°12'44"W.
169	63.00	03°35'00"	3.94	3.94	N.05°07'37"E.
170	63.00	65°17'44"	71.80	67.97	N.29°18'45"W.
171	63.00	49°27'51"	54.39	52.72	N.86°41'32"W.
172	63.00	163°50'57"	85.52	79.10	S.29°41'19"W.
173	63.00	54°46'13"	60.22	57.96	S.36°34'59"E.
174	50.00	42°06'44"	36.75	35.93	S.42°54'44"E.

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
175	50.00	28°46'29"	25.11	24.85	S.07°28'07"E.
176	25.00	87°58'04"	38.38	34.72	S.50°54'10"W.
177	1495.00	08°07'52"	212.16	211.99	N.89°10'44"W.
178	25.00	89°01'31"	38.84	35.05	N.48°43'55"W.
179	63.00	85°22'30"	93.87	85.43	N.46°54'24"W.
181	63.00	92°07'20"	101.29	90.73	S.41°25'08"W.
182	63.00	70°27'50"	77.48	72.69	S.39°52'27"E.
183	50.00	32°24'59"	28.29	27.91	S.58°53'53"E.
184	50.00	38°28'14"	33.57	32.94	S.23°27'18"E.
185	25.00	90°58'29"	39.70	35.65	S.41°16'05"W.
186	25.00	20°10'09"	79.20	78.80	S.76°40'15"W.
187	25.00	104°36'00"	45.64	39.56	N.61°06'49"W.
188	121.00	11°35'41"	24.49	24.44	N.14°36'40"W.
189	228.00	20°02'12"	79.73	79.33	N.10°23'24"W.
190	117.00	57°17'33"	116.99	112.18	N.29°01'05"W.
191	128.00	49°50'37"	111.35	107.87	N.32°44'33"W.
192	25.00	90°56'36"	39.68	35.65	N.37°39'03"E.
264	470.00	42°33'37"	349.12	341.15	N.12°27'05"W.
265	188.00	40°39'01"	133.38	130.60	N.13°24'23"E.
266	25.00	90°08'01"	39.33	35.40	N.38°08'53"W.
270	4428.66	06°41'07"	516.49	516.20	S.86°33'08"E.
271	128.00	40°39'01"	90.81	88.92	S.13°24'23"E.
272	50.00	42°33'37"	393.69	384.70	S.12°27'05"E.
273	4428.66	00°51'50"	66.74	66.74	S.81°08'46"E.
274	40.00	89°32'34"	62.51	56.34	S.35°56'34"E.
275	50.00	91°58'27"	80.26	71.92	S.54°48'57"W.
276	40.00	59°19'10"	41.41	39.59	N.49°32'15"W.
277	485.00	26°47'47"	226.83	224.77	N.06°28'46"W.
278	40.00	91°30'12"	63.88	57.31	N.52°40'13"E.
279	4408.66	02°22'52"	183.21	183.20	S.85°03'02"E.

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
280	600.00	05°02'36"	52.81	52.80	N.02°43'04"W.
281	600.00	06°50'13"	71.60	71.55	N.08°39'29"W.
282	600.00	02°43'06"	28.47	28.46	N.13°26'09"W.
283	220.50	11°22'50"	43.80	43.73	N.09°06'17"W.
284	220.50	03°49'13"	14.70	14.70	N.01°30'16"W.
285	600.00	05°22'02"	56.21	56.19	N.02°52'47"W.
286	600.00	06°43'49"	70.48	70.44	N.08°55'43"W.
287	600.00	02°30'05"	26.19	26.19	N.13°32'39"W.
288	220.50	11°35'07"	44.59	44.51	N.09°00'08"W.
289	220.50	03°36'55"	13.91	13.91	N.01°24'07"W.
290	4408.66	02°48'59"	216.70	216.68	S.86°04'18"W.
291	25.00	40°15'53"	17.57	17.21	S.51°56'22"W.
292	241.00	04°17'06"	18.02	18.02	S.69°55'46"W.
293	25.00	59°13'06"	25.84	24.70	N.82°36'14"W.
294	20.00	47°18'11"	16.51	16.05	N.29°20'36"W.
295	194.00	11°59'19"	40.59	40.52	N.11°41'10"W.
296	256.00	12°45'15"	56.99	56.87	N.11°18'11"W.
297	244.00	43°16'27"	184.29	179.94	N.26°33'47"W.
298	168.00	39°59'09"	117.24	114.88	N.28°12'26"W.
299	50.00	45°50'08"	40.00	38.94	N.14°42'12"E.
300	25.00	87°35'38"	38.22	34.61	N.81°25'05"E.
301	200.00	23°50'35"	83.23	82.63	S.13°31'21"E.
302	35.00	19°26'13"	11.87	11.82	S.88°50'00"E.
303	213.00	34°12'03"	127.14	125.26	S.22°26'04"E.
304	213.00	19°41'36"	73.21	72.85	S.15°10'50"E.
305	213.00	14°30'28"	53.93	53.79	S.32°16'52"E.
306	200.00	35°18'56"	123.27	121.33	S.21°52'37"E.
307	200.00	10°59'27"	38.37	38.31	S.34°03'22"E.
308	200.00	07°50'35"	33.23	33.13	S.13°31'21"E.
309	200.00	00°28'54"	1.68	1.68	S.04°27'36"E.
312	25.00	11°59'17"	5.23	5.22	S.77°32'18"E.
313	25.00	78°27'47"	34.24	31.62	S.32°18'46"E.
315	4458.66	01°51'07"	144.12	144.11	S.81°02'36"E.

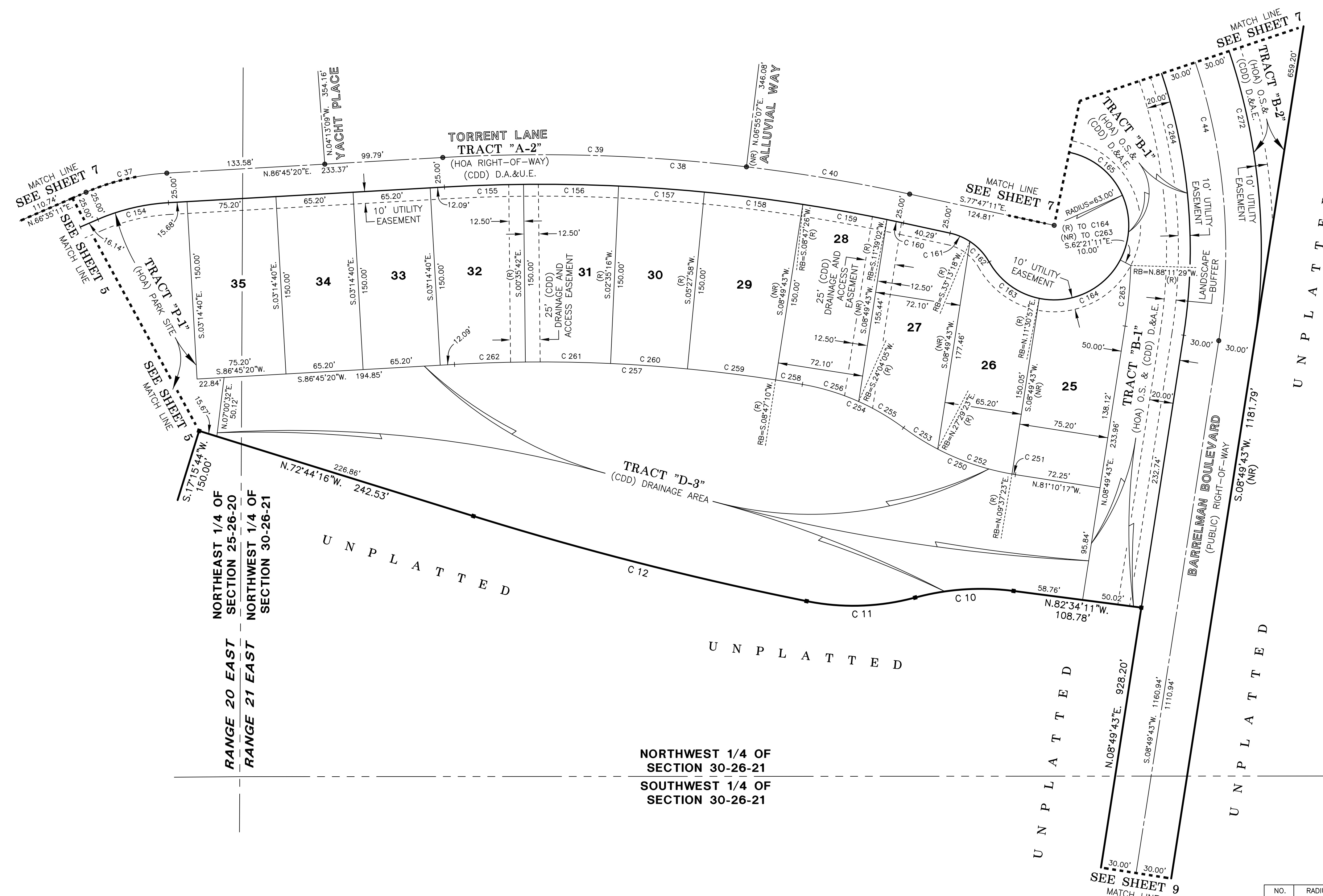


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LYING IN SECTION 25, TOWNSHIP 26 SOUTH, RANGE 20 EAST AND IN SECTION 30, TOWNSHIP 26 SOUTH, RANGE 21 EAST, PASCO COUNTY, FLORIDA



NORTHEAST 1/4 OF SECTION 25-26-20
 RANGE 20 EAST
 NORTHWEST 1/4 OF SECTION 30-26-21
 RANGE 21 EAST

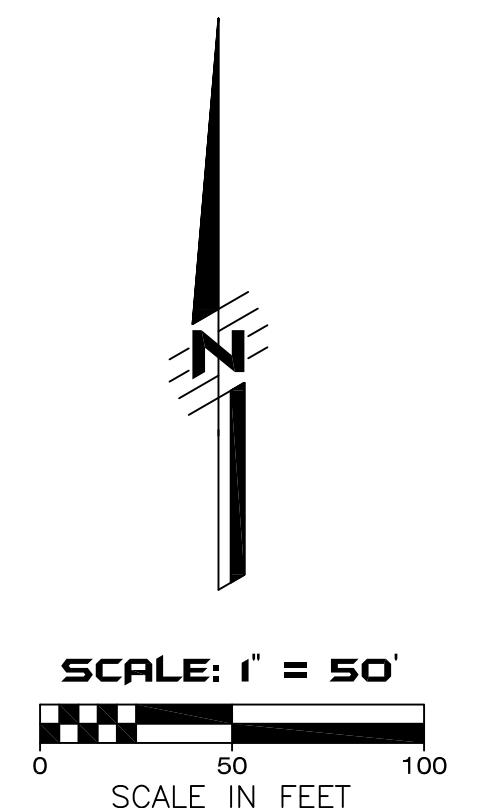
NORTHWEST 1/4 OF SECTION 30-26-21
 SOUTHWEST 1/4 OF SECTION 30-26-21

CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
10	213.00	22°33'27"	83.86	83.32	S.86°09'05"W.
11	200.00	26°29'59"	92.50	91.68	S.88°07'22"W.
12	2825.00	05°53'22"	290.38	290.26	N.75°40'58"W.
37	200.00	20°10'09"	70.40	70.04	N.76°40'15"E.
38	1470.00	15°27'30"	396.60	395.40	S.85°30'55"E.
39	1470.00	10°00'41"	256.85	256.53	S.88°14'20"E.
40	1470.00	05°26'49"	139.75	139.70	S.80°30'35"E.
44	500.00	42°33'37"	371.41	362.93	S.122°27'05"E.
154	175.00	20°10'09"	61.60	61.29	N.76°40'15"E.
155	1445.00	02°38'58"	66.82	66.81	N.88°04'49"E.
156	1445.00	03°10'59"	80.28	80.27	S.89°00'13"E.
157	1445.00	02°52'42"	72.59	72.58	S.85°58'23"E.
158	1445.00	03°19'27"	83.84	83.83	S.82°52'18"E.
159	1445.00	02°51'36"	72.13	72.12	S.79°46'46"E.
160	1445.00	00°33'46"	14.21	14.21	S.78°04'04"E.
161	50.00	21°00'29"	18.33	18.23	S.67°16'56"E.
162	50.00	27°24'29"	23.92	23.69	S.43°04'27"E.
163	63.00	49°06'51"	54.00	52.37	S.53°55'38"E.
164	63.00	73°52'08"	81.22	75.71	N.64°34'53"E.
165	63.00	153°50'57"	169.17	122.73	N.49°16'40"W.
250	213.00	27°49'57"	103.47	102.45	N.67°15'19"W.
251	213.00	00°47'40"	2.95	2.95	N.80°46'27"W.
252	213.00	17°52'00"	66.42	66.15	N.71°26'37"W.
253	213.00	09°10'17"	34.09	34.06	N.57°55'29"W.
254	200.00	26°51'39"	93.76	92.91	N.66°46'10"W.
255	200.00	12°35'35"	43.96	43.87	N.59°38'08"W.
256	200.00	14°16'04"	49.80	49.68	N.73°03'57"W.
257	1295.00	13°02'41"	294.84	294.20	N.86°43'20"W.
258	1295.00	01°00'51"	22.92	22.92	N.80°42'25"W.
259	1295.00	03°19'11"	75.03	75.02	N.82°52'26"W.
260	1295.00	02°52'42"	65.06	65.05	N.85°58'23"W.
261	1295.00	03°10'59"	71.94	71.93	N.89°00'13"W.
262	1295.00	02°38'58"	59.88	59.88	N.88°04'49"W.
263	420.00	07°01'12"	51.46	51.43	N.05°19'07"E.
264	470.00	42°33'37"	349.12	341.15	N.122°27'05"E.
272	530.00	42°33'37"	393.69	384.70	S.122°27'05"E.

- LEGEND**
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4"x4" Concrete Monument LB7778, unless otherwise noted.
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4"x4" Concrete Monument LB7778, unless otherwise noted.
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(See Sheet No. 2 for P.C.P. Reference Diagram)
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 - O.S. - Open Space
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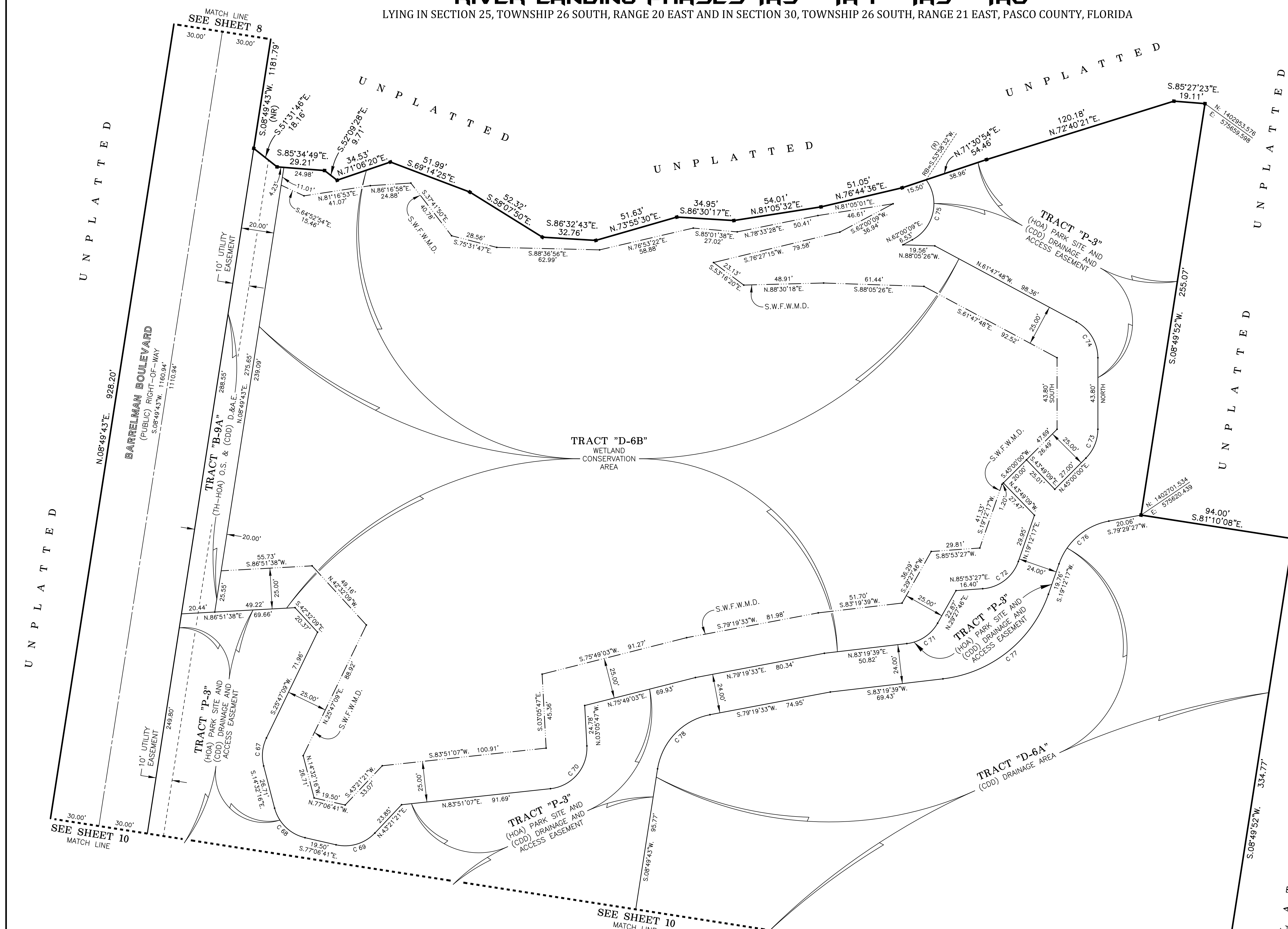


SEE NOTE ON SHEET 3 OF 12 FOR BASIS OF BEARINGS

AMERRITT, INC.
LAND SURVEYING & MAPPING
Certificate of Authorization Number LB 7778
3010 W. Azeele Street, Suite 150
Tampa, FL 33609
PHONE (813) 221-5200

RIVER LANDING PHASES 1A3 - 1A4 - 1A5 - 1A6

LYING IN SECTION 25, TOWNSHIP 26 SOUTH, RANGE 20 EAST AND IN SECTION 30, TOWNSHIP 26 SOUTH, RANGE 21 EAST, PASCO COUNTY, FLORIDA



CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
67	25.00	40°19'25"	17.59	17.23	S.05°37'26"W.
68	25.00	62°34'25"	27.30	25.97	S.45°49'29"E.
69	25.00	59°31'59"	25.98	24.82	N.73°07'20"E.
70	25.00	86°56'54"	37.94	34.40	N.40°22'40"E.
71	25.00	53°51'52"	23.50	22.65	N.56°23'42"E.
72	25.00	66°41'10"	29.10	27.48	N.52°32'52"E.
73	25.00	45°00'00"	19.63	19.13	N.22°30'00"E.
74	25.00	61°47'48"	26.96	25.68	N.30°53'54"W.
75	25.00	98°01'37"	42.77	37.74	N.12°59'20"E.
76	40.00	60°17'10"	42.09	40.17	S.49°20'52"W.
77	78.00	64°07'22"	87.29	82.81	S.51°15'58"W.
78	40.00	70°29'50"	49.22	46.17	S.44°04'38"W.

- LEGEND**
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 - TH-HOA - River Landing Townhomes Homeowners Association, Inc.
 - F.D.O.T. - Florida Department of Transportation
 - O.S. - Open Space
 - D.&A.E. - Drainage and Access Easement
 - D.A.&U.E. - Drainage, Access and Utility Easement

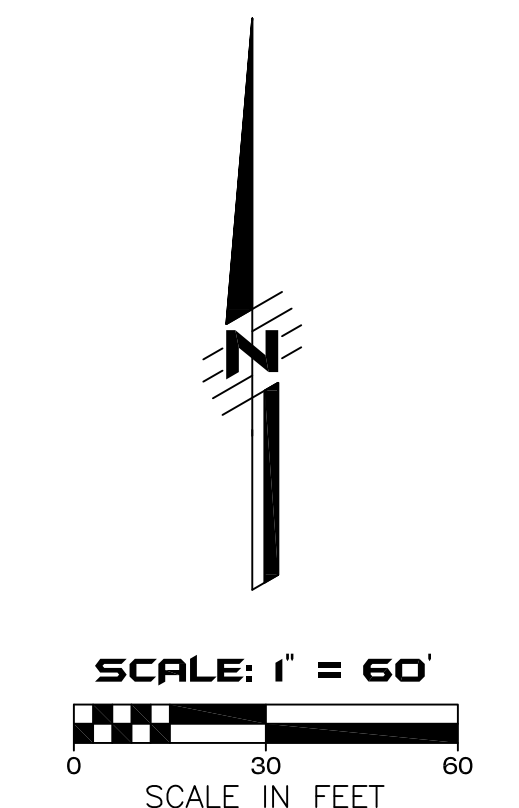
Wetland Conservation Area Note:

Wetland Conservation Areas as shown hereon may be subject to certain restrictions found in: Pasco County Land Development Code, Southwest Florida Water Management District (SWFWMD) Environmental Resource Permit, and/or the United States Army Corps of Engineers (C.O.E.) Permit.

NOTE:

Cardinal bearings where shown on this plat shall be assumed to have the same bearings as follows:

NORTH - N.00°00'00"E.
 SOUTH - S.00°00'00"W.
 EAST - N.90°00'00"E.
 WEST - N.90°00'00"W.

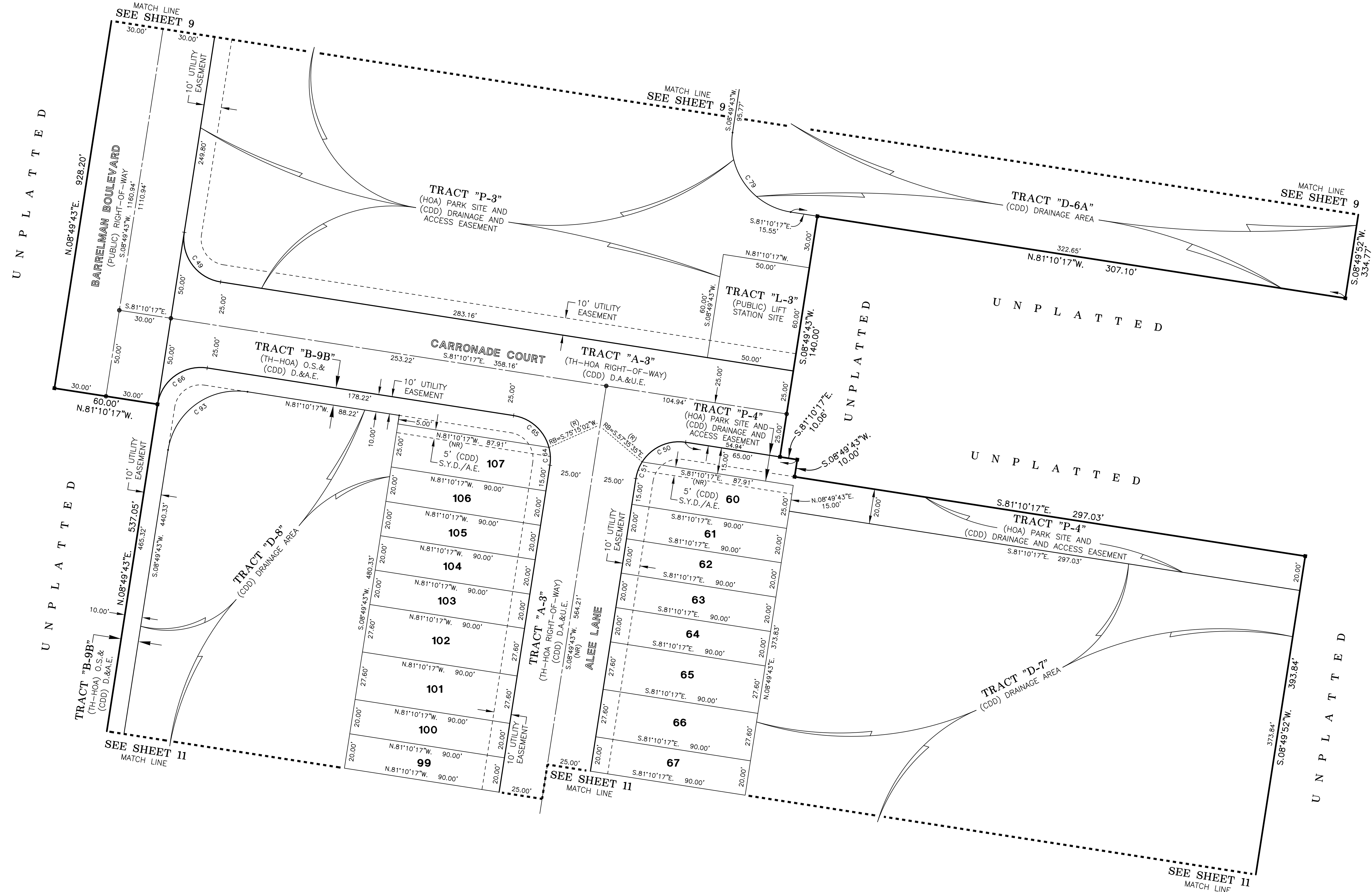


SEE NOTE ON SHEET 3 OF 12 FOR BASIS OF BEARINGS

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RIVER LANDING PHASES 1A3 - 1A4 - 1A5 - 1A6

LYING IN SECTION 25, TOWNSHIP 26 SOUTH, RANGE 20 EAST AND IN SECTION 30, TOWNSHIP 26 SOUTH, RANGE 21 EAST, PASCO COUNTY, FLORIDA

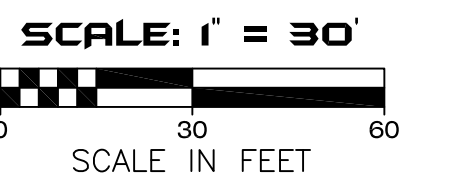
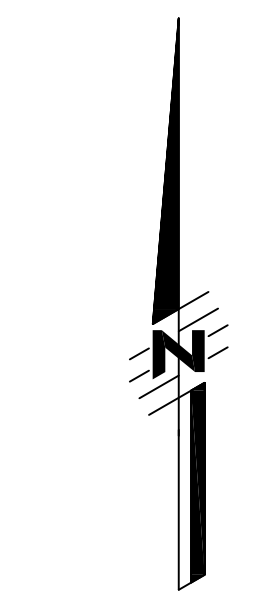


LEGEND

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2. Symbol □ indicates Set (P.R.M.) Offset Permanent Reference Monument
3. Symbol ● indicates (P.C.P.) Permanent Control Point
(See Sheet No. 2 for P.C.P. Reference Diagram)
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15. D.A.&U.E. - Drainage, Access and Utility Easement
16. S.Y.D./A.E. - Side Yard Drainage/Access Easement

Wetland Conservation Area Note:

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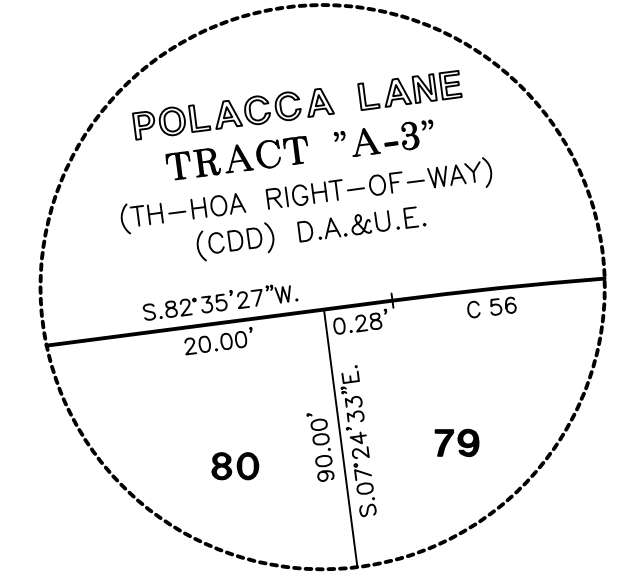
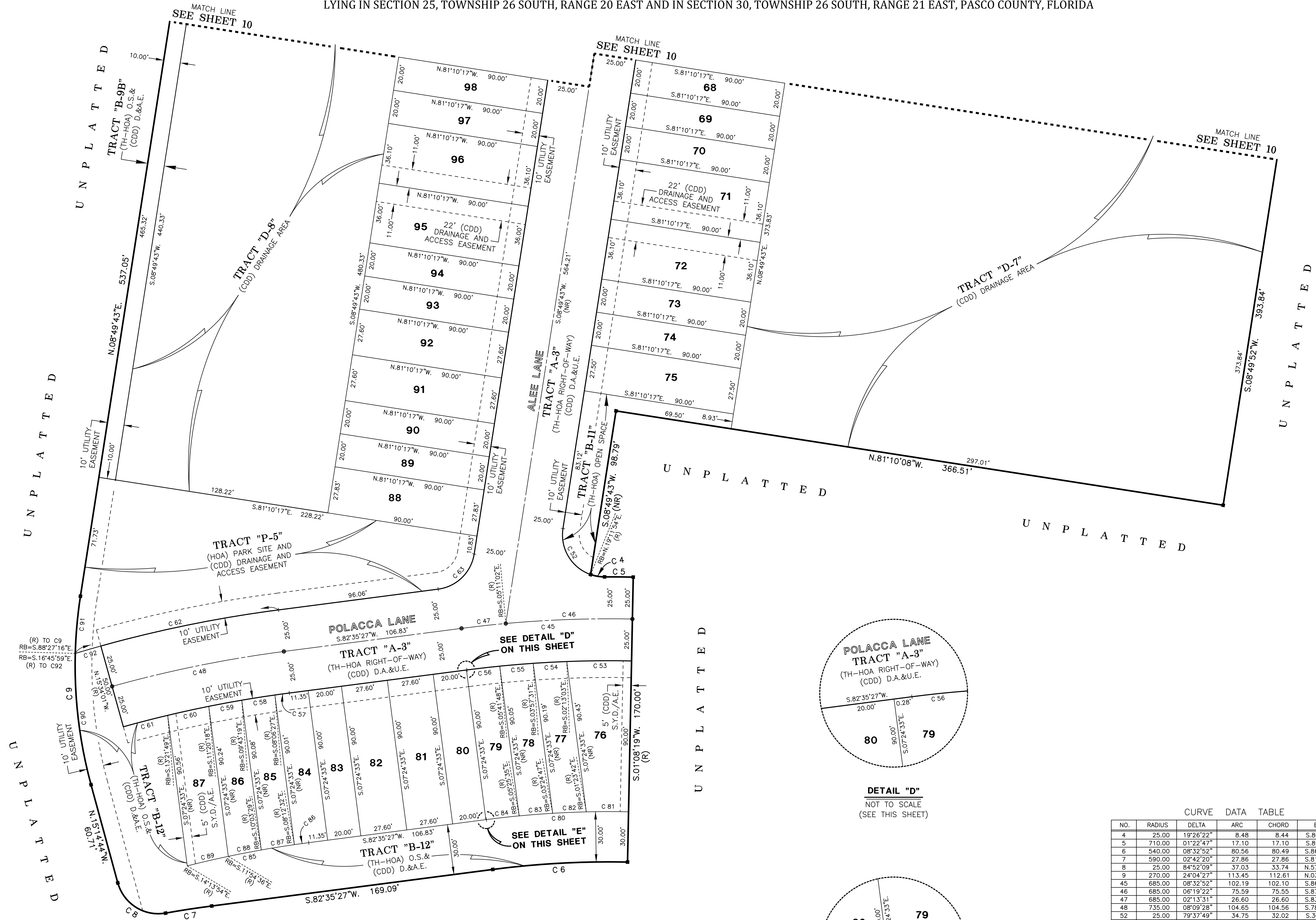
SEE NOTE ON SHEET 3 OF 12 FOR BASIS OF BEARINGS.

CURVE DATA TABLE					
NO.	RADIUS	DELTA	ARC	CHORD	BEARING
49	25.00	90°00'00"	39.27	35.36	S.36°10'17"E.
50	25.00	66°25'19"	28.98	27.39	S.65°37'04"W.
51	25.00	23°34'41"	10.29	10.22	S.20°37'04"W.
64	25.00	23°34'41"	10.29	10.22	N.02°57'38"W.
65	25.00	66°25'19"	28.98	27.39	N.47°57'38"W.
66	25.00	90°00'00"	39.27	35.36	S.53°49'43"W.
79	40.00	90°00'00"	62.83	56.57	S.36°10'17"E.
93	40.00	90°00'00"	62.83	56.57	S.53°49'43"W.

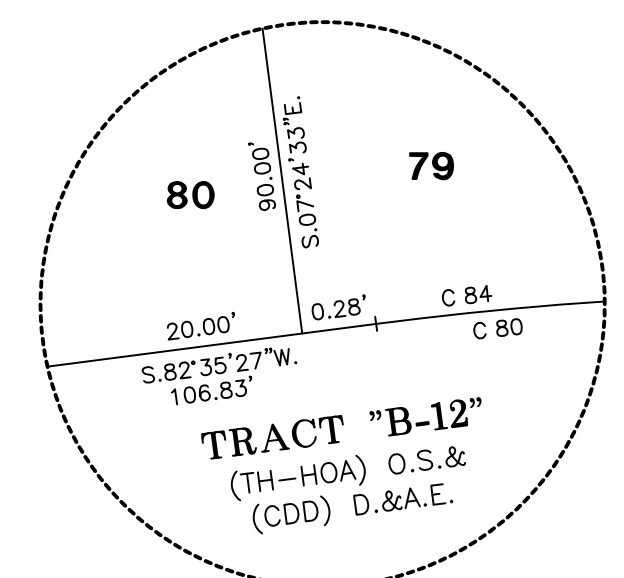
AMERRITT, INC.
 LAND SURVEYING & MAPPING
 Certificate of Authorization Number LB 7778
 3010 W. Azalee Street, Suite 150
 Tampa, FL 33609
 PHONE (813) 221-5200

RIVER LANDING PHASES 1A3 - 1A4 - 1A5 - 1A6

LYING IN SECTION 25, TOWNSHIP 26 SOUTH, RANGE 20 EAST AND IN SECTION 30, TOWNSHIP 26 SOUTH, RANGE 21 EAST, PASCO COUNTY, FLORIDA



DETAIL "D"
NOT TO SCALE
(SEE THIS SHEET)



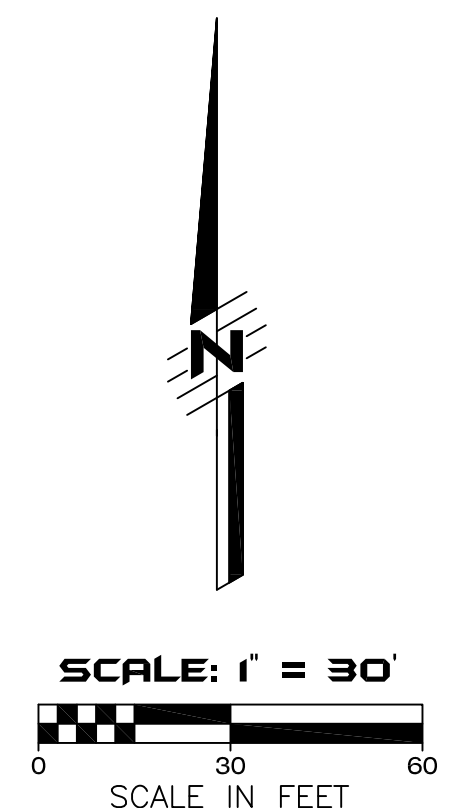
DETAIL "E"
NOT TO SCALE
(SEE THIS SHEET)

CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
4	25.00	19°26'22"	6.48	8.44	S.80°31'17"E
5	710.00	01°22'47"	17.10	17.10	S.89°33'04"E
6	540.00	08°32'52"	80.56	80.49	S.86°51'53"W
7	590.00	02°42'20"	27.86	27.86	S.81°14'17"W
8	25.00	84°52'09"	37.03	33.74	N.57°40'49"W
9	270.00	24°04'27"	113.45	112.61	N.03°12'31"W
45	685.00	08°32'52"	102.19	102.10	S.86°51'53"W
46	685.00	06°19'22"	75.59	75.55	S.87°58'39"W
47	685.00	02°13'31"	26.60	26.60	S.83°42'12"W
48	735.00	08°09'28"	104.65	104.56	S.78°30'43"W
52	25.00	79°37'49"	34.75	32.02	S.30°59'11"E
53	660.00	03°21'22"	38.66	38.65	S.89°27'38"W
54	660.00	01°44'29"	20.06	20.06	S.86°54'43"W
55	660.00	01°44'17"	20.02	20.02	S.85°10'20"W
56	660.00	01°42'45"	19.73	19.72	S.83°26'49"W
57	710.00	00°41'54"	8.65	8.65	S.82°14'30"W
58	710.00	01°36'52"	20.01	20.01	S.81°05'07"W
59	710.00	01°36'59"	20.03	20.03	S.79°28'11"W
60	710.00	02°01'30"	25.09	25.09	S.77°38'57"W
61	710.00	02°12'13"	27.31	27.30	S.75°32'05"W
62	760.00	09°21'26"	124.12	123.98	N.77°54'44"E
63	25.00	73°45'44"	32.18	30.01	N.45°42'35"E
80	570.00	08°32'52"	85.04	84.96	S.86°51'53"W
81	570.00	02°32'01"	25.21	25.20	S.89°52'19"W
82	570.00	02°01'05"	20.08	20.08	S.87°35'46"W
83	570.00	02°00'46"	20.03	20.03	S.85°34'49"W
84	570.00	01°58'58"	19.73	19.73	S.83°34'56"W
85	620.00	06°49'21"	73.83	73.78	S.79°10'46"W
86	620.00	00°47'59"	8.65	8.65	S.82°11'28"W
87	620.00	01°50'57"	20.01	20.01	S.80°52'00"W
88	620.00	01°51'07"	20.04	20.04	S.79°00'58"W
89	620.00	02°19'18"	25.12	25.12	S.76°55'45"W
90	270.00	16°47'26"	79.13	78.84	N.06°51'00"W
91	270.00	07°16'59"	34.32	34.30	N.05°11'13"E
92	760.00	01°11'57"	15.91	15.91	N.73°50'00"E

- LEGEND**
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 - Symbol □ indicates Set (P.R.M.) Offset Permanent Reference Monument 4"x4" Concrete Monument LB7778, unless otherwise noted.
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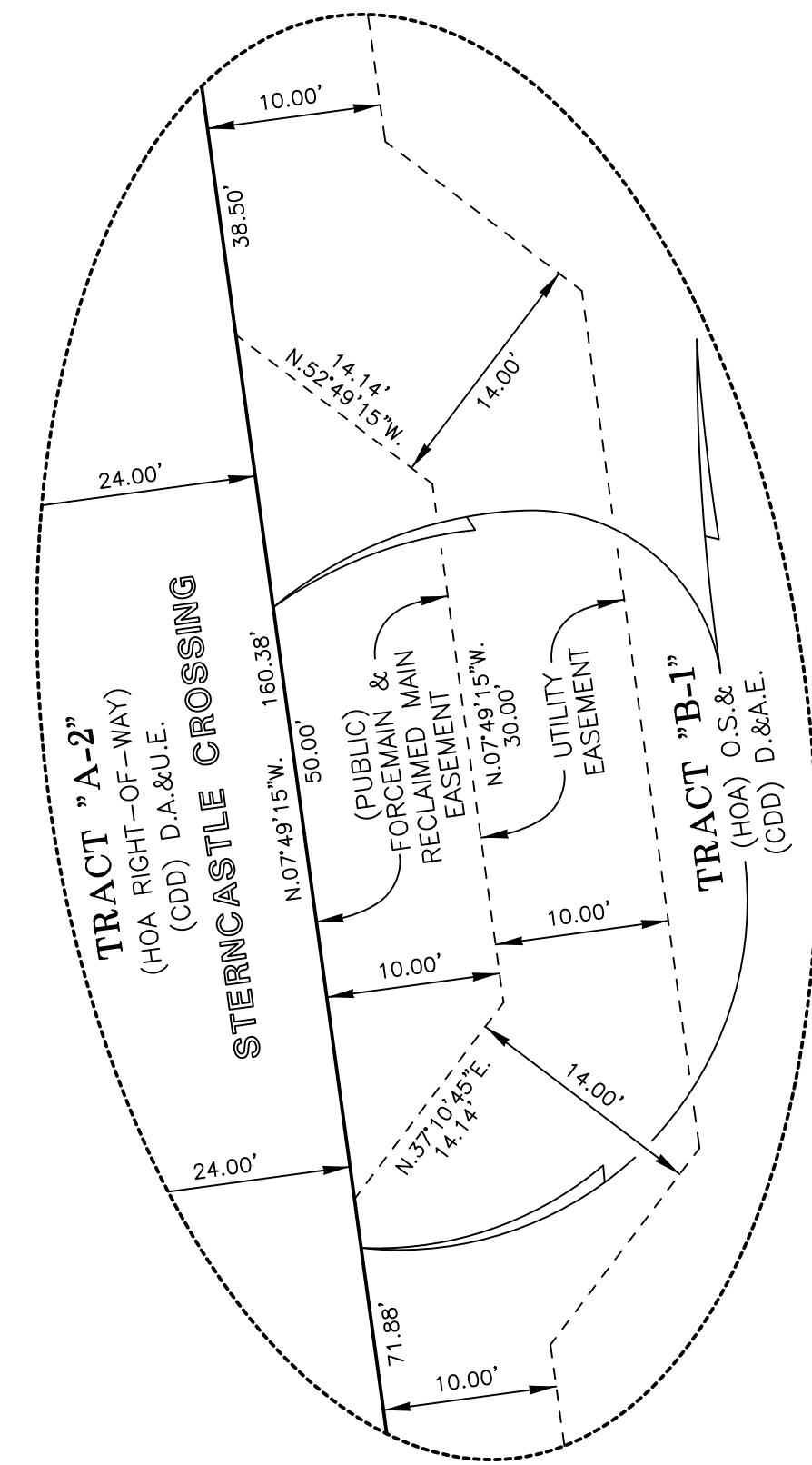
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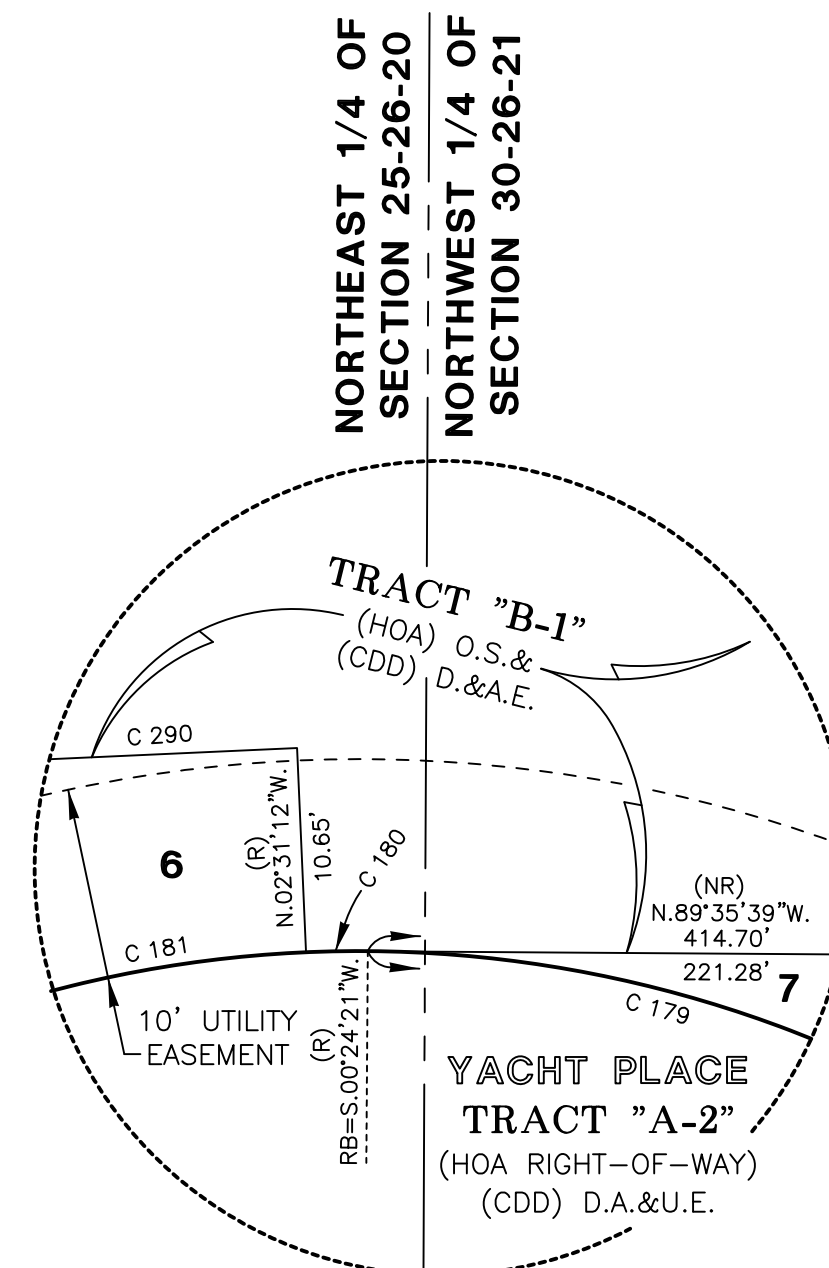
SEE NOTE ON SHEET 3 OF 12 FOR BASIS OF BEARINGS.

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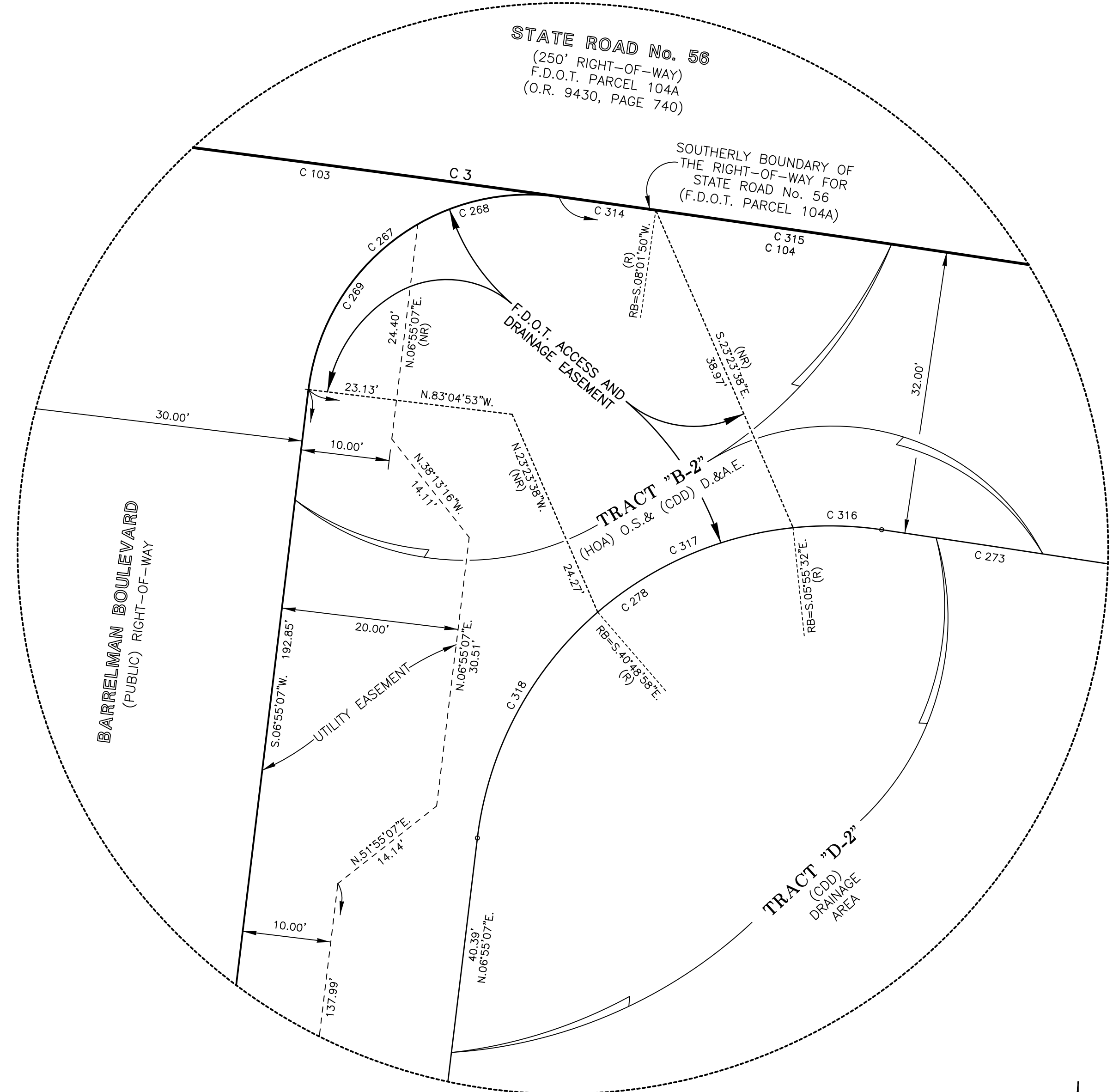
RIVER LANDING PHASES 1A3 - 1A4 - 1A5 - 1A6
 LYING IN SECTION 25, TOWNSHIP 26 SOUTH, RANGE 20 EAST AND IN SECTION 30, TOWNSHIP 26 SOUTH, RANGE 21 EAST, PASCO COUNTY, FLORIDA



DETAIL "A"
 NOT TO SCALE
 (SEE SHEET 7)



DETAIL "B"
 NOT TO SCALE
 (SEE SHEET 7)



DETAIL "C"
 NOT TO SCALE
 (SEE SHEET 7)

LEGEND

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CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
3	4458.66	21°54'29"	1704.84	1694.47	N.88°55'43"E.
103	4458.66	00°42'44"	55.43	55.43	S.82°28'01"E.
104	4458.66	01°59'36"	155.13	155.12	S.81°06'51"E.
179	63.00	85°22'30"	93.87	85.43	N.46°54'24"W.
180	63.00	02°55'33"	3.22	3.22	S.88°56'34"W.
181	63.00	92°07'20"	101.29	90.73	S.41°25'08"W.
267	25.00	90°58'13"	39.69	35.65	N.52°24'14"E.
268	25.00	37°50'25"	16.51	16.21	S.78°58'08"W.
269	25.00	53°07'48"	23.18	22.36	S.33°29'02"W.
273	4426.66	00°51'50"	66.74	66.74	S.81°08'46"E.
278	40.00	91°30'12"	63.88	57.31	N.52°40'13"E.
290	4408.66	02°48'59"	216.70	216.68	S.86°04'18"W.
314	4458.66	00°08'29"	11.01	11.01	S.82°02'25"E.
315	4458.66	01°51'07"	144.12	144.11	S.81°02'38"E.
316	40.00	142°11'13"	10.02	9.99	N.88°33'59"W.
317	40.00	34°54'55"	24.38	24.00	S.66°36'22"W.
318	40.00	42°16'40"	29.52	28.85	S.28°00'35"W.



SEE NOTE ON SHEET 3 OF 12
 FOR BASIS OF BEARINGS

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AFFIDAVIT REGARDING COSTS PAID
(OFFSITE ROADWAY IMPROVEMENTS, PHASE 1A IMPROVEMENTS & WORK PRODUCT)

STATE OF _____

COUNTY OF _____
Andrew "Drew" Miller

I, _____, of Taylor Morrison of Florida, Inc., a Florida limited liability company ("**Taylor Morrison**"), being first duly sworn, do hereby state for my affidavit as follows:

1. I have personal knowledge of the matters set forth in this Affidavit.
2. My name is Andrew "Drew" Miller and I am employed by Taylor Morrison as **Vice President**. I have authority to make this Affidavit on behalf of Taylor Morrison.
3. Taylor Morrison is the developer of certain lands within the River Landing Community Development District, a special purpose unit of local government established pursuant to Chapter 190, *Florida Statutes* ("**District**").
4. The District's *Master Engineer's Report*, dated July 2020 ("**Engineer's Report**") describes certain public infrastructure improvements and/or work product that the District intends to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, or maintain pursuant to Chapter 190, *Florida Statutes*.
5. Taylor Morrison has expended funds to develop and/or acquire certain of the public infrastructure improvements and work product described in the Engineer's Report and more specifically described in **Exhibit A**. The attached **Exhibit A** accurately identifies certain of those improvements and work product that have been completed to date and states the amounts that Taylor Morrison has spent on those improvements and work product. Notwithstanding anything to the contrary herein, certain amounts are still owed to contractors and Grantor agrees to timely make payment for all remaining amounts owed, and to ensure that no liens are placed on the property.
6. In making this Affidavit, I understand that the District intends to rely on this Affidavit for purposes of acquiring the infrastructure improvements and work product identified in **Exhibit A**.

[CONTINUED ON NEXT PAGE]

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

Executed this 17 day of November, 2020.

WITNESS

TAYLOR MORRISON OF FLORIDA, INC.

By: Betsy Martinez Bruce
Name: Betsy Martinez Bruce

By: Andrew "Drew" Miller
Name: Andrew "Drew" Miller
Title: Vice President

By: Kiera Calhoun
Name: Kiera Calhoun

STATE OF FLORIDA
COUNTY OF Hillsborough

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 17 day of November 2020, by Andrew Drew Miller as Vice President of Taylor Morrison of Florida, Inc., who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

Kiera Calhoun
NOTARY PUBLIC, STATE OF FLORIDA

(NOTARY SEAL)

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



Exhibit A – Description of Improvements & Work Product

CONSULTING ENGINEER'S CERTIFICATE
(OFFSITE ROADWAY IMPROVEMENTS, PHASE 1A IMPROVEMENTS & WORK PRODUCT)

November 19, 2020

Board of Supervisors
River Landing Community Development District

Re: River Landing Community Development District (Pasco County, Florida)
Offsite Roadway Improvements, Phase 1A Improvements & Work Product

Ladies and Gentlemen:


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

1. Waldrop Engineering has inspected the improvements and work product and has further reviewed certain documentation relating to the same, including but not limited to, the Bill of Sale, agreements, invoices, plans, as-builts, and other documents.
2. The improvements and work product are within the scope of the *Master Engineer's Report*, dated July 2020, and are therefore part of the District's Capital Improvement Program.
3. Based on limited site inspections and record drawing information provided by the Project Surveyor, the improvements and work product were installed in accordance with their specifications, and are capable of performing the functions for which they were intended.
4. The total costs associated with the improvements and work product are as set forth in the Bill of Sale. Such costs are equal to or less than each of the following:(i) what was actually paid by the Developer to create and/or construct the improvements and work product, and (ii) the reasonable fair market value of the improvements and work product.
5. All known plans, permits and specifications necessary for the operation and maintenance of the improvements and work product are complete and on file with

the District, and have been transferred, or are capable of being transferred, to the District for operations and maintenance responsibilities.

6. With this document, I hereby certify that it is appropriate at this time for the District to acquire the improvements and work product.

FURTHER AFFIANT SAYETH NOT.

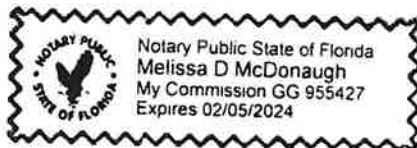


Kyle Clawson, P.E.
Waldrop Engineering, P.A.
Florida Registration No. 89260
Consulting Engineer

STATE OF FLORIDA
COUNTY OF Hillsborough

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 19th day of November, 2020, by Kyle Clawson, P.E., as Consulting Engineer of Waldrop Engineering who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

(NOTARY SEAL)





NOTARY PUBLIC, STATE OF FLORIDA

Name: Melissa D. McDonough
(Name of Notary Public, Printed, Stamped or Typed as Commissioned)

ACKNOWLEDGMENT AND RELEASE
(OFFSITE ROADWAY IMPROVEMENTS & PHASE 1A IMPROVEMENTS)

THIS ACKNOWLEDGMENT AND RELEASE ("Release") is made the 18th day of November, 2020, by **QGS Development, Inc.**, having offices located at 1450 S Park Road, Plant City Florida 33566 ("Contractor"), in favor of the **River Landing Community Development District** ("District"), which is a local unit of special-purpose government situated in Pasco County, Florida, and having offices at c/o James P. Ward, District Manager, JP Ward & Associates, LLC, 2900 Northeast 12th Terrace, Suite 1, Oakland Park, Florida 33334.

RECITALS

WHEREAS, pursuant to that *Authorizing Addendum #15 (Tampa Division #1 TPA) – River Landing – 1 to Master Land Development Services Agreement* ("Contract") dated March 13, 2015, and between Contractor and Taylor Morrison of Florida, Inc., a Florida corporation ("Developer"), Contractor has constructed for Developer certain infrastructure improvements, as described in **Exhibit A ("Improvements")**; and

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

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

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

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

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

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

SECTION 4. CERTIFICATE OF PAYMENT. Except as set forth herein, Contractor hereby acknowledges that it has been fully compensated for its services and work related to the Improvements through September 15, 2020. Contractor further certifies that payments to subcontractors, materialmen, suppliers or otherwise have been made through September 15,

2020, and that there is no disagreement as to the appropriateness of payment made for the Improvements. Except as set forth herein, this document shall constitute a waiver and release of lien for any payments due through September 15, 2020, to Contractor by Developer or District for the Improvements.

Notwithstanding anything to the contrary herein, Contractor is owed \$1,360,134.36 (excluding retainage) related to the Improvements (CDD's Portion Only) and understands that such amounts shall be paid by Developer. The effectiveness of this Acknowledgment and Release is contingent upon such payment being timely made.

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

QGS DEVELOPMENT, INC.

By: Gregory D. Fowler, Sr.
Its: Chief Financial Officer

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 18th day of November 2020, by Gregory D. Fowler, Sr., as Chief Financial Officer of QGS Development, Inc. who appeared before me this day in person, and who is ~~not~~ personally known to me, or produced N/A as identification.

NOTARY PUBLIC, STATE OF FLORIDA

(NOTARY SEAL)

Name: Jacqueline Gardner
(Name of Notary Public, Printed, Stamped or Typed as Commissioned)



EXHIBIT A

Contractor: QGS Development, Inc,
Contract: Authorizing Addendum #15 (Tampa Division #1TPA) - River Landing to Master Land Development Services Agreement, dated March 13, 2015
Pay Application #6, Dated October 15, 2020

Offsite Roadway Improvements – The turn lane component, paved roadway structure, associated curb and gutter, storm drainage culverts, within public right-of-way identified within **Exhibit B** attached hereto.

DESCRIPTION	CDD ELIGIBLE ITEMS TOTAL	RETAINAGE	BILLED TO DATE (LESS RETAINAGE)	TOTAL LEFT TO BE PAID
Offsite Roadway Improvements	\$900,589.66	\$12,626.58	\$618,702.42	\$281,887.25

Phase 1A Roadway Improvements – Roads, pavement, curbing, gutter, sidewalk and sodding within the right-of-way located designated as Barrelman Boulevard, as identified in the proposed plat titled *River Landing Phases 1A3 – 1A4 – 1A5 – 1A6*, attached hereto as **Exhibit C**.

DESCRIPTION	CDD ELIGIBLE ITEMS TOTAL	RETAINAGE	BILLED TO DATE (LESS RETAINAGE)	TOTAL LEFT TO BE PAID
Phase 1A Roadway Improvements	\$366,976.73	\$3,025.53	\$148,250.92	\$218,725.81

Phase 1A Utility Improvements – All wastewater lines, including but not limited to all pipes, structures, fittings, valves, pumps, laterals, force mains, service leads, tees, manholes, gate valves, lift stations, equipment and appurtenances hereto, all potable water lines, including but not limited to all pipes, structures, fittings, valves, pumps, laterals, water mains, service leads, tees, fire hydrants, blowoff valve assemblies, equipment and appurtenances thereto, and all reclaimed water lines, including but not limited to all pipes, structures, fittings, valves, pumps, laterals, water mains, service leads, tees, blowoff valve assemblies, equipment and appurtenances thereto, in each case specifically located within Tract A-1 (HOA Right-of-Way) and Tract L-2 (Lift Station Site), of the proposed plat titled *River Landing Phases 1A1 – 1A2* and Tracts A-2 and A-3 (HOA Right-of-Way) and Tracts L-1 and L-3 (Lift Station Site), of the proposed plat titled *River Landing Phases 1A3 – 1A4 – 1A5 – 1A6*, both attached hereto as **Exhibit C** attached hereto.

DESCRIPTION	CDD ELIGIBLE ITEMS TOTAL	RETAINAGE	BILLED TO DATE (LESS RETAINAGE)	TOTAL LEFT TO BE PAID
Phase 1A Potable Water	\$699,764.50	\$12,194.22	\$597,517.02	\$102,247.48
Phase 1A Reclaimed Water	\$402,997.59	\$7,638.51	\$374,287.08	\$28,710.51
Phase 1A Waste Water	\$1,601,033.65	\$23,867.61	\$1,169,513.09	\$431,520.56

Phase 1A Drainage & Surface Water Management - All drainage and surface water management systems, including but not limited to lakes, ponds, water control structures, pipes, storm drainage culverts, curb inlets, grate inlets, mitered end sections, junction box, earthwork manipulation, and other water conveyance structures, as well as all catch-basins and related stormwater facilities, located within Tract A-1 (CDD Drainage, Access & Utility Easement), Tracts B-20A, B-21, B-25A, B-29A, B-33A (CDD

Drainage & Access Easement), and Tracts D-9, D-10, D-14, D-15B and D-16 (CDD Drainage Area), and Tracts D-15A, D-15C and D-15D (Wetland Conservation Area), and within all drainage easement areas including those labeled "(CDD) Drainage and Access Easements," "(CDD) Side Yard Drainage/Access Easements," "Drainage and Access Easements" and "Drainage, Access and Utility Easements," of the proposed plat titled *River Landing Phases 1A1 – 1A2* and located within Tracts A-2 and A-3 (CDD Drainage, Access and Utility Easement), Tracts B-1, B-2, B-3, B-5, B-9A, B-9B, B-12, P-3, P-4 and P-5 (CDD Drainage & Access Easement), and Tracts D-1, D-2, D-3, D-4A, D-4B, D-4C, D-5, D-6A, D-7 and D-8 (CDD Drainage Area) and Tract D-6B (Wetland Conservation Area), and within all drainage easement areas including those labeled "(CDD) Drainage and Access Easements," "(CDD) Side Yard Drainage/Access Easements," "Drainage and Access Easements" and "Drainage, Access and Utility Easements," of the proposed plat titled *River Landing Phases 1A3 – 1A4 – 1A5 – 1A6*, both attached hereto as **Exhibit C** attached hereto.

DESCRIPTION	CDD ELIGIBLE ITEMS TOTAL	RETAINAGE	BILLED TO DATE (LESS RETAINAGE)	TOTAL LEFT TO BE PAID
Phase 1A Drainage & Surface Water Management	\$2,886,978.39	\$52,855.83	\$2,589,935.64	\$297,042.75

ACKNOWLEDGMENT AND RELEASE
WORK PRODUCT

THIS ACKNOWLEDGMENT & RELEASE (“Release”) is made the 19th day of November, 2020, by **Waldrop Engineering, P.A.**, having offices located at 28100 Bonita Grande Drive, Suite 305, Bonita Springs, Florida 34135 (“**Professional**”), in favor of the **River Landing Community Development District** (“**District**”), which is a local unit of special-purpose government situated in Pasco County, Florida, and having offices at c/o JP Ward and Associates, LLC, 2900 Northeast 12th Terrace, Suite 1, Oakland Park, Florida 33334.

RECITALS

WHEREAS, pursuant to that certain *Authorizing Addendum #943 - River Landing – 7 to Master Professional Services Agreement*, dated October 20, 2011, *Authorizing Addendum #954 - River Landing – 9 to Master Professional Services Agreement*, dated October 20, 2011, *Authorizing Addendum #943 - River Landing – 7 to Master Professional Services Agreement*, dated October 20, 2011, *Authorizing Addendum #953 - River Landing – 8 to Master Professional Services Agreement*, dated October 20, 2011, *Authorizing Addendum #890 – (River Landing) – 4 to Master Professional Services Agreement*, dated October 20, 2011, *Authorizing Addendum #965 – River Landing - 11 to Master Professional Services Agreement*, dated October 20, 2011 and *Authorizing Addendum #766 – (River Landing) Zephyr Egg – 3 to Master Professional Services Agreement*, dated October 20, 2011 (together, “**Contract**”), and between Professional and Taylor Morrison of Florida, Inc., a Florida corporation (“**Developer**”), Professional has created for Developer certain work product, as described in **Exhibit A (“Work Product”)**; and

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

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

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

1. **GENERAL.** The recitals so stated above are true and correct and by this reference are incorporated as a material part of this Release.
2. **ACQUISITION OF WORK PRODUCT.** Professional acknowledges that the District is acquiring or has acquired the Work Product created by the Professional in connection with the Contract, from Developer, and accordingly, the District has the unrestricted right to use and rely upon the Work Product for any and all purposes.

3. **WARRANTY.** Professional hereby expressly acknowledges the District's right to enforce the terms of the Contract, including but not limited to any warranties and other forms of indemnification provided therein and to rely upon and enforce any other warranties provided under Florida law.

4. **CERTIFICATION.** Professional hereby acknowledges that it has been fully compensated for its services and work related to completion of the Work Product. This document shall constitute a final waiver and release of lien for any payments due to Professional by Developer or District for the Work Product.

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

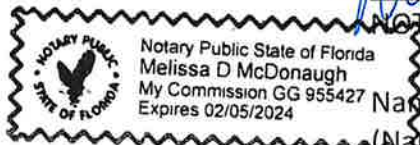
Waldrop Engineering, P.A.

Kyle Clawson
By: Kyle Clawson, P.E.
Its: Consulting Engineer

STATE OF FLORIDA
COUNTY OF Hillsborough

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 19th day of November 2020, by Kyle Clawson, PE, as Consulting Engineer of Waldrop Engineering, PA who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

(NOTARY SEAL)



Melissa D McDonough
NOTARY PUBLIC, STATE OF FLORIDA
Name: Melissa D. McDonough
(Name of Notary Public, Printed, Stamped or Typed as Commissioned)

EXHIBIT A

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

Professional: Waldrop Engineering, P.A.

Contract: Authorizing Addendum #943 - River Landing – 7 to Master Professional Services Agreement, dated October 20, 2011

SR56 WM and FM Contract	
Design	\$5,000.00
100% Plans	\$40,000.00
FDOT Util Permit	\$15,000.00
FDEP Permits	\$5,000.00
Bidding Services	\$5,000.00
Construction Services	\$15,000.00
Certification Services	\$10,000.00

Professional: Waldrop Engineering, P.A.

Contract: Authorizing Addendum #954 - River Landing – 9 to Master Professional Services Agreement, dated October 20, 2011

Offsite WM and FM Contract	
Design	\$5,000.00
100% Plans	\$45,000.00
FDEP Permits	\$5,000.00
Bidding Services	\$5,000.00
Construction Services	\$20,000.00
Certification Services	\$15,000.00

Professional: Waldrop Engineering, P.A.

Contract: Authorizing Addendum #943 - River Landing – 7 to Master Professional Services Agreement, dated October 20, 2011

SR56 RM Contract	
Design	\$5,000.00
100% Plans	\$20,000.00
FDOT Util Permit	\$15,000.00
FDEP Permits	\$5,000.00
Bidding Services	\$5,000.00
Construction Services	\$15,000.00
Certification Services	\$10,000.00

Professional: Waldrop Engineering, P.A.

Contract: Authorizing Addendum #953 - River Landing – 8 to Master Professional Services Agreement, dated October 20, 2011

Offsite RM Contract	
Design	\$5,000.00
100% Plans	\$25,000.00
FDEP Permits	\$5,000.00
Bidding Services	\$5,000.00
Construction Services	\$15,000.00
Certification Services	\$10,000.00

Professional: Waldrop Engineering, P.A.

Contract: Authorizing Addendum #890 – (River Landing) – 4 to Master Professional Services Agreement, dated October 20, 2011

Phase 1A Contract	
SWFWMD Permit	\$100,000.00
Master SWMS Design	\$25,000.00

Professional: Waldrop Engineering, P.A.

Contract: Authorizing Addendum #965 – River Landing - 11 to Master Professional Services Agreement, dated October 20, 2011

Mass Grading	
Plans Pasco	\$30,000.00
Plans SWFWMD	\$25,000.00
Pasco Constr & Stormwater Plans	
Arbor Ph1	\$100,000.00
SWFWMD Standard General ERP	
Arbor Ph1	\$25,000.00

Professional: Waldrop Engineering, P.A.

Contract: Authorizing Addendum #766 – (River Landing) Zephyr Egg – 3 to Master Professional Services Agreement, dated October 20, 2011

Prelim Stmwtr/FP Eval	\$10,000.00
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ACKNOWLEDGMENT AND RELEASE
WORK PRODUCT

THIS ACKNOWLEDGMENT & RELEASE ("Release") is made the 19th day of November, 2020, by **GeoPoint Surveying, Inc.**, having offices located at 213 Hobbs Street, Tampa, Florida 33619 ("**Professional**"), in favor of the **River Landing Community Development District ("District")**, which is a local unit of special-purpose government situated in Pasco County, Florida, and having offices at c/o JP Ward and Associates, LLC, 2900 Northeast 12th Terrace, Suite 1, Oakland Park, Florida 33334.

RECITALS

WHEREAS, pursuant to that certain *Master Professional Services Agreement*, dated January 11, 2012 ("**Contract**"), and between Professional and Taylor Morrison of Florida, Inc., a Florida corporation ("**Developer**"), Professional has created for Developer certain work product, as described in **Exhibit A ("Work Product")**; and

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

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

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

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

2. **ACQUISITION OF WORK PRODUCT.** Professional acknowledges that the District is acquiring or has acquired the Work Product created by the Professional in connection with the Contract, from Developer, and accordingly, the District has the unrestricted right to use and rely upon the Work Product for any and all purposes.

3. **WARRANTY.** Professional hereby expressly acknowledges the District's right to enforce the terms of the Contract, including but not limited to any warranties and other forms of indemnification provided therein and to rely upon and enforce any other warranties provided under Florida law.

4. **CERTIFICATION.** Professional hereby acknowledges that it has been fully compensated for its services and work related to completion of the Work Product. This document shall constitute a final waiver and release of lien for any payments due to Professional by Developer or District for the Work Product.

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

GEOPOINT SURVEYING, INC.

David Williams
By: David Williams
Its: President / owner

STATE OF FLORIDA
COUNTY OF Hillsborough

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 19 day of November 2020, by David Williams as President / owner of GeoPoint Surveying who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.



Jennifer Lanier Hess
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG913413
Expires 9/16/2023
(NOTARY SEAL)

Jennifer Lanier Hess
NOTARY PUBLIC, STATE OF FLORIDA

Name: Jennifer Lanier Hess
(Name of Notary Public, Printed, Stamped or
Typed as Commissioned)

EXHIBIT A

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

Professional: GeoPoint Surveying, Inc.

Contract: *Master Professional Services Agreement*, dated January 11, 2012

Overall Bndy Survey	\$9,800.00
WL Survey Final	\$28,500.00
locate additional WL flags	\$5,100.00
Offsite Survey of SR56 and Morris	\$1,500.00

ACKNOWLEDGMENT AND RELEASE
WORK PRODUCT

THIS ACKNOWLEDGMENT & RELEASE ("Release") is made the 19th day of November, 2020, by Amerritt, Inc., having offices located at 3010 W. Azele Street, Suite 150, Tampa, Florida 33609 ("Professional"), in favor of the River Landing Community Development District ("District"), which is a local unit of special-purpose government situated in Pasco County, Florida, and having offices at c/o JP Ward and Associates, LLC, 2900 Northeast 12th Terrace, Suite 1, Oakland Park, Florida 33334.

RECITALS

WHEREAS, pursuant to that certain *Authorizing Addendum #10 – (TPA) River Landing – 1 - to Master Professional Services Agreement*, dated November 15, 2012 and *Authorizing Addendum #11 – (TPA) River Landing – 2 - to Master Professional Services Agreement*, dated November 15, 2012 (together, "**Contract**") and between Professional and Taylor Morrison of Florida, Inc., a Florida corporation ("**Developer**"), Professional has created for Developer certain work product, as described in **Exhibit A ("Work Product")**; and

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

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

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

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

2. **ACQUISITION OF WORK PRODUCT.** Professional acknowledges that the District is acquiring or has acquired the Work Product created by the Professional in connection with the Contract, from Developer, and accordingly, the District has the unrestricted right to use and rely upon the Work Product for any and all purposes.

3. **WARRANTY.** Professional hereby expressly acknowledges the District's right to enforce the terms of the Contract, including but not limited to any warranties and other forms of indemnification provided therein and to rely upon and enforce any other warranties provided under Florida law.

4. **CERTIFICATION.** This document shall constitute a final waiver and release of lien for any payments due to Professional by Developer or District for the Work Product.

Notwithstanding anything to the contrary herein, Professional is owed \$ 40,900⁰⁰ in amounts related to the Work Product and understands that such amounts shall be paid by Developer. The effectiveness of this Acknowledgment and Release is contingent upon such payment being timely made.

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

AMERRITT, INC.
AW Merritt
By: Arthur W. Merritt
Its: President

STATE OF FLORIDA
COUNTY OF Hillsborough

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 19th day of November, 2020, by Arthur W. Merritt, as President of AMerritt, Inc. who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

Vicky Robinson
NOTARY PUBLIC, STATE OF FLORIDA

Name: Vicky Robinson
(Name of Notary Public, Printed, Stamped or Typed as Commissioned)

(NOTARY SEAL)

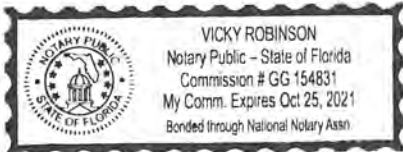


EXHIBIT A

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

Professional: Amerritt, Inc.

Contract: *Authorizing Addendum #10 – (TPA) River Landing – 1 - to Master Professional Services Agreement, dated November 15, 2012 and Authorizing Addendum #11 – (TPA) River Landing – 2 - to Master Professional Services Agreement, dated November 15, 2012*

River Landing Phase 1A1 - 1A2	\$18,101.00
River Landing Phase 1A3-1A4-1A5-1A6	\$14,515.00

ACKNOWLEDGMENT AND RELEASE
WORK PRODUCT

THIS ACKNOWLEDGMENT & RELEASE (“Release”) is made the 10th day of December, 2020, by **Ardurra Group, Inc. (formerly known as King Engineering Associates, Inc.)**, having offices located at 4921 Memorial Highway, Suite 300, Tampa, FL 33634 (“**Professional**”), in favor of the **River Landing Community Development District (“District”)**, which is a local unit of special-purpose government situated in Pasco County, Florida, and having offices at c/o JP Ward and Associates, LLC, 2900 Northeast 12th Terrace, Suite 1, Oakland Park, Florida 33334.

RECITALS

WHEREAS, pursuant to that certain *Authorizing Addendum #17 – River Landing – 2 - to Master Professional Services Agreement*, dated June 19, 2012 (“**Contract**”), and between Professional and Taylor Morrison of Florida, Inc., a Florida corporation (“**Developer**”), Professional has created for Developer certain work product, as described in **Exhibit A (“Work Product”)**; and

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

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

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

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

2. **ACQUISITION OF WORK PRODUCT.** Professional acknowledges that the District is acquiring or has acquired the Work Product created by the Professional in connection with the Contract, from Developer, and accordingly, the District has the unrestricted right to use and rely upon the Work Product for any and all purposes. The District’s use of the Work Product for anything other than its intended use is at the sole risk of the District.

3. **WARRANTY.** Professional hereby expressly acknowledges the District’s right to enforce the terms of the Contract, including but not limited to any warranties and other forms of indemnification provided therein and to rely upon and enforce any other warranties provided under Florida law.

4. **CERTIFICATION.** Professional hereby acknowledges that it has been fully compensated for its services and work related to completion of the Work Product. This document shall constitute a final waiver and release of lien for any payments due to Professional by Developer or District for the Work Product.

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

ARDURRA GROUP, INC.



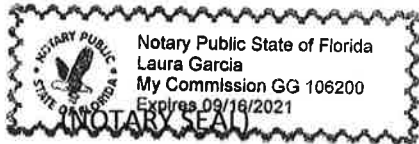
By: Michael E. Ross, P.E.

Its: Managing Principal

STATE OF FLORIDA

COUNTY OF Hillsborough

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 10th day of December, 2020, by Michael E. Ross, P.E., as Managing Principal of Ardurra Group, Inc. who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.



NOTARY PUBLIC, STATE OF FLORIDA

Name: Laura Garcia

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

EXHIBIT A

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

Professional: King Engineering Associates, Inc.

Contract: Authorizing Addendum #17 – River Landing – 2 - to Master Professional Services Agreement, dated June 19, 2012

	CDD ELIGIBLE ITEMS TOTAL	RETAINAGE	PAID TO DATE	TOTAL LEFT TO BE PAID
SHW Elev Determine	\$5,800.00		\$5,800.00	
Prelim WL Impact Eval	\$2,250.00		\$2,250.00	
SWFWMD Conceptual ERP	\$7,500.00		\$7,500.00	
Conceptual ERP	\$12,500.00		\$12,500.00	
USACE Individual Permit	\$35,000.00		\$35,000.00	

BILL OF SALE AND LIMITED ASSIGNMENT
(OFFSITE ROADWAY IMPROVEMENTS, PHASE 1A IMPROVEMENTS & WORK PRODUCT)

THIS BILL OF SALE AND LIMITED ASSIGNMENT is made as of this 17 day of November, 2020, by and between **Taylor Morrison of Florida, Inc.**, a Florida corporation, whose address for purposes hereof is 3922 Coconut Palm Drive, Suite 108, Tampa, Florida 33619 ("**Grantor**"), and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, to it paid by the **River Landing Community Development District**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes* ("**District**" or "**Grantee**") whose address is c/o James P. Ward, District Manager, JP Ward & Associates, LLC, 2900 Northeast 12th Terrace, Suite 1, Oakland Park, Florida 33334.

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

BACKGROUND STATEMENT

This instrument is intended to convey certain improvements described below and located within the lands described in **Exhibit A** attached hereto.

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

1. Grantor hereby transfers, grants, conveys, and assigns to Grantee all right, title and interest of Grantor, if any, in and to the following improvements and other property interests as described below to have and to hold for Grantee's own use and benefit forever:

- a) **Phase 1A Roadway Improvements** – Roads, pavement, curbing, gutter, sidewalk and sodding within the right-of-way located designated as Barrelman Boulevard, as identified in the proposed plat titled *River Landing Phases 1A3 – 1A4 – 1A5 – 1A6*, attached hereto as **Exhibit A**; and
- b) **Phase 1A Utility Improvements** – All wastewater lines, including but not limited to all pipes, structures, fittings, valves, pumps, laterals, force mains, service leads, tees, manholes, gate valves, lift stations, equipment and appurtenances hereto, all potable water lines, including but not limited to all pipes, structures, fittings, valves, pumps, laterals, water mains, service leads, tees, fire hydrants, blowoff valve assemblies, equipment and appurtenances thereto, and all reclaimed water lines, including but not limited to all pipes, structures, fittings, valves, pumps, laterals, water mains, service leads, tees, blowoff valve assemblies, equipment and appurtenances thereto, in each case specifically located within Tract A-1 (HOA Right-of-Way) and Tract L-2 (Lift Station Site), of the proposed plat titled *River Landing Phases 1A1 – 1A2* and Tracts A-2 and A-3 (HOA Right-of-Way) and

- Tracts L-1 and L-3 (Lift Station Site), of the proposed plat titled *River Landing Phases 1A3 – 1A4 – 1A5 – 1A6*, both attached hereto as **Exhibit A**; and
- c) **Phase 1A Drainage & Surface Water Management** - All drainage and surface water management systems, including but not limited to lakes, ponds, water control structures, pipes, storm drainage culverts, curb inlets, grate inlets, mitered end sections, junction box, earthwork manipulation, and other water conveyance structures, as well as all catch-basins and related stormwater facilities, located within Tract A-1 (CDD Drainage, Access & Utility Easement), Tracts B-20A, B-21, B-25A, B-29A, B-33A (CDD Drainage & Access Easement), and Tracts D-9, D-10, D-14, D-15B and D-16 (CDD Drainage Area), and Tracts D-15A, D-15C and D-15D (Wetland Conservation Area), and within all drainage easement areas including those labeled “(CDD) Drainage and Access Easements,” “(CDD) Side Yard Drainage/Access Easements,” “Drainage and Access Easements” and “Drainage, Access and Utility Easements,” of the proposed plat titled *River Landing Phases 1A1 – 1A2* and located within Tracts A-2 and A-3 (CDD Drainage, Access and Utility Easement), Tracts B-1, B-2, B-3, B-5, B-9A, B-9B, B-12, P-3, P-4 and P-5 (CDD Drainage & Access Easement), and Tracts D-1, D-2, D-3, D-4A, D-4B, D-4C, D-5, D-6A, D-7 and D-8 (CDD Drainage Area) and Tract D-6B (Wetland Conservation Area), and within all drainage easement areas including those labeled “(CDD) Drainage and Access Easements,” “(CDD) Side Yard Drainage/Access Easements,” “Drainage and Access Easements” and “Drainage, Access and Utility Easements,” of the proposed plat titled *River Landing Phases 1A3 – 1A4 – 1A5 – 1A6*, both attached hereto as **Exhibit A** (subsections (a) through (d) together, “**Improvements**”); and
 - d) **Work Product** – Any and all site plans, construction and development drawings, plans and specifications, documents, surveys, engineering and soil reports and studies, licenses, permits, zoning approvals, entitlements, building permits, demolition and excavation permits, curb cut and right-of-way permits, utility permits, drainage rights, bonds, and similar or equivalent private and governmental documents of every kind and character whatsoever pertaining or applicable to or in any way connected with the development, construction, and ownership of the above-referenced improvements and more specifically described in the contracts attached hereto as **Exhibit B (“Work Product”)**; and
 - e) All of the right, title, interest, and benefit of Grantor, if any, in, to and under any and all contracts, guaranties, affidavits, warranties, bonds, claims, lien waivers, and other forms of indemnification, given heretofore and with respect to the construction, installation, or composition of the Improvements and Work Product; and
 - f) All goodwill associated with the foregoing.

2. Grantor hereby covenants that: (i) Grantor is the lawful owner of the Improvements and Work Product; (ii) the Improvements are free from any liens or encumbrances and the Grantor covenants to timely address any such liens or encumbrances if and when filed; (iii) Grantor has good right to sell the Improvements and Work Product; and (iv) the Grantor will

warrant and defend the sale of the Improvements and Work Product hereby made unto the Grantee against the lawful claims and demands of all persons whosoever.

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

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

[CONTINUED ON NEXT PAGE]

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

Signed, sealed and delivered by:

WITNESS

TAYLOR MORRISON OF FLORIDA, INC.

By: [Signature]
Name: Celsy Martinez-Bruce

By: [Signature]
Name: Andrew "Drew" Miller
Title: Vice President

By: [Signature]
Name: Kiera Calhoun

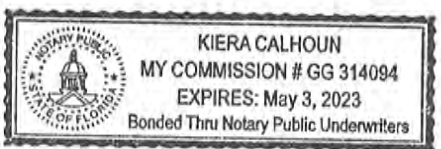
STATE OF FLORIDA
COUNTY OF Hillsborough

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 17 day of November 2020, by Andrew Drew Miller, as Vice President of Taylor Morrison of Florida, Inc., who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

[Signature]
NOTARY PUBLIC, STATE OF FLORIDA

(NOTARY SEAL)

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



BILL OF SALE
(PHASE 1A UTILITY & ROADWAY IMPROVEMENTS)

KNOW ALL MEN BY THESE PRESENTS, that RIVER LANDING COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes* ("SELLER"), for and in consideration of the sum of Ten and No Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, from PASCO COUNTY, FLORIDA, a political subdivision of the State of Florida ("COUNTY") has granted, bargained, sold, transferred, conveyed and delivered to the COUNTY, its executors, administrators, successors and assigns forever, the following property of PHASE 1A IMPROVEMENTS:

- 1) **Phase 1A Roadway Improvements** – Roads, pavement, curbing, gutter, sidewalk and sodding within the right-of-way located designated as Barrelman Boulevard, as identified in the proposed plat titled *River Landing Phases 1A3 – 1A4 – 1A5 – 1A6*, attached hereto as **Exhibit A**.

- 2) **Phase 1A Utility Improvements** – All wastewater lines, including but not limited to all pipes, structures, fittings, valves, pumps, laterals, force mains, service leads, tees, manholes, gate valves, lift stations, equipment and appurtenances hereto, all potable water lines, including but not limited to all pipes, structures, fittings, valves, pumps, laterals, water mains, service leads, tees, fire hydrants, blowoff valve assemblies, equipment and appurtenances thereto, and all reclaimed water lines, including but not limited to all pipes, structures, fittings, valves, pumps, laterals, water mains, service leads, tees, blowoff valve assemblies, equipment and appurtenances thereto, in each case specifically located within Tract A-1 (HOA Right-of-Way) and Tract L-2 (Lift Station Site), of the proposed plat titled *River Landing Phases 1A1 – 1A2* and Tracts A-2 and A-3 (HOA Right-of-Way) and Tracts L-1 and L-3 (Lift Station Site), of the proposed plat titled *River Landing Phases 1A3 – 1A4 – 1A5 – 1A6*, both attached hereto as **Exhibit A**.

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

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

[CONTINUED ON FOLLOWING PAGE]

IN WITNESS WHEREOF, the SELLER has hereunto set its hand and seal, by and through its duly authorized representatives, this 17 day of NOVEMBER, 2020.

WITNESS

**RIVER LANDING COMMUNITY
DEVELOPMENT DISTRICT**

By: [Signature]
Name: Betsy Martinez Bruce

By: [Signature]
Name: ROBERT LEE
Title: Chairperson

By: [Signature]
Name: Kiera Calhoun

STATE OF FLORIDA
COUNTY OF Hillsborough

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 17 day of November 2020, by Robert Lee, as Chairperson of River Landing Community Development District, who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

[Signature]
NOTARY PUBLIC, STATE OF FLORIDA

(NOTARY SEAL)

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



Upon recording, this instrument should
be returned to:

(This space reserved for Clerk)

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

TEMPORARY ACCESS & MAINTENANCE EASEMENT

THIS TEMPORARY ACCESS & MAINTENANCE EASEMENT (“Agreement”) is made and entered into to be effective the 17 day of November, 2020 and by and between:

Taylor Morrison of Florida, Inc., a Florida corporation, whose mailing address is 3922 Coconut Palm Drive, Suite 108, Tampa, Florida 33619 (“**Developer**” or “**Grantor**”); and

River Landing Community Development District, a community development district formed pursuant to Chapter 190, Florida Statutes, whose address is c/o James P. Ward, District Manager, JP Ward & Associates, LLC, 2900 Northeast 12th Terrace, Suite 1, Oakland Park, Florida 33334 (“**District**” or “**Grantee**”, and together with the Grantor, “**Parties**”); and

RECITALS

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

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

WHEREAS, the Grantor is the owner in fee simple of certain real property located in Pasco County, Florida, lying within the boundaries of the District including those certain parcels of land lying more particularly described in **Exhibit “A”** attached hereto and incorporated herein by this reference (“**Easement Area**”); and (Is the Exhibit the entire CDD? If so, we may want to use an exhibit of only the property being platted so we are not encumbering more property than we need for the acquisition.

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

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

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

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

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

4. **INSURANCE.** Grantee and/or any contractors performing work for Grantee on the Easement Area shall at all times maintain general public liability insurance to afford protection against any and all claims for personal injury, death or property damage arising directly or indirectly out of the exercise of the rights and privileges granted. Said insurance shall be issued by solvent, reputable insurance companies authorized to do business in the State of Florida, naming Grantor, and its employees and representatives, as insureds, as their interests may appear in a combined-single limit of not less than \$1,000,000.00 with respect to bodily injury or death and property damage.

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

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

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

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

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

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

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

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

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

11. NOTICES. Any notice, demand, consent, authorization, request, approval, or other communication that any party is required, or may desire, to give to or make upon the other party pursuant to this Easement Agreement shall be effective and valid only if in writing and delivered personally to the other Parties or sent by express 24-hour guaranteed courier or delivery service or by certified mail of the United States Postal Service, postage prepaid and return receipt requested, addressed to the other party as follows at the addresses first set forth above (or to such other place as any party may by notice to the others specify). Notice shall be deemed given when received, except that if delivery is not accepted, notice shall be deemed given on the date of such non-acceptance. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving notice would otherwise expire on a non-business day, the notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the Grantor and counsel(s) for Grantee may deliver Notice on behalf of the Grantor and Grantee, respectively.

12. THIRD PARTIES. This Easement Agreement is solely for the benefit of the Grantor and Grantee, and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this Easement Agreement. Nothing in this Easement Agreement expressed or

implied is intended or shall be construed to confer upon any person, corporation, or entity other than the Grantor and Grantee any right, remedy, or claim under or by reason of this Easement Agreement or any of the provisions or conditions of this Easement Agreement. The Grantor shall be solely responsible for enforcing its rights under this Easement Agreement against any interfering third party. Nothing contained in this Easement Agreement shall limit or impair the Grantor's right to protect its rights from interference by a third party.

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

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

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

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

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

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

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

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

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

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

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

WITNESS

TAYLOR MORRISON OF FLORIDA, INC.

By: [Signature]
Name: Betsy Martinez-Bruce

By: [Signature]
Name: Andrew "Drew" Miller
Title: Vice President

By: [Signature]
Name: Kiera Calhoun

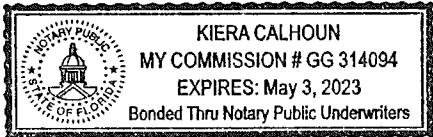
STATE OF FLORIDA
COUNTY OF Hillsborough

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 17 day of November 2020, by Andrew Drew Miller as Vice President of Taylor Morrison of Florida, Inc., who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

[Signature]
NOTARY PUBLIC, STATE OF FLORIDA

(NOTARY SEAL)

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



IN WITNESS WHEREOF, Grantor and Grantee caused this *Temporary Access & Maintenance Easement* to be executed, to be effective as of the day and year first written above.

WITNESS

RIVER LANDING COMMUNITY DEVELOPMENT DISTRICT

Detsy Martinez-Bruce
Name: Detsy Martinez-Bruce

ROBERT LEE
Name: ROBERT LEE
Title: CHAIRPERSON

Kiera Calhoun
Name: Kiera Calhoun

STATE OF FLORIDA
COUNTY OF Hillsborough

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 17 day of November 2020, by Robert Lee, as Chairperson of River Landing Community Development District, who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

Kiera Calhoun
NOTARY PUBLIC, STATE OF FLORIDA

(NOTARY SEAL)

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

Exhibit A – Legal Description



**Exhibit A
Legal Description**

Description Sketch

**RIVER LANDING
SOUTH RESIDENTIAL PARCEL**

DESCRIPTION: A parcel of land lying in Section 25, Township 26 South, Range 20 East, and in Section 30, Township 26 South, Range 21 East, Pasco County, Florida, and being more particularly described as follows:

BEGIN at the Southwest corner of said Section 25, run thence along the West boundary of the Southwest 1/4 of said Section 25, N.00°12'57"E., a distance of 2555.58 feet to Southwest corner of Pasco County Parcel 104B (Stormwater Management Facility), according to Official Records Book 9430, Page 276 of the Public Records of Pasco County, Florida; thence along the Easterly boundary said Pasco County Parcel 104B, the following eighteen (18) courses: 1) N.75°34'33"E., a distance of 222.64 feet; 2) S.11°58'06"E., a distance of 61.21 feet; 3) N.73°45'57"E., a distance of 79.18 feet; 4) N.05°34'16"W., a distance of 69.16 feet; 5) N.05°34'18"W., a distance of 129.94 feet; 6) N.11°57'20"W., a distance of 138.62 feet; 7) N.44°43'36"E., a distance of 75.21 feet; 8) N.67°59'26"E., a distance of 49.36 feet; 9) S.89°31'09"E., a distance of 170.80 feet; 10) N.67°44'21"E., a distance of 27.77 feet; 11) S.89°44'35"E., a distance of 90.69 feet; 12) S.79°42'16"E., a distance of 64.18 feet; 13) N.36°16'57"E., a distance of 101.57 feet; 14) N.16°44'32"E., a distance of 73.57 feet; 15) N.19°07'21"E., a distance of 79.69 feet; 16) N.26°41'39"E., a distance of 56.32 feet; 17) N.16°01'26"W., a distance of 39.18 feet; 18) N.05°15'13"E., a distance of 93.66 feet to a point on the Southerly right-of-way of STATE ROAD 56, according to Official Records Book 9430, Page 740, of the Public Records of Pasco County; thence along said Southerly right-of-way the following four (4) courses: 1) Easterly, 138.37 feet along the arc of a non-tangent curve to the right having a radius of 3694.72 feet and a central angle of 02°08'45" (chord bearing S.80°35'54"E., 138.36 feet); 2) S.79°31'31"E., a distance of 700.00 feet; 3) Easterly, 949.09 feet along the arc of a tangent curve to the left having a radius of 2416.83 feet and a central angle of 22°30'00" (chord bearing N.69°13'29"E., 943.00 feet); 4) N.77°58'29"E., a distance of 323.11 feet to a point on the Southerly boundary of Pasco County Parcel 104E (Stormwater Management Facility), according to Official Records Book 9430, Page 276 of the Public Records of Pasco County, Florida; thence along the Southerly and Easterly boundaries of said Pasco County Parcel 104E, the following fourteen (14) courses: 1) thence S.49°10'09"E., a distance of 230.59 feet; 2) S.64°59'09"E., a distance of 246.21 feet; 3) S.70°49'00"E., a distance of 61.54 feet; 4) N.51°03'58"E., a distance of 80.05 feet; 5) S.77°43'56"E., a distance of 193.03 feet; 6) S.45°31'46"E., a distance of 62.15 feet; 7) N.63°13'35"E., a distance of 23.37 feet; 8) N.04°35'15"W., a distance of 80.23 feet; 9) N.71°32'30"E., a distance of 179.07 feet; 10) N.17°32'24"E., a distance of 93.16 feet; 11) N.30°54'27"W., a distance of 34.50 feet; 12) N.35°03'23"W., a distance of 74.34 feet; 13) N.37°46'47"W., a distance of 79.41 feet; 14) N.35°38'31"W., a distance of 108.96 feet to a point on aforesaid Southerly right-of-way of STATE ROAD 56; (CONTINUED)

NOTES:

1) The bearings shown hereon are based on the West boundary of the Southwest 1/4 of Section 25-26-20 having a Grid bearing of N.00°12'57"E. The Grid Bearings as shown hereon refer to the State Plane Coordinate System, North America Horizontal Datum of 1983 (NAD 83-2011 Adjustment) for the West Zone of Florida.

SEE SHEET NO. 2 FOR CONTINUED LEGAL
SEE SHEET NO. 3 FOR KEY SHEET
SEE SHEET NO. 4-5 FOR BOUNDARY DETAIL
SEE SHEET NO. 6 FOR LINE & CURVE TABLES

PROJECT: RIVER LANDING		Prepared: Eric Taylor Morrison	
PHASE: SOUTH RESIDENTIAL PARCEL			
DRAWN: JCM	DATE: 2/25/20		
REVISIONS			
DATE	DESCRIPTION	DRAWN BY	
David A. Williams FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. LS6423		213 Hobbs Street Tampa, Florida 33619 Phone: (813) 248-8888 Licensed Business No.: LB 7768 	
FILE PATH: P:\RIVER LANDING\DESCRIPTION\RIVER-LANDING-SOUTH-RESIDENTIAL-05.DWG LAST SAVED BY: JORDANM			01 of 06

Description Sketch

(LEGAL CONTINUED)

thence along said Southerly right-of-way, N.77°58'29"E., a distance of 130.74 feet to a point on the Westerly boundary of Pasco County Parcel 104F (Stormwater Management Facility), according to Official Records Book 9430, Page 276 of the Public Records of Pasco County, Florida; thence along the Westerly, Southerly, and Easterly boundaries said Pasco County Parcel 104F the following seven (7) courses: 1) S.32°05'26"E., a distance of 47.07 feet; 2) S.36°35'42"E., a distance of 164.93 feet; 3) N.70°29'59"E., a distance of 194.10 feet; 4) N.62°01'00"E., a distance of 67.79 feet; 5) N.70°29'59"E., a distance of 142.97 feet to a point of curvature; 6) Northeasterly, 72.01 feet along the arc of a tangent curve to the left having a radius of 50.00 feet and a central angle of 82°31'03" (chord bearing N.29°14'27"E., 65.95 feet); 7) N.12°01'04"W., a distance of 82.15 feet to a point on aforesaid Southerly right-of-way of STATE ROAD 56; thence along said Southerly right-of-way the following two (2) courses: 1) N.77°58'29"E., a distance of 230.59 feet to a point of curvature; 2) Easterly, 1704.84 feet along the arc of a tangent curve to the right having a radius of 4458.66 feet and a central angle of 21°54'29" (chord bearing N.88°55'43"E., 1694.47 feet); thence S.08°49'43"W., a distance of 1026.60 feet; thence S.08°49'43"W., a distance of 155.19 feet; thence S.51°31'46"E., a distance of 18.16 feet; thence S.85°34'49"E., a distance of 29.21 feet; thence S.52°09'28"E., a distance of 9.71 feet; thence N.71°08'20"E., a distance of 34.53 feet; thence S.69°14'25"E., a distance of 51.99 feet; thence S.58°07'50"E., a distance of 52.32 feet; thence S.86°32'43"E., a distance of 32.76 feet; thence N.73°55'30"E., a distance of 51.63 feet; thence S.86°30'17"E., a distance of 34.95 feet; thence N.81°05'32"E., a distance of 54.01 feet; thence N.76°44'36"E., a distance of 51.05 feet; thence N.71°30'54"E., a distance of 54.46 feet; thence N.72°40'21"E., a distance of 120.18 feet; thence S.85°27'23"E., a distance of 219.84 feet; thence S.81°10'08"E., a distance of 225.95 feet to a point on the Westerly maintained right-of-way-line of MORRIS BRIDGE ROAD (Project Number C-3132.01), according to Road Plat Book 3, Page 381; thence along said Westerly maintained right-of-way-line the following eight (8) courses: 1) S.09°14'06"W., a distance of 194.30 feet; 2) S.08°29'32"W., a distance of 592.58 feet; 3) S.09°09'37"W., a distance of 562.43 feet; 4) S.08°38'08"W., a distance of 381.34 feet; 5) S.15°08'34"W., a distance of 183.39 feet; 6) S.14°16'24"W., a distance of 223.30 feet; 7) S.21°04'44"W., a distance of 302.46 feet; 8) S.22°50'11"W., a distance of 85.70 feet to a point on the South boundary of the Southwest 1/4 of aforesaid Section 30; thence along said South boundary S.89°33'23"W., a distance of 1283.85 feet to the Southeast corner of the Southeast 1/4 of aforesaid Section 25; thence along said South boundary, S.89°37'13"W., a distance of 2656.81 feet to the Southeast corner of the Southwest 1/4 of said Section 25; thence along the South boundary of said Southwest 1/4, S.89°37'29"W., a distance of 2656.78 feet to the **POINT OF BEGINNING**.

Containing 511.570 acres, more or less.

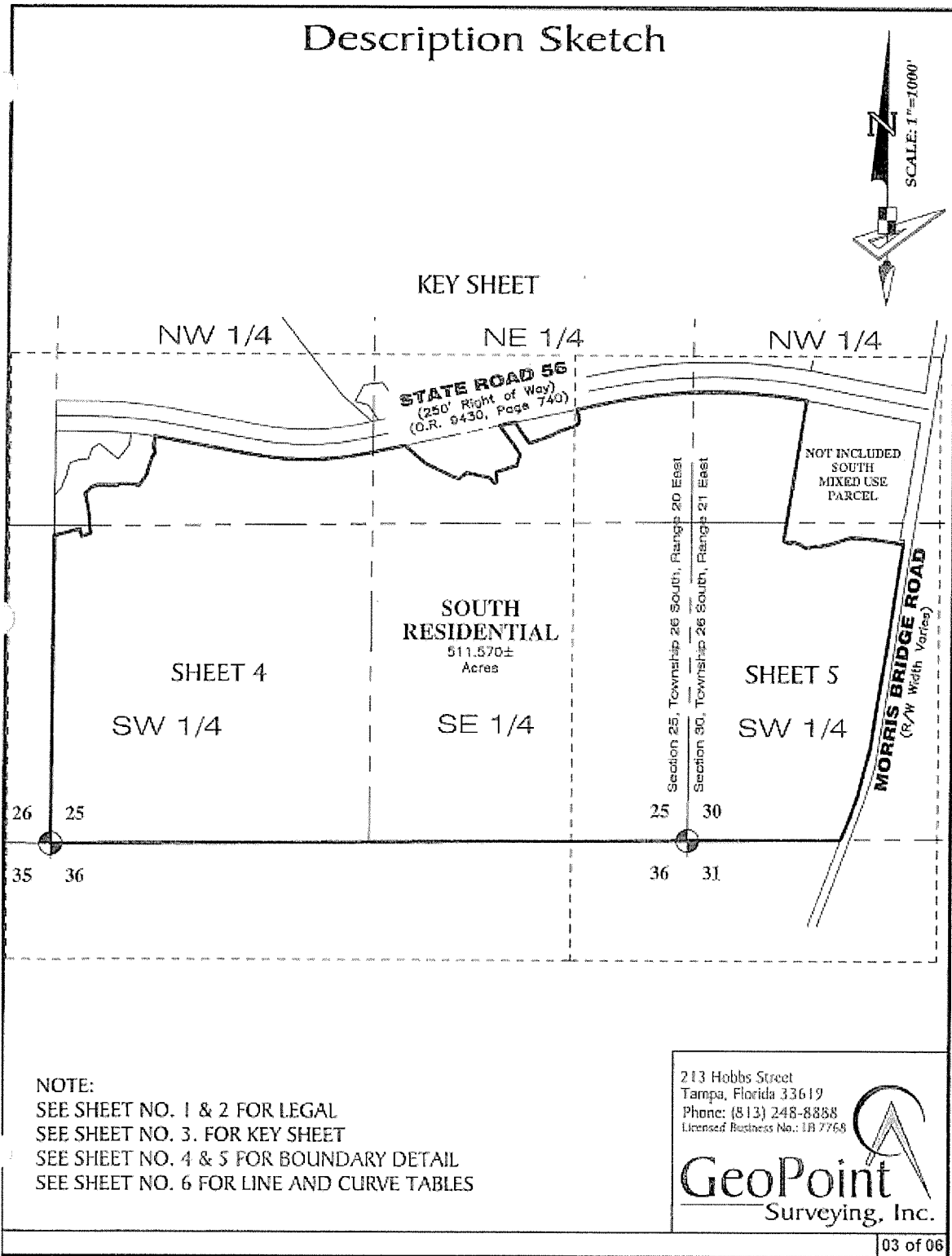
NOTE:

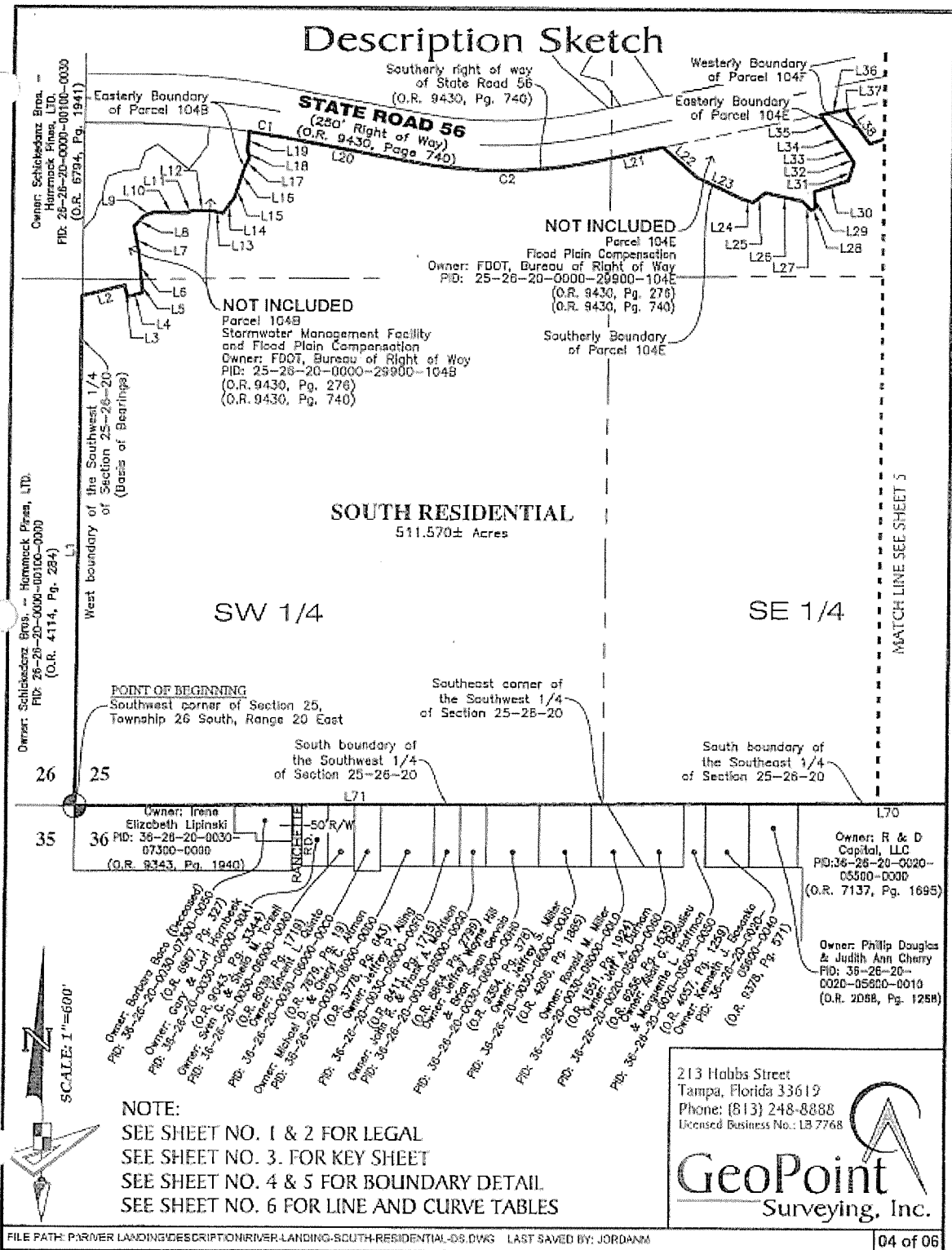
SEE SHEET NO. 1 & 2 FOR LEGAL
SEE SHEET NO. 3. FOR KEY SHEET
SEE SHEET NO. 4 & 5 FOR BOUNDARY DETAIL
SEE SHEET NO. 6 FOR LINE AND CURVE TABLES

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Tampa, Florida 33619
Phone: (813) 248-8888
Licensed Business No.: CB 7768

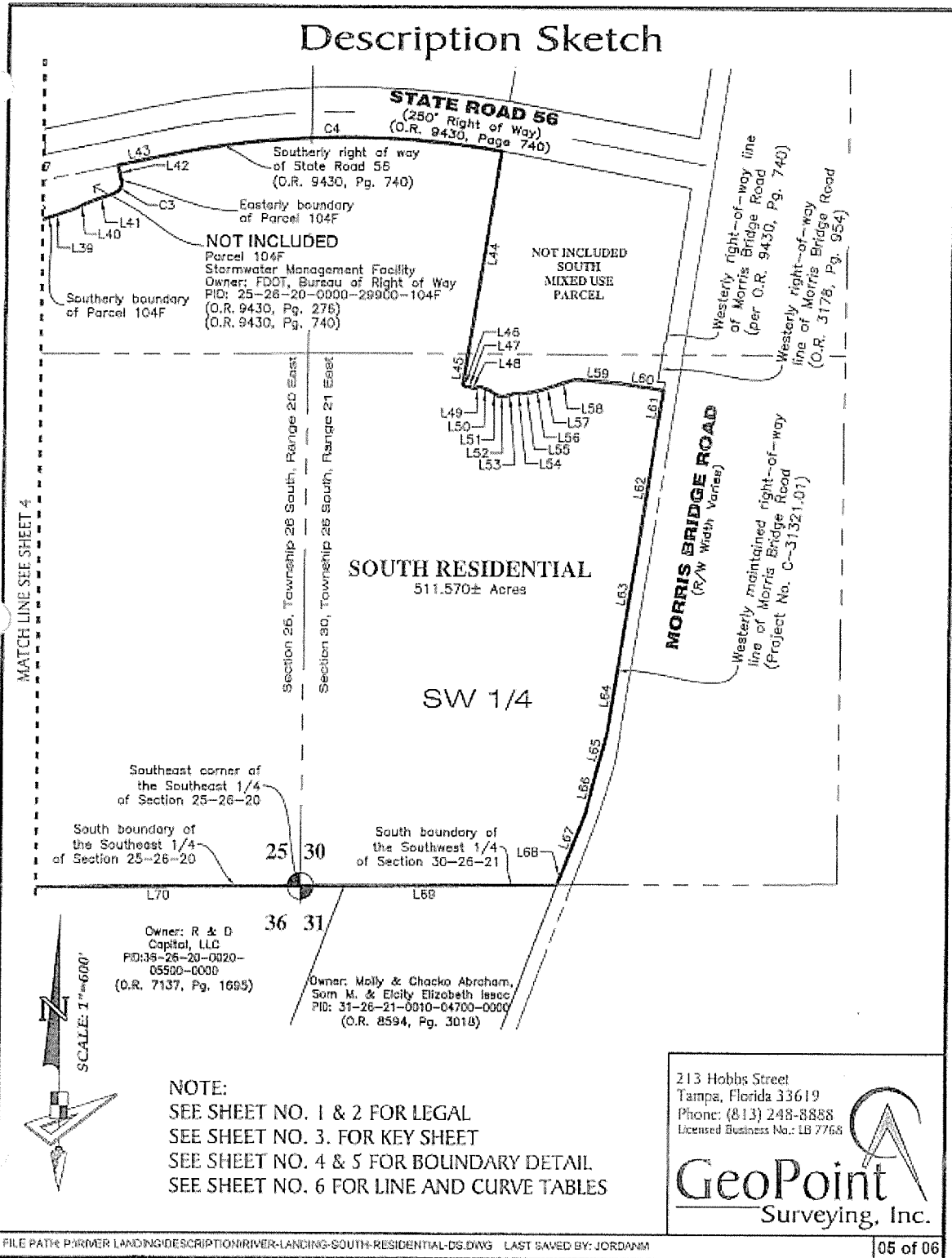


GeoPoint
Surveying, Inc.





Description Sketch



MATCH LINE SEE SHEET 4



NOTE:
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Description Sketch

LINE DATA TABLE		
NO.	BEARING	LENGTH
L1	N 00°12'57" E	2555.58'
L2	N 75°34'33" E	222.64'
L3	S 11°58'06" E	61.21'
L4	N 73°45'57" E	79.18'
L5	N 05°34'18" W	69.16'
L6	N 05°34'18" W	129.94'
L7	N 11°57'20" W	138.62'
L8	N 44°43'36" E	75.21'
L9	N 67°59'26" E	49.36'
L10	S 89°31'09" E	170.80'
L11	N 87°44'21" E	27.77'
L12	S 89°44'35" E	90.89'
L13	S 79°42'16" E	64.16'
L14	N 36°16'57" E	101.57'
L15	N 16°44'32" E	73.57'
L16	N 19°07'21" E	79.69'
L17	N 26°41'39" E	56.32'
L18	N 16°01'26" W	39.18'
L19	N 05°15'13" E	93.66'
L20	S 79°31'31" E	700.00'
L21	N 77°58'29" E	323.11'

LINE DATA TABLE		
NO.	BEARING	LENGTH
L22	S 49°10'09" E	230.59'
L23	S 64°59'09" E	246.21'
L24	S 70°49'00" E	61.54'
L25	N 51°03'58" E	80.05'
L26	S 77°43'56" E	193.03'
L27	S 45°31'46" E	62.15'
L28	N 63°13'35" E	23.37'
L29	N 04°35'15" W	80.23'
L30	N 71°32'30" E	179.07'
L31	N 17°32'24" E	93.16'
L32	N 30°54'27" W	34.50'
L33	N 35°03'23" W	74.34'
L34	N 37°46'47" W	79.41'
L35	N 35°38'31" W	108.96'
L36	N 77°58'29" E	130.74'
L37	S 32°05'26" E	47.07'
L38	S 36°35'42" E	164.93'
L39	N 70°29'59" E	194.10'
L40	N 62°01'00" E	67.79'
L41	N 70°29'59" E	142.97'
L42	N 12°01'04" W	82.15'

LINE DATA TABLE		
NO.	BEARING	LENGTH
L43	N 77°58'29" E	230.59'
L44	S 08°49'43" W	1026.60'
L45	S 08°49'43" W	155.19'
L46	S 51°31'46" E	18.16'
L47	S 85°34'49" E	29.21'
L48	S 52°09'28" E	9.71'
L49	N 71°06'20" E	34.53'
L50	S 69°14'25" E	51.99'
L51	S 58°07'50" E	52.32'
L52	S 86°32'43" E	32.76'
L53	N 73°55'30" E	51.63'
L54	S 86°30'17" E	34.95'
L55	N 81°05'32" E	54.01'
L56	N 76°44'36" E	51.05'
L57	N 71°30'54" E	54.46'
L58	N 72°40'21" E	120.18'
L59	S 85°27'23" E	219.84'
L60	S 81°10'08" E	225.95'
L61	S 09°14'06" W	194.30'
L62	S 08°29'32" W	592.56'
L63	S 09°09'37" W	562.43'

LINE DATA TABLE		
NO.	BEARING	LENGTH
L64	S 08°38'08" W	381.34'
L65	S 15°09'34" W	193.39'
L66	S 14°18'24" W	223.30'
L67	S 21°04'44" W	302.46'
L68	S 22°50'11" W	85.70'
L69	S 89°33'23" W	1283.85'
L70	S 89°37'13" W	2656.81'
L71	S 89°37'29" W	2656.78'

CURVE DATA TABLE					
NO.	RADIUS	DELTA	ARC	CHORD	BEARING
C1	3694.72'	2°08'45"	138.37'	138.36'	S 80°35'54" E
C2	2416.83'	22°30'00"	949.09'	943.00'	N 89°13'29" E
C3	50.00'	82°31'03"	72.01'	65.95'	N 29°14'27" E
C4	4458.66'	21°54'29"	1704.84'	1694.47'	N 88°55'43" E

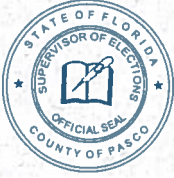
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GeoPoint

Surveying, Inc.



Brian E. Corley
Supervisor of Elections

PO BOX 300, Dade City FL 33526-0300

1-800-851-8754
www.pascovotes.com

April 21, 2021

Cori A. Dissinger, District Manager
J.P. Ward & Associates, LLC
2301 NE 37th Street
FT Lauderdale FL 33308

Dear Cori Dissinger:

Pursuant to your request, the following voter registration statistics are provided for their respective community development districts as of April 15, 2021.

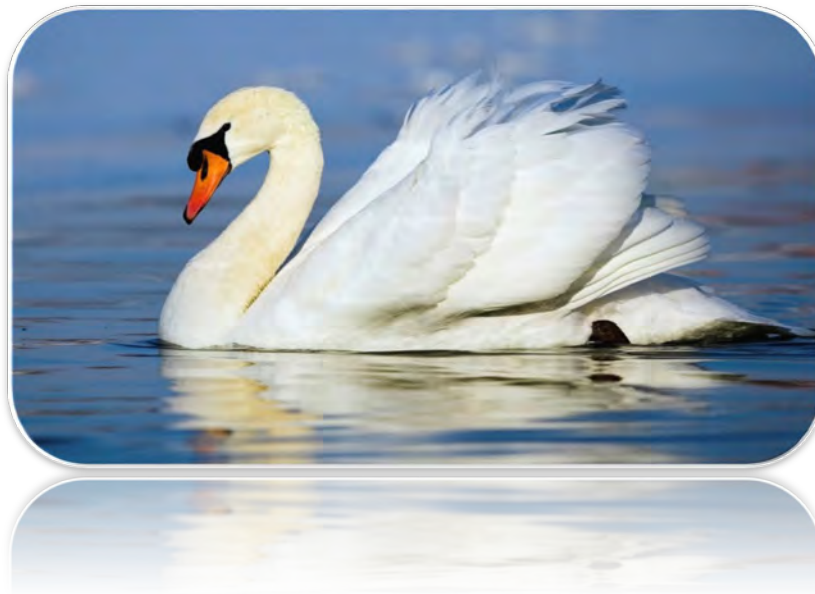
- River Landing Community Development District 0

As always, please call me if you have any questions or need additional information.

Sincerely,

Tiffannie A. Alligood
Chief Administrative Officer

RIVER LANDING COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS – MARCH 2021

FISCAL YEAR 2021

PREPARED BY:

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

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

River Landing Community Development District

Table of Contents

	<i>Page</i>
<i>Balance Sheet—All Funds</i>	<i>1-2</i>
<i>Statement of Revenue, Expenditures and Changes in Fund Balance</i>	
<i>General Fund</i>	<i>3-4</i>
<i>Debt Service Funds</i>	
<i>Series 2020A</i>	<i>5</i>
<i>Series 2020B</i>	<i>6</i>
<i>Capital Project Funds</i>	
<i>Series 2020A</i>	<i>7</i>
<i>Series 2020B</i>	<i>8</i>

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

**River Landing Community Development District
Balance Sheet
for the Period Ending March 31, 2021**

	Governmental Funds						Account Groups General Long Term Debt	Totals (Memorandum Only)
	Debt Service Funds			Capital Projects Funds				
	General Fund	Series 2020A	Series 2020B	Series 2020A	Series 2020B			
Assets								
Cash and Investments								
General Fund - Invested Cash	\$ 32,342	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 32,342
Debt Service Fund								
Interest Account		-	-	-	-			-
Sinking Account								-
Reserve Account		253,831	99,025	-	-			352,856
Revenue Account								-
Capitalized Interest		321,502	180,999	-	-			502,501
Prepayment Account								-
Construction Account				760,357	17			760,375
Cost of Issuance Account				15,247	5,202			20,449
Due from Other Funds								
General Fund	-	-	-	-	-	-	-	-
Debt Service Fund(s)	-	-	-	-	-	-	-	-
Accounts Receivable	-	-	-	-	-	-	-	-
Assessments Receivable	-	-	-	-	-	-	-	-
Amount Available in Debt Service Funds	-	-	-	-	-	855,357		855,357
Amount to be Provided by Debt Service Funds	-	-	-	-	-	12,389,643		12,389,643
Total Assets	\$ 32,342	\$ 575,333	\$ 280,024	\$ 775,605	\$ 5,219	\$ 13,245,000		\$ 14,913,523

**River Landing Community Development District
Balance Sheet
for the Period Ending March 31, 2021**

	Governmental Funds						Account Groups General Long Term Debt	Totals (Memorandum Only)
	Debt Service Funds			Capital Projects Funds				
	General Fund	Series 2020A	Series 2020B	Series 2020A	Series 2020B			
Liabilities								
Accounts Payable & Payroll Liabilities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Due to Fiscal Agent								
Due to Other Funds	-						-	
General Fund	-	-	-	-	-	-	-	
Debt Service Fund(s)	-	-	-	-	-	-	-	
Bonds Payable								
Current Portion						0	-	
Long Term						\$13,245,000	13,245,000	
Total Liabilities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 13,245,000	\$ 13,245,000	
Fund Equity and Other Credits								
Fund Balance								
Restricted								
Beginning: October 1, 2020 (Unaudited)		-	-	-	-	-	-	
Results from Current Operations		575,333	280,024	775,605	5,219	-	1,636,181	
Unassigned								
Beginning: October 1, 2020 (Unaudited)	3,194						3,194	
Results from Current Operations	29,148						29,148	
Total Fund Equity and Other Credits	\$ 32,342	\$ 575,333	\$ 280,024	\$ 775,605	\$ 5,219	\$ -	\$ 1,668,523	
Total Liabilities, Fund Equity and Other Credits	\$ 32,342	\$ 575,333	\$ 280,024	\$ 775,605	\$ 5,219	\$ 13,245,000	\$ 14,913,523	

River Landing Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through March 31, 2021

Description	October	November	December	January	February	March	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources									
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -	N/A
Interest									
Interest - General Checking	-	-	-	-	-	-	-	-	N/A
Special Assessment Revenue									
Special Assessments - On-Roll	-	-	-	-	-	-	-	-	N/A
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	N/A
Developer Contribution	35,000		539,940	-	-	32,305	607,245	-	N/A
Intragovernmental Transfer In	-	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 35,000	\$ -	\$ 539,940	\$ -	\$ -	\$ 32,305	607,245	\$ -	N/A
Expenditures and Other Uses									
Executive									
Professional Management	3,333	3,333	3,333	3,333	3,333	3,333	20,000	-	N/A
Financial and Administrative									
Audit Services	-	-	-	-	-	-	-	-	N/A
Accounting Services	667	667	1,333	1,333	1,333	1,333	6,667	-	N/A
Assessment Roll Services	-	-	1,333	1,333	1,333	1,333	5,333	-	N/A
Arbitrage Rebate Services	-	-	-	-	-	-	-	-	N/A
Other Contractual Services									
Legal Advertising	-	663	-	-	-	187	850	-	N/A
Trustee Services	-	-	-	-	-	-	-	-	N/A
Dissemination Agent Services	-	-	5,000	-	-	-	5,000	-	N/A
Property Appraiser Fees	-	-	1,450	-	-	-	1,450	-	N/A
Bank Service Fees	25	24	23	-	-	24	96	-	N/A
Communications & Freight Services									
Postage, Freight & Messenger	131	376	36	-	30	-	573	-	N/A

Prepared by:

JPWARD and Associates, LLC

Unaudited

River Landing Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through March 31, 2021

Description	October	November	December	January	February	March	Year to Date	Total Annual Budget	% of Budget
Computer Services - Website Development	50	50	-	-	-	-	100	-	N/A
Insurance	5,000	-	-	-	-	-	5,000	-	N/A
Printing & Binding		133	160	-		279	573	-	N/A
Subscription & Memberships	175	-	-	-	-	-	175	-	N/A
Legal Services									
Legal - General Counsel	-	8,153	7,947	-	4,475	-	20,575	-	N/A
Legal - 2020 Bonds	-	-	-	-	-	-	-	-	N/A
Other General Government Services									
Engineering Services	-	-	-	-	180	6,585	6,765.00	-	N/A
Contingencies	-	-	-	-	-	-	-	-	N/A
Other Current Charges	-	-	-	-	-	-	-	-	N/A
Road & Street Facilities									
Capital Improvements - Street Lights	-	-	-	504,940	-	-	504,939.75	-	N/A
Other Fees and Charges	-	-	-	-	-	-	-	-	N/A
Discounts/Collection Fees							-	-	
Sub-Total:	9,381	13,399	20,616	510,940	10,685	13,075	578,097	-	N/A
Total Expenditures and Other Uses:	\$ 9,381	\$ 13,399	\$ 20,616	\$ 510,940	\$ 10,685	\$ 13,075	\$ 578,097	\$ -	N/A
Net Increase/ (Decrease) in Fund Balance	25,619	(13,399)	519,323	(510,940)	(10,685)	19,230	29,148	-	
Fund Balance - Beginning	3,194	28,813	15,413	534,737	23,797	13,112	3,194	-	
Fund Balance - Ending	\$ 28,813	\$ 15,413	\$ 534,737	\$ 23,797	\$ 13,112	\$ 32,342	32,342	\$ -	

River Landing Community Development District
Debt Service Fund - Series 2020A
Statement of Revenues, Expenditures and Changes in Fund Balance
Through March 31, 2021

Description	December	January	February	March	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources							
Carryforward	\$ -	\$ -	\$ -	\$ -	-	-	N/A
Interest Income							
Interest Account					-	-	N/A
Sinking Fund Account	-	-	-	-	-	-	N/A
Reserve Account	-	1	1	1	3	-	N/A
Prepayment Account	-				-	-	N/A
Revenue Account	-				-	-	N/A
Capitalized Interest Account	-	1	1	1	4	-	N/A
Special Assessments - Prepayments							
Special Assessments - On Roll	-				-	-	N/A
Special Assessments - Off Roll	-				-	-	N/A
Special Assessments - Prepayments	-				-	-	N/A
Debt Proceeds	589,922				589,922	-	N/A
Intragovernmental Transfer In	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 589,922	\$ 2	\$ 2	\$ 2	\$ 589,929	\$ -	N/A
Expenditures and Other Uses							
Debt Service							
Principal Debt Service - Mandatory							
Series 2019	-	-	-	-	-	-	N/A
Principal Debt Service - Early Redemptions							
Series 2019	-	-	-	-	-	-	N/A
Interest Expense							
Series 2019	-	-	-	-	-	-	N/A
Unamortized Premium/Discount on Bonds Payable	14,596	-	-	-	14,596	-	N/A
Underwriter's Discount	-	-	-	-	-	-	N/A
Operating Transfers Out (To Other Funds)	-	-	-	-	-	-	N/A
Total Expenditures and Other Uses:	\$ 14,596	\$ -	\$ -	\$ -	14,596	\$ -	N/A
Net Increase/ (Decrease) in Fund Balance	575,326	2	2	2	575,333	-	
Fund Balance - Beginning	-	575,326	575,328	575,331	-	-	
Fund Balance - Ending	\$ 575,326	\$ 575,328	\$ 575,331	\$ 575,333	575,333	\$ -	

Prepared by:

JWARD and Associates, LLC

River Landing Community Development District
Debt Service Fund - Series 2020B
Statement of Revenues, Expenditures and Changes in Fund Balance
Through March 31, 2021

Description	December	January	February	March	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources							
Carryforward	\$ -	\$ -	\$ -	\$ -	-	-	N/A
Interest Income							
Interest Account					-	-	N/A
Sinking Fund Account	-	-	-	-	-	-	N/A
Reserve Account	-	0	0	0	1	-	N/A
Prepayment Account	-				-	-	N/A
Revenue Account	-				-	-	N/A
Capitalized Interest Account	-	1	1	1	2	-	N/A
Special Assessments - Prepayments							
Special Assessments - On Roll	-				-	-	N/A
Special Assessments - Off Roll	-				-	-	N/A
Special Assessments - Prepayments	-				-	-	N/A
Debt Proceeds	295,492		-		295,492	-	N/A
Intragovernmental Transfer In	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 295,492	\$ 1	\$ 1	\$ 1	\$ 295,495	\$ -	N/A
Expenditures and Other Uses							
Debt Service							
Principal Debt Service - Mandatory							
Series 2019	-	-	-	-	-	-	N/A
Principal Debt Service - Early Redemptions							
Series 2019	-	-	-	-	-	-	N/A
Interest Expense							
Series 2019	-	-	-	-	-	-	N/A
Unamortized Premium/Discount on Bonds Payable	15,471	-	-	-	15,471	-	N/A
Underwriters Discount	-	-	-	-	-	-	N/A
Operating Transfers Out (To Other Funds)	-	-	-	-	-	-	N/A
Total Expenditures and Other Uses:	\$ 15,471	\$ -	\$ -	\$ -	15,471	\$ -	N/A
Net Increase/ (Decrease) in Fund Balance	280,021	1	1	1	280,024	-	
Fund Balance - Beginning	-	280,021	280,022	280,023	-	-	
Fund Balance - Ending	\$ 280,021	\$ 280,022	\$ 280,023	\$ 280,024	280,024	\$ -	

Prepared by:

JWARD and Associates, LLC

River Landing Community Development District
Capital Projects Fund - Series 2020A
Statement of Revenues, Expenditures and Changes in Fund Balance
Through March 31, 2021

Description	December	January	February	March	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources							
Carryforward	-	-	-	-	-	\$ -	N/A
Interest Income							
Construction Account	-	26	17	15	58	\$ -	N/A
Cost of Issuance	-	0	0	0	0	\$ -	N/A
Debt Proceeds	7,995,078	-	-	-	7,995,078	\$ -	N/A
Developer Contributions						\$ -	N/A
Operating Transfers In (From Other Funds)	-	-	-	-	-	\$ -	N/A
Total Revenue and Other Sources:	\$ 7,995,078	\$ 26	\$ 17	\$ 15	\$ 7,995,136	\$ -	N/A
Expenditures and Other Uses							
Executive							
Professional Management	32,408	-	-	-	32,408	\$ -	N/A
Other Contractual Services							
Trustee Services	5,925	-	-	-	5,925	\$ -	N/A
Printing & Binding	972	-	-	-	972	\$ -	N/A
Capital Outlay							
Water-Sewer Combination	1,169,513	-	-	2,174,525	3,344,038	\$ -	N/A
Stormwater Management	2,589,936	-	-	-	2,589,936	\$ -	N/A
Landscaping	-	-	-	-	-	\$ -	N/A
Roadway Improvement	-	-	-	976,137	976,137	\$ -	N/A
Cost of Issuance							
Legal - Series 2020A Bonds	98,036	-	380	-	98,416	\$ -	N/A
Underwriter's Discount	171,700	-	-	-	171,700	\$ -	N/A
Operating Transfers Out (To Other Funds)	-	-	-	-	-	\$ -	N/A
Total Expenditures and Other Uses:	\$ 4,068,490	\$ -	\$ 380	\$ 3,150,661	\$ 7,219,532	\$ -	N/A
Net Increase/ (Decrease) in Fund Balance	\$ 3,926,588	\$ 26	\$ (364)	\$ (3,150,646)	\$ 775,605	-	-
Fund Balance - Beginning	\$ -	\$ 3,926,588	\$ 3,926,614	\$ 3,926,251	\$ -	\$ -	-
Fund Balance - Ending	\$ 3,926,588	\$ 3,926,614	\$ 3,926,251	\$ 775,605	\$ 775,605	\$ -	-

Prepared by:

JPWARD and Associates, LLC

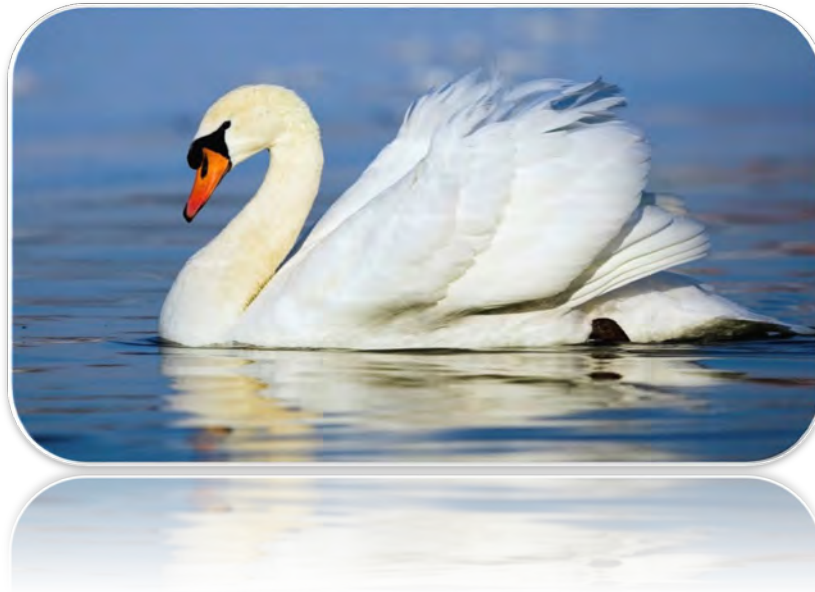
River Landing Community Development District
Capital Projects Fund - Series 2020B
Statement of Revenues, Expenditures and Changes in Fund Balance
Through March 31, 2021

Description	December	January	February	March	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources							
Carryforward	-	-	-	-	-	\$ -	N/A
Interest Income							
Construction Account	-	12	3	2	17	\$ -	N/A
Cost of Issuance	-	0	0	0	0	\$ -	N/A
Debt Proceeds	4,364,508	-	-	-	4,364,508	\$ -	N/A
Developer Contributions	-	-	-	-	-	\$ -	N/A
Operating Transfers In (From Other Funds)	-	-	-	-	-	\$ -	N/A
Total Revenue and Other Sources:	\$ 4,364,508	\$ 12	\$ 3	\$ 2	\$ 4,364,526	\$ -	N/A
Expenditures and Other Uses							
Executive							
Professional Management	17,592	-	-	-	17,592	\$ -	N/A
Other Contractual Services							
Trustee Services	4,650	-	-	-	4,650	\$ -	N/A
Printing & Binding	528	-	-	-	528	\$ -	N/A
Capital Outlay							
Water-Sewer Combination	3,559,280	-	-	630,636	4,189,916	\$ -	N/A
Stormwater Management	-	-	-	-	-	\$ -	N/A
Landscaping	-	-	-	-	-	\$ -	N/A
Roadway Improvement	-	-	-	-	-	\$ -	N/A
Cost of Issuance							
Legal - Series 2020B Bonds	53,214	-	206	-	53,421	\$ -	N/A
Underwriter's Discount	93,200	-	-	-	93,200	\$ -	N/A
Operating Transfers Out (To Other Funds)	-	-	-	-	-	\$ -	N/A
Total Expenditures and Other Uses:	\$ 3,728,463	\$ -	\$ 206	\$ 630,636	\$ 4,359,306	\$ -	N/A
Net Increase/ (Decrease) in Fund Balance	\$ 636,045	\$ 12	\$ (204)	\$ (630,634)	\$ 5,219	-	-
Fund Balance - Beginning	\$ -	\$ 636,045	\$ 636,057	\$ 635,853	\$ -	\$ -	-
Fund Balance - Ending	\$ 636,045	\$ 636,057	\$ 635,853	\$ 5,219	\$ 5,219	\$ -	-

Prepared by:

JPWARD and Associates, LLC

RIVER LANDING COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS – APRIL 2021

FISCAL YEAR 2021

PREPARED BY:

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

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

River Landing Community Development District

Table of Contents

	<i>Page</i>
<i>Balance Sheet—All Funds</i>	<i>1-2</i>
<i>Statement of Revenue, Expenditures and Changes in Fund Balance</i>	
<i>General Fund</i>	<i>3-4</i>
<i>Debt Service Funds</i>	
<i>Series 2020A</i>	<i>5</i>
<i>Series 2020B</i>	<i>6</i>
<i>Capital Project Funds</i>	
<i>Series 2020A</i>	<i>7</i>
<i>Series 2020B</i>	<i>8</i>

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

**River Landing Community Development District
Balance Sheet
for the Period Ending April 30, 2021**

	Governmental Funds						Account Groups General Long Term Debt	Totals (Memorandum Only)
	Debt Service Funds			Capital Projects Funds				
	General Fund	Series 2020A	Series 2020B	Series 2020A	Series 2020B			
Assets								
Cash and Investments								
General Fund - Invested Cash	\$ 22,849	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 22,849
Debt Service Fund								
Interest Account		145,601	81,971	-	-			227,572
Sinking Account								-
Reserve Account		253,831	99,025	-	-			352,856
Revenue Account								-
Capitalized Interest		175,903	99,030	-	-			274,933
Prepayment Account								-
Construction Account				760,371	19			760,390
Cost of Issuance Account				15,247	5,202			20,449
Due from Other Funds								
General Fund	-	-	-	-	-	-	-	-
Debt Service Fund(s)	-	-	-	-	-	-	-	-
Accounts Receivable								
Accounts Receivable	-	-	-	-	-	-	-	-
Assessments Receivable								
Assessments Receivable	-	-	-	-	-	-	-	-
Amount Available in Debt Service Funds								
Amount Available in Debt Service Funds	-	-	-	-	-	855,361		855,361
Amount to be Provided by Debt Service Funds								
Amount to be Provided by Debt Service Funds	-	-	-	-	-	12,389,639		12,389,639
Total Assets	\$ 22,849	\$ 575,335	\$ 280,025	\$ 775,618	\$ 5,221	\$ 13,245,000		\$ 14,904,049

**River Landing Community Development District
Balance Sheet
for the Period Ending April 30, 2021**

	Governmental Funds						Account Groups General Long Term Debt	Totals (Memorandum Only)
	Debt Service Funds			Capital Projects Funds				
	General Fund	Series 2020A	Series 2020B	Series 2020A	Series 2020B			
Liabilities								
Accounts Payable & Payroll Liabilities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Due to Fiscal Agent								
Due to Other Funds	-							-
General Fund	-	-	-	-	-	-	-	-
Debt Service Fund(s)	-	-	-	-	-	-	-	-
Bonds Payable								
Current Portion						0		-
Long Term						\$13,245,000		13,245,000
Total Liabilities	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 13,245,000</u>		<u>\$ 13,245,000</u>
Fund Equity and Other Credits								
Fund Balance								
Restricted								
Beginning: October 1, 2020 (Unaudited)		-	-	-	-	-		-
Results from Current Operations		575,335	280,025	775,618	5,221	-		1,636,200
Unassigned								
Beginning: October 1, 2020 (Unaudited)	3,194							3,194
Results from Current Operations	19,655							19,655
Total Fund Equity and Other Credits	<u>\$ 22,849</u>	<u>\$ 575,335</u>	<u>\$ 280,025</u>	<u>\$ 775,618</u>	<u>\$ 5,221</u>	<u>\$ -</u>		<u>\$ 1,659,049</u>
Total Liabilities, Fund Equity and Other Credits	<u>\$ 22,849</u>	<u>\$ 575,335</u>	<u>\$ 280,025</u>	<u>\$ 775,618</u>	<u>\$ 5,221</u>	<u>\$ 13,245,000</u>		<u>\$ 14,904,049</u>

River Landing Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through April 30, 2021

Description	October	November	December	January	February	March	April	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources										
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -	N/A
Interest										
Interest - General Checking	-	-	-	-	-	-	-	-	-	N/A
Special Assessment Revenue										
Special Assessments - On-Roll	-	-	-	-	-	-	-	-	-	N/A
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	-	N/A
Developer Contribution	35,000		539,940	-	-	32,305	-	607,245	-	N/A
Intragovernmental Transfer In	-	-	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 35,000	\$ -	\$ 539,940	\$ -	\$ -	\$ 32,305	\$ -	607,245	\$ -	N/A
Expenditures and Other Uses										
Executive										
Professional Management	3,333	3,333	3,333	3,333	3,333	3,333	3,333	23,333	-	N/A
Financial and Administrative										
Audit Services	-	-	-	-	-	-	-	-	-	N/A
Accounting Services	667	667	1,333	1,333	1,333	1,333	1,333	8,000	-	N/A
Assessment Roll Services	-	-	1,333	1,333	1,333	1,333	1,333	6,667	-	N/A
Arbitrage Rebate Services	-	-	-	-	-	-	-	-	-	N/A
Other Contractual Services										
Legal Advertising	-	663	-	-	-	187	198	1,048	-	N/A
Trustee Services	-	-	-	-	-	-	-	-	-	N/A
Dissemination Agent Services	-	-	5,000	-	-	-	-	5,000	-	N/A
Property Appraiser Fees	-	-	1,450	-	-	-	-	1,450	-	N/A
Bank Service Fees	25	24	23	-	-	24	21	118	-	N/A
Communications & Freight Services										
Postage, Freight & Messenger	131	376	36	-	30	-	-	573	-	N/A
Computer Services - Website Development	50	50	-	-	-	-	-	100	-	N/A

River Landing Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through April 30, 2021

Description	October	November	December	January	February	March	April	Year to Date	Total Annual Budget	% of Budget
Insurance	5,000	-	-	-	-	-	-	5,000	-	N/A
Printing & Binding		133	160	-		279	-	573	-	N/A
Subscription & Memberships	175	-	-	-	-	-	-	175	-	N/A
Legal Services										
Legal - General Counsel	-	8,153	7,947	-	4,475	-	2,059	22,635	-	N/A
Legal - 2020 Bonds	-	-	-	-	-	-	-	-	-	N/A
Other General Government Services										
Engineering Services	-	-	-	-	180	6,585	1,214	7,978.66	-	N/A
Contingencies	-	-	-	-	-	-	-	-	-	N/A
Other Current Charges	-	-	-	-	-	-	-	-	-	N/A
Road & Street Facilities										
Capital Improvements - Street Lights	-	-	-	504,940	-	-	-	504,939.75	-	N/A
Other Fees and Charges	-	-	-	-	-	-	-	-	-	N/A
Discounts/Collection Fees										
Sub-Total:	9,381	13,399	20,616	510,940	10,685	13,075	9,492	587,590	-	N/A
Total Expenditures and Other Uses:	\$ 9,381	\$ 13,399	\$ 20,616	\$ 510,940	\$ 10,685	\$ 13,075	\$ 9,492	\$ 587,590	\$ -	N/A
Net Increase/ (Decrease) in Fund Balance	25,619	(13,399)	519,323	(510,940)	(10,685)	19,230	(9,492)	19,655	-	
Fund Balance - Beginning	3,194	28,813	15,413	534,737	23,797	13,112	32,342	3,194	-	
Fund Balance - Ending	\$ 28,813	\$ 15,413	\$ 534,737	\$ 23,797	\$ 13,112	\$ 32,342	\$ 22,849	22,849	\$ -	

River Landing Community Development District
Debt Service Fund - Series 2020A
Statement of Revenues, Expenditures and Changes in Fund Balance
Through April 30, 2021

Description	December	January	February	March	April	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources								
Carryforward	\$ -	\$ -	\$ -	\$ -	-	-	-	N/A
Interest Income								
Interest Account						-	-	N/A
Sinking Fund Account	-	-	-	-	-	-	-	N/A
Reserve Account	-	1	1	1	1	4	-	N/A
Prepayment Account	-					-	-	N/A
Revenue Account	-					-	-	N/A
Capitalized Interest Account	-	1	1	1	1	5	-	N/A
Special Assessments - Prepayments								
Special Assessments - On Roll	-					-	-	N/A
Special Assessments - Off Roll	-					-	-	N/A
Special Assessments - Prepayments	-					-	-	N/A
Debt Proceeds	589,922		-			589,922	-	N/A
Intragovernmental Transfer In	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 589,922	\$ 2	\$ 2	\$ 2	\$ 2	\$ 589,931	\$ -	N/A
Expenditures and Other Uses								
Debt Service								
Principal Debt Service - Mandatory								
Series 2019	-	-	-	-	-	-	-	N/A
Principal Debt Service - Early Redemptions								
Series 2019	-	-	-	-	-	-	-	N/A
Interest Expense								
Series 2019	-	-	-	-	-	-	-	N/A
Unamortized Premium/Discount on Bonds Payable	14,596	-	-	-	-	14,596	-	N/A
Underwriter's Discount	-	-	-	-	-	-	-	N/A
Operating Transfers Out (To Other Funds)	-	-	-	-	-	-	-	N/A
Total Expenditures and Other Uses:	\$ 14,596	\$ -	\$ -	\$ -	\$ -	14,596	\$ -	N/A
Net Increase/ (Decrease) in Fund Balance	575,326	2	2	2	2	575,335	-	
Fund Balance - Beginning	-	575,326	575,328	575,331	575,333	-	-	
Fund Balance - Ending	\$ 575,326	\$ 575,328	\$ 575,331	\$ 575,333	575,335	575,335	\$ -	

Prepared by:

JPWARD and Associates, LLC

River Landing Community Development District
Debt Service Fund - Series 2020B
Statement of Revenues, Expenditures and Changes in Fund Balance
Through April 30, 2021

Description	December	January	February	March	April	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources								
Carryforward	\$ -	\$ -	\$ -	\$ -	-	-	-	N/A
Interest Income								
Interest Account						-	-	N/A
Sinking Fund Account	-	-	-	-	-	-	-	N/A
Reserve Account	-	0	0	0	0	2	-	N/A
Prepayment Account	-					-	-	N/A
Revenue Account	-					-	-	N/A
Capitalized Interest Account	-	1	1	1	1	3	-	N/A
Special Assessments - Prepayments								
Special Assessments - On Roll	-					-	-	N/A
Special Assessments - Off Roll	-					-	-	N/A
Special Assessments - Prepayments	-					-	-	N/A
Debt Proceeds	295,492					295,492	-	N/A
Intragovernmental Transfer In	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 295,492	\$ 1	\$ 1	\$ 1	\$ 1	\$ 295,496	\$ -	N/A
Expenditures and Other Uses								
Debt Service								
Principal Debt Service - Mandatory								
Series 2019	-	-	-	-	-	-	-	N/A
Principal Debt Service - Early Redemptions								
Series 2019	-	-	-	-	-	-	-	N/A
Interest Expense								
Series 2019	-	-	-	-	-	-	-	N/A
Unamortized Premium/Discount on Bonds Payable	15,471	-	-	-	-	15,471	-	N/A
Underwriters Discount	-	-	-	-	-	-	-	N/A
Operating Transfers Out (To Other Funds)	-	-	-	-	-	-	-	N/A
Total Expenditures and Other Uses:	\$ 15,471	\$ -	\$ -	\$ -	\$ -	15,471	\$ -	N/A
Net Increase/ (Decrease) in Fund Balance	280,021	1	1	1	1	280,025	-	
Fund Balance - Beginning	-	280,021	280,022	280,023	280,024	-	-	
Fund Balance - Ending	\$ 280,021	\$ 280,022	\$ 280,023	\$ 280,024	\$ 280,025	280,025	\$ -	

Prepared by:

JPWARD and Associates, LLC

River Landing Community Development District
Capital Projects Fund - Series 2020A
Statement of Revenues, Expenditures and Changes in Fund Balance
Through April 30, 2021

Description	December	January	February	March	April	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources								
Carryforward	-	-	-	-	-	-	\$ -	N/A
Interest Income								
Construction Account	-	26	17	15	13	71	\$ -	N/A
Cost of Issuance	-	0	0	0	0	0	\$ -	N/A
Debt Proceeds	7,995,078	-	-	-	-	7,995,078	\$ -	N/A
Developer Contributions	-	-	-	-	-	-	\$ -	N/A
Operating Transfers In (From Other Funds)	-	-	-	-	-	-	\$ -	N/A
Total Revenue and Other Sources:	\$ 7,995,078	\$ 26	\$ 17	\$ 15	\$ 13	\$ 7,995,149	\$ -	N/A
Expenditures and Other Uses								
Executive								
Professional Management	32,408	-	-	-	-	32,408	\$ -	N/A
Other Contractual Services								
Trustee Services	5,925	-	-	-	-	5,925	\$ -	N/A
Printing & Binding	972	-	-	-	-	972	\$ -	N/A
Capital Outlay								
Water-Sewer Combination	1,169,513	-	-	2,174,525	-	3,344,038	\$ -	N/A
Stormwater Management	2,589,936	-	-	-	-	2,589,936	\$ -	N/A
Landscaping	-	-	-	-	-	-	\$ -	N/A
Roadway Improvement	-	-	-	976,137	-	976,137	\$ -	N/A
Cost of Issuance								
Legal - Series 2020A Bonds	98,036	-	380	-	-	98,416	\$ -	N/A
Underwriter's Discount	171,700	-	-	-	-	171,700	\$ -	N/A
Operating Transfers Out (To Other Funds)	-	-	-	-	-	-	\$ -	N/A
Total Expenditures and Other Uses:	\$ 4,068,490	\$ -	\$ 380	\$ 3,150,661	\$ -	\$ 7,219,532	\$ -	N/A
Net Increase/ (Decrease) in Fund Balance	\$ 3,926,588	\$ 26	\$ (364)	\$ (3,150,646)	\$ 13	\$ 775,618	-	-
Fund Balance - Beginning	\$ -	\$ 3,926,588	\$ 3,926,614	\$ 3,926,251	\$ 775,605	\$ -	\$ -	-
Fund Balance - Ending	\$ 3,926,588	\$ 3,926,614	\$ 3,926,251	\$ 775,605	\$ 775,618	\$ 775,618	\$ -	-

River Landing Community Development District
Capital Projects Fund - Series 2020B
Statement of Revenues, Expenditures and Changes in Fund Balance
Through April 30, 2021

Description	December	January	February	March	April	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources								
Carryforward	-	-	-	-	-	-	\$ -	N/A
Interest Income								
Construction Account	-	12	3	2	2	19	\$ -	N/A
Cost of Issuance	-	0	0	0	0	0	\$ -	N/A
Debt Proceeds	4,364,508	-	-	-	-	4,364,508	\$ -	N/A
Developer Contributions	-	-	-	-	-	-	\$ -	N/A
Operating Transfers In (From Other Funds)	-	-	-	-	-	-	\$ -	N/A
Total Revenue and Other Sources:	\$ 4,364,508	\$ 12	\$ 3	\$ 2	\$ 2	\$ 4,364,528	\$ -	N/A
Expenditures and Other Uses								
Executive								
Professional Management	17,592	-	-	-	-	17,592	\$ -	N/A
Other Contractual Services								
Trustee Services	4,650	-	-	-	-	4,650	\$ -	N/A
Printing & Binding	528	-	-	-	-	528	\$ -	N/A
Capital Outlay								
Water-Sewer Combination	3,559,280	-	-	630,636	-	4,189,916	\$ -	N/A
Stormwater Management	-	-	-	-	-	-	\$ -	N/A
Landscaping	-	-	-	-	-	-	\$ -	N/A
Roadway Improvement	-	-	-	-	-	-	\$ -	N/A
Cost of Issuance								
Legal - Series 2020B Bonds	53,214	-	206	-	-	53,421	\$ -	N/A
Underwriter's Discount	93,200	-	-	-	-	93,200	\$ -	N/A
Operating Transfers Out (To Other Funds)	-	-	-	-	-	-	\$ -	N/A
Total Expenditures and Other Uses:	\$ 3,728,463	\$ -	\$ 206	\$ 630,636	\$ -	\$ 4,359,306	\$ -	N/A
Net Increase/ (Decrease) in Fund Balance	\$ 636,045	\$ 12	\$ (204)	\$ (630,634)	\$ 2	\$ 5,221	-	-
Fund Balance - Beginning	\$ -	\$ 636,045	\$ 636,057	\$ 635,853	\$ 5,219	\$ -	\$ -	-
Fund Balance - Ending	\$ 636,045	\$ 636,057	\$ 635,853	\$ 5,219	\$ 5,221	\$ 5,221	\$ -	-