

**AFFIDAVIT REGARDING COSTS PAID**

STATE OF FLORIDA

COUNTY OF Orange

I, Daniel Kaiser, as VP of Landsea Homes of Florida LLC, a Delaware limited liability company, 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 Daniel Kaiser, and I am VP of Landsea Homes of Florida LLC, a Delaware limited liability company (the "**Developer**"). I have authority to make this affidavit on behalf of Developer.
3. Developer is the developer of certain lands within the Kepler Road Community Development District, a special purpose unit of local government established pursuant to Chapter 190, *Florida Statutes* ("**District**").
4. The District's *2024 Supplemental Engineer's Report (Phases 1 & 2)*, dated October 23, 2024 (the "**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. Pursuant to contracts in place between Developer and certain contractors and construction related professionals, as may be more particularly identified on the attached **Exhibit A**, Developer has expended funds to develop improvements that are included and described in the Engineer's Report and are part of the District's capital improvement plan. The attached **Exhibit A** accurately identifies the completed improvements and states, at least in part, the amounts that Developer has spent on the completed improvements.
6. Notwithstanding anything to the contrary herein, certain amounts may still be owed to contractor(s) (balance to finish and retainage), including the approximate amount of the Retainage and Balance to Finish shown in **Exhibit A**. Developer acknowledges that such Retainage and Balance to Finish related to the Acquisition Cost shall be requisitioned by the District only upon notice from the District Engineer that the Retainage and Balance to Finish has been released to the contractor(s) or Developer shall be fully responsible for payment of same. Developer agrees to timely make payment for all remaining amounts owed, and to ensure that no liens are placed on the Improvements.

7. In making this affidavit, I understand that the District intends to rely on this affidavit for purposes of acquiring the completed improvements that Developer has developed consistent with the Engineer's Report.

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

Executed this 17th day of December, 2024.

**LANDSEA HOMES OF FLORIDA LLC**

By: [Signature]  
Name: Daniel Kaiser  
Its: VP

STATE OF FLORIDA  
COUNTY OF Orange

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 17 day of December, 2024, by Daniel Kaiser, as VP of Landsea Homes of Florida LLC, a Delaware limited liability company, on behalf of said company and who has personally appeared before me and is personally known to me.

(NOTARY SEAL)

[Signature]  
Notary Public Signature  
Renee L Colonna  
(Name typed, printed or stamped)  
Notary Public, State of FL  
Commission No. \_\_\_\_\_  
My Commission Expires: 10/8/2028



## Exhibit A

### Acquisition Costs:

Improvement	Contract / Invoices	Total Contract Costs <sup>1</sup>	Eligible Costs <sup>2</sup>	Retainage and Balance to Finish	Requisition Amount <sup>3</sup>
Stormwater, Potable Water, Reclaimed Water, and Roadway Improvements	Blue Ox Enterprises, LLC	\$8,814,741.96	\$7,026,991.06	\$477,157.19	\$6,549,833.87
	<b>Total:</b>	\$8,814,741.96	<b>\$7,026,991.06</b> <b>(NTE Acquisition Cost)</b>	\$477,157.19	<b>\$6,549,833.87</b>

<sup>1</sup> Total project costs under the applicable Contract, including any and all change orders and work authorizations, as applicable

<sup>2</sup> Portion of Total Contract Cost eligible for payment from bond proceeds and within the scope of the current acquisition, also referred to as "NTE Acquisition Cost"

<sup>3</sup> Portion of NTE Acquisition Cost paid to date for Requisition to Series 2024 Acquisition and Construction Fund, when available

### Description of Improvements to be Acquired and Location:

#### **Trinity Gardens Phase 1 Master Improvements:**

**Stormwater Improvements** All ponds/stormwater management facilities, together with master drainage pipes, including but not limited to structures, inlets, manholes, mitered end sections, headwalls, water control structures catch-basins and related stormwater facilities, in and for the development Trinity Gardens Phase 1, all located on portions of the real property described in the following legal description:

**Tract B** of the preliminary plat known Trinity Gardens Phase 1 to be recorded in Official Records of Volusia County, Florida, more particularly described as follows:

That part of Section 14, Township 17 South, Range 30 East Volusia County, Florida being more particularly described as follows.

COMMENCE at the Southeast corner of the Northeast 1/4 of the Southeast 1/4 of Section 14, Township 17 South, Range 30 East Volusia County, Florida, thence run N88°58'45"E a distance of 40.85 feet; thence run S26°14'04"E a distance of 64.11 feet; thence run S10°50'33"E a distance of 55.88 feet; thence run S06°26'25"E a distance of 47.71 feet; thence run S66°45'20"E a distance of 117.85 feet; thence run N85°44'49"E a distance of 35.04 feet; thence run N20°26'08"E a distance of 76.35 feet; thence run N20°13'29"E a distance of 12.68 feet; thence run N00°09'57"E a distance of 27.97 feet; thence run N01°01'15"W a distance of 96.17 feet; thence run N88°58'45"E a distance of 334.29 feet to the beginning of a non-tangent curve concave Westerly and having a radius of 3900.00 feet and a central angle of 00°59'04"; thence from a Tangent bearing of S01°12'20"E run 67.02 feet along the arc of said curve to the end of said curve; thence run S00°13'16"E a distance of 184.25 feet to the beginning of a tangent curve concave Northwesterly and having a radius of 25.00 feet and a central angle of 89°17'17"; thence run Southwesterly 38.96 feet along the arc of said curve to the end of said curve; thence run S89°04'01"W a distance of 56.51 feet; thence run N00°55'59"W a distance of 120.00 feet; thence run S89°04'01"W a distance of 99.79 feet to the beginning of a tangent curve concave Northerly and having a radius of 380.00 feet and a central angle of 20°06'05"; thence Westerly 133.32 feet along the arc of said curve to the end of said curve; thence run S19°10'06"W a distance of 120.00 feet to the beginning of a non-tangent curve concave Northerly and having a radius of 500.00 feet and a central angle of 04°04'34"; thence Westerly 35.57 feet along the arc of said curve to the end of said curve; thence run N66°45'20"W a distance of

144.57 feet to the beginning of a tangent curve concave Southerly and having a radius of 250.00 feet and a central angle of 12°41'09"; thence Westerly 55.35 feet along the arc of said curve to the end of said curve; thence run N10°33'31"E a distance of 120.00 feet to the beginning of a non-tangent curve concave Southerly and having a radius of 370.00 feet and a central angle of 11°29'30"; thence run Westerly 74.21 feet along the arc of said curve to the end of said curve; thence run S89°04'01"W a distance of 16.22 feet; thence run N00°55'59"W a distance of 400.00 feet; thence run S89°04'01"W a distance of 5.00 feet; thence run N00°55'59"W a distance of 50.00 feet; thence run S89°04'01"W a distance of 115.00 feet; thence run N00°55'59"W a distance of 21.34 feet; thence run S89°04'01"W a distance of 500.00 feet; thence run N00°55'59"W a distance of 563.93 feet; thence run S87°19'38"E a distance of 45.57 feet; thence run N84°44'09"E a distance of 38.51 feet; thence run S58°58'36"E a distance of 68.18 feet; thence run S33°04'39"E a distance of 44.12 feet; thence run S39°49'03"E a distance of 63.30 feet; thence run S72°23'07"E a distance of 52.80 feet; thence run S41°42'11"E a distance of 61.35 feet; thence run S27°05'59"E a distance of 67.71 feet; thence run S56°53'34"E a distance of 73.33 feet; thence run S47°07'27"E a distance of 82.44 feet; thence run S69°05'16"E a distance of 30.37 feet; thence run S41°32'02"E a distance of 33.23 feet; thence run S31°59'24"E a distance of 68.52 feet; thence run S38°24'04"E a distance of 71.69 feet; thence run S23°42'46"E a distance of 63.69 feet; thence run S44°37'16"E a distance of 28.02 feet; thence run S23°42'46"E a distance of 63.22 feet; thence run S00°56'16"E a distance of 25.83 feet; thence run S23°42'46"E a distance of 63.67 feet; thence run S00°56'16"E a distance of 286.48 feet to a to the Point of Beginning.

CONTAINING: 6.990 acres, more or less.

TOGETHER WITH:

**Tract D** of the preliminary plat known Trinity Gardens Phase 1 to be recorded in Official Records of Volusia County, Florida, more particularly described as follows:

That part of Section 14, Township 17 South, Range 30 East Volusia County, Florida being more particularly described as follows:

COMMENCE at the Southwest corner of the Southeast 1/4 of Section 14, Township 17 South, Range 30 East Volusia County, Florida, thence N89°31'09"E 736.35 feet along the South boundary of the Southeast 1/4 of said Section 14 for the POINT OF BEGINNING, said point being the beginning of a non-tangent curve concave Northeasterly and having a radius of 25.00 feet and a central angle of 90°00'00"; thence from a tangent bearing of S89°31'09"W run Northwesterly 39.27 feet along the arc of said curve to the end of said curve; thence run N00°28'51"W a distance of 109.24 feet to the beginning of a tangent curve concave Easterly and having a radius of 150.00 feet and a central angle of 22°02'52"; thence run Northerly 57.72 feet along the arc of said curve to a to the end of said curve; thence run N21°34'01"E a distance of 14.93 feet to the beginning of a tangent curve concave Southeasterly and having a radius of 25.00 feet and a central angle of 63°18'22"; thence run Northeasterly 37.62 feet along the arc of said curve to a to the end of said curve; thence run S00°28'51"E a distance of 114.92 feet; thence run N89°31'09"E a distance of 780.00 feet; thence run N00°28'51"W a distance of 115.00 feet; thence run N89°31'09"E a distance of 5.00 feet; thence run N00°28'51"W a distance of 86.00 feet; thence run S89°31'09"W a distance of 52.78 feet to the beginning of a tangent curve concave Northeasterly and having a radius of 25.00 feet and a central angle of 90°00'00"; thence run Northwesterly 39.27 feet along the arc of said curve to a to the end of said curve; thence run N00°28'51"W a distance of 2.50 feet; thence run N89°31'09"E a distance of 115.00 feet to POINT "A" (SEE LESS TRACT J); thence run N00°28'51"W a distance of 230.00 feet; thence run S89°31'09"W a distance of 7.84 feet; thence run N00°28'51"W a distance of 60.00 feet; thence run S89°31'09"W a distance of 115.00 feet; thence run S43°24'48"W a distance of 29.54 feet to the beginning of a non-tangent curve concave Southeasterly and having a radius of 70.00 feet and a central angle of 133°53'40"; thence from a tangent bearing of N46°35'11"W run Westerly 163.58 feet along the arc of said curve to a to the end of said curve and POINT "B" (SEE LESS TRACT F); thence run S00°28'51"E a distance of 55.77 feet to the beginning of a tangent curve concave Easterly and having a radius of 250.00 feet and a



central angle of 26°44'26"; thence Southerly 116.68 feet along the arc of said curve to a to the end of said curve; thence run S27°13'17"E a distance of 15.53 feet to the beginning of a tangent curve concave Northeasterly and having a radius of 100.00 feet and a central angle of 39°05'42"; thence Southeasterly 68.23 feet along the arc of said curve to a to the end of said curve and the beginning of a reverse curve concave Southwesterly and having a radius of 25.00 feet and a central angle of 65°50'08"; thence run Southeasterly 28.73 feet along the arc of said curve to a to the end of said curve; thence run S00°28'51"E a distance of 5.59 feet to the beginning of a tangent curve concave Northwesterly and having a radius of 25.00 feet and a central angle of 90°00'00"; thence Southwesterly 39.27 feet along the arc of said curve to a to the end of said curve; thence run S89°31'09"W a distance of 360.00 feet; thence run N00°28'51"W a distance of 115.00 feet; thence run S89°31'09"W a distance of 180.00 feet; thence run S00°28'51"E a distance of 115.00 feet; thence run S89°31'09"W a distance of 49.69 feet to the beginning of a tangent curve concave Northeasterly and having a radius of 25.00 feet and a central angle of 112°02'52"; thence Northwesterly 48.89 feet along the arc of said curve to a to the end of said curve; thence run N21°34'01"E a distance of 97.46 feet; thence run N89°04'01"E a distance of 144.85 feet; thence run N00°55'59"W a distance of 60.00 feet; thence run N89°04'01"E a distance of 23.54 feet; thence run N00°55'59"W a distance of 60.00 feet; thence run N89°04'01"E a distance of 10.73 feet; thence run N00°55'59"W a distance of 170.00 feet; thence run S89°04'01"W a distance of 5.00 feet; thence run N00°55'59"W a distance of 50.00 feet to POINT "C" (SEE LESS TRACT E); thence run S89°04'01"W a distance of 115.00 feet; thence run N00°55'59"W a distance of 134.15 feet; thence run N89°04'01"E a distance of 115.00 feet; thence run N00°55'59"W a distance of 60.00 feet; thence run N89°04'01"E a distance of 5.00 feet; thence run N00°55'59"W a distance of 70.00 feet; thence run N89°04'01"E a distance of 120.00 feet; thence run N00°55'59"W a distance of 120.00 feet; thence run N89°04'01"E a distance of 196.23 feet to the beginning of a tangent curve concave Southerly and having a radius of 197.00 feet and a central angle of 24°10'39"; thence Easterly 83.13 feet along the arc of said curve to a to the end of said curve; thence run S66°45'20"E a distance of 19.59 feet; thence run S23°14'40"W a distance of 115.00 feet; thence run S66°45'20"E a distance of 124.98 feet to the beginning of a tangent curve concave Northerly and having a radius of 668.00 feet and a central angle of 04°30'14"; thence Easterly 52.51 feet along the arc of said curve to a to the end of said curve; thence run N18°44'26"E a distance of 115.00 feet to the beginning of a non-tangent curve concave Northerly and having a radius of 553.00 feet and a central angle of 19°40'25"; thence from a tangent bearing of S71°15'34"E run Easterly 189.88 feet along the arc of said curve to a to the end of said curve; thence run N89°04'01"E a distance of 17.12 feet; thence run S45°55'59"E a distance of 19.80 feet; thence run N89°04'01"E a distance of 123.72 feet to the beginning of a tangent curve concave Southwesterly and having a radius of 25.00 feet and a central angle of 90°42'43"; thence Southeasterly 39.58 feet along the arc of said curve to a to the end of said curve; thence run S00°13'16"E a distance of 591.81 feet; thence run S89°46'43"W a distance of 300.00 feet; thence run S00°13'16"E a distance of 307.91 feet; thence run N89°31'01"E a distance of 300.00 feet; thence run S00°13'16"E a distance of 35.13 feet; thence run S44°38'57"W a distance of 42.33 feet; thence run S89°31'09"W a distance of 1144.21 feet to a to the point of beginning. Containing: 17.253 acres, more or less.

#### LESS TRACT J

COMMENCE at POINT "A" thence run N26°33'37"E 68.78 to the POINT OF BEGINNING; thence run S87°27'26"E a distance of 78.23 feet; thence run N85°13'28"E a distance of 98.30 feet; thence run N51°58'26"E a distance of 112.38 feet; thence run N09°40'57"E a distance of 50.21 feet; thence run N06°39'27"W a distance of 97.42 feet; thence run N20°25'56"E a distance of 94.35 feet; thence run N04°24'36"E a distance of 21.51 feet; thence run N09°10'29"W a distance of 68.44 feet; thence run N69°54'14"W a distance of 13.66 feet; thence run S61°51'35"W a distance of 21.83 feet; thence run N75°59'08"W a distance of 32.90 feet; thence run N70°02'29"W a distance of 42.16 feet; thence run N74°09'03"W a distance of 44.69 feet; thence run N49°45'35"W a distance of 30.97 feet; thence run N42°50'57"W a distance of 52.71 feet; thence run N30°36'25"W a distance of 31.59 feet; thence run N10°49'52"W a distance of 33.54 feet; thence run N27°30'44"W a distance of 30.25 feet; thence run N47°24'18"W a distance of 55.06 feet; thence run N43°58'36"W a distance of 5.37 feet; thence run N76°58'43"W a distance of 15.12 feet; thence run S14°21'17"W a distance of 19.70 feet; thence run N75°38'43"W a distance of 20.00 feet; thence run N14°21'17"E a distance of 19.80 feet; thence run

S59°33'22"W a distance of 8.15 feet; thence run S38°51'53"W a distance of 36.44 feet; thence run S26°30'45"W a distance of 36.92 feet; thence run S18°44'26"W a distance of 36.62 feet; thence run N71°28'20"W a distance of 5.00 feet; thence run S26°30'44"W a distance of 4.98 feet; thence run S16°23'43"W a distance of 36.70 feet; thence run S15°22'06"E a distance of 51.36 feet; thence run S20°56'45"E a distance of 84.95 feet; thence run S03°29'46"E a distance of 88.44 feet; thence run S23°05'46"E a distance of 35.89 feet; thence run N89°31'09"E a distance of 11.28 feet; thence run S00°28'51"E a distance of 61.07 feet; thence run S57°58'07"E a distance of 9.30 feet; thence run S00°28'51"E a distance of 145.95 feet; thence run S50°53'57"E a distance of 34.08 feet to a to the Point of Beginning. Containing: 3.673 acres, more or less.

AND LESS TRACT F

COMMENCE at POINT "B" thence run N25°02'01"W 25.29 feet to the POINT OF BEGINNING; thence run N37°57'28"W a distance of 27.04 feet; thence run N15°12'36"E a distance of 21.03 feet; thence run N36°23'35"E a distance of 21.38 feet; thence run N53°10'26"E a distance of 23.74 feet; thence run N02°15'08"W a distance of 16.86 feet; thence run N60°49'02"W a distance of 33.84 feet; thence run N36°26'41"W a distance of 22.81 feet; thence run N75°18'30"W a distance of 99.47 feet; thence run S64°09'07"W a distance of 66.27 feet; thence run S09°12'03"W a distance of 84.05 feet; thence run S37°41'20"W a distance of 49.67 feet; thence run S11°31'01"W a distance of 79.46 feet; thence run S02°41'20"W a distance of 87.72 feet; thence run S52°42'35"W a distance of 18.68 feet; thence run S00°29'37"W a distance of 21.28 feet; thence run S03°16'44"E a distance of 41.73 feet; thence run S28°32'36"E a distance of 33.84 feet; thence run S82°38'15"E a distance of 34.18 feet; thence run S82°31'21"E a distance of 36.54 feet; thence run N89°31'09"E a distance of 190.49 feet; thence run N00°42'27"E a distance of 5.06 feet; thence run N89°31'09"E a distance of 46.84 feet; thence run N14°05'01"E a distance of 18.71 feet; thence run N37°34'15"W a distance of 66.19 feet; thence run N32°01'44"W a distance of 15.38 feet; thence run N20°46'13"W a distance of 61.86 feet; thence run N14°23'22"W a distance of 50.34 feet; thence run N00°40'41"E a distance of 39.56 feet; thence run N10°30'59"W a distance of 26.48 feet; thence run N03°05'28"W a distance of 38.30 feet to a to the Point of Beginning. Containing: 2.226 acres, more or less.

AND LESS TRACT E

COMMENCE at POINT "C" thence run N02°14'37"W 34.54 to the POINT OF BEGINNING; thence run N37°57'28"W a distance of 27.04 feet; thence run N58°15'19"W a distance of 32.27 feet; thence run N79°18'36"E a distance of 29.47 feet; thence run N37°57'28"W a distance of 14.00 feet; thence run N47°45'29"E a distance of 14.45 feet; thence run S79°18'36"W a distance of 44.33 feet; thence run N37°57'28"W a distance of 12.10 feet; thence run N48°25'10"E a distance of 41.09 feet; thence run N89°04'01"E a distance of 29.98 feet; thence run N47°45'29"E a distance of 10.09 feet; thence run N00°55'59"W a distance of 34.43 feet; thence run N25°22'02"E a distance of 64.68 feet; thence run N76°13'47"E a distance of 55.83 feet; thence run S71°06'00"E a distance of 50.47 feet; thence run N22°10'24"E a distance of 60.69 feet; thence run N00°55'59"W a distance of 77.83 feet; thence run N80°26'14"E a distance of 44.35 feet; thence run S80°01'54"E a distance of 52.98 feet; thence run N86°32'09"E a distance of 81.20 feet; thence run S46°20'43"E a distance of 31.82 feet; thence run S08°21'34"W a distance of 57.15 feet; thence run S38°39'07"E a distance of 23.41 feet; thence run S11°19'34"W a distance of 6.53 feet; thence run S38°39'07"E a distance of 10.30 feet; thence run S66°45'20"E a distance of 21.26 feet; thence run S47°44'02"E a distance of 122.16 feet; thence run S12°03'48"W a distance of 107.02 feet; thence run N18°55'08"W a distance of 101.25 feet; thence run S82°25'05"W a distance of 92.32 feet; thence run N23°58'58"W a distance of 83.76 feet; thence run N78°43'20"W a distance of 92.79 feet; thence run N52°13'45"W a distance of 43.34 feet; thence run S75°13'10"W a distance of 45.53 feet; thence run S53°22'51"W a distance of 67.49 feet; thence run N76°09'28"W a distance of 74.27 feet to a to the Point of Beginning. Containing: 2.899 acres, more or less.

IN AGGREGATE: 8.455 acres more or less.

**Roadway and Water Utility Improvements** Roadway improvements including paving, curb, gutter, storm piping, and sidewalks (collectively, "Roadway Improvements") and all potable water and reclaimed water facilities from the points of delivery or connection, including the potable water system, fire protection lines and hydrants, publicly owned reclaim water mains and lines, publicly owned pipes, and related equipment (collectively, "Water Utility Improvements"), all constructed in and for the development of Trinity Gardens Phase 1, located in public right-of-ways to be known as Greenborough Street, Hopefields Street, Fairfield's Street, Bee Valley Street, Birdswill Street, Gracebloom Street, as described in the following legal description:

That part of Section 14, Township 17 South, Range 30 East, Volusia County, Florida being more particularly described as follows:

COMMENCE at the Southwest corner of the Southeast 1/4 of Section 14, Township 17 South, Range 30 East Volusia County, Florida, thence N89°31'09"E 636.35 feet along the South boundary of the Southeast 1/4 of said Section 14 to the POINT OF BEGINNING, said point being on the West right of way line of Farfields Street, said point is the beginning of a tangent curve concave Northwesterly and having a radius of 25.00 feet and a central angle of 90°00'00"; thence along the right of way lines of Farfields Street, Greenborough Street, Hopefields Street, Gracebloom Street, Birdswill Street and Beevalley Street the following courses and distances Northeasterly 39.27 feet along the arc of said curve to the end of said curve; thence run N00°28'51"W a distance of 109.24 feet to the beginning of a tangent curve concave Easterly and having a radius of 200.00 feet and a central angle of 18°19'46"; thence Northerly 63.98 feet along the arc of said curve to the end of said curve and the beginning of a reverse curve concave Southwesterly and having a radius of 25.00 feet and a central angle of 108°19'46"; thence Northwesterly 47.27 feet along the arc of said curve to the end of said curve; thence run S89°31'09"W a distance of 319.42 feet; thence run N00°28'51"W a distance of 86.00 feet; thence run N89°31'09"E a distance of 158.96 feet to the beginning of a tangent curve concave Southerly and having a radius of 75.00 feet and a central angle of 33°25'29"; thence Southeasterly 43.75 feet along the arc of said curve to the end of said curve; thence run S57°03'22"E a distance of 20.32 feet to the beginning of a tangent curve concave Northerly and having a radius of 75.00 feet and a central angle of 33°25'29"; thence Southeasterly 43.75 feet along the arc of said curve to the end of said curve; thence run N89°31'09"E a distance of 100.86 feet to the beginning of a tangent curve concave Northwesterly and having a radius of 25.00 feet and a central angle of 67°57'08"; thence Northeasterly 29.65 feet along the arc of said curve to the end of said curve; thence run N21°34'01"E a distance of 231.93 feet to the beginning of a tangent curve concave Westerly and having a radius of 200.00 feet and a central angle of 22°30'00"; thence Northerly 78.54 feet along the arc of said curve to the end of said curve; thence run N00°55'59"W a distance of 173.67 feet to the beginning of a tangent curve concave Southwesterly and having a radius of 25.00 feet and a central angle of 89°56'02"; thence Northwesterly 39.24 feet along the arc of said curve to the end of said curve; thence run S89°07'59"W a distance of 666.47 feet; thence run N00°52'01"W a distance of 50.00 feet to the beginning of a non-tangent curve concave Northwesterly and having a radius of 25.00 feet; thence from a tangent Bearing of N89°07'59"E run Northeasterly 39.47 feet through a central angle of 90°27'00" to the end of said curve; thence run N89°34'59"E a distance of 50.00 feet to the beginning of a non-tangent curve concave Northeasterly and having a radius of 25.00 feet and a central angle of 89°33'00"; thence Southeasterly 39.07 feet along the arc of said curve to the end of said curve; thence run N89°07'59"E a distance of 150.00 feet to the beginning of a tangent curve concave Northwesterly and having a radius of 25.00 feet and a central angle of 90°27'00"; thence Northeasterly 39.47 feet along the arc of said curve to the end of said curve; thence run N89°34'59"E a distance of 50.00 feet to the beginning of a non-tangent curve concave Northeasterly and having a radius of 25.00 feet and a central angle of 89°33'00"; thence from a tangent bearing of S01°19'01"E run Southeasterly 39.07 feet along the arc of said curve to the end of said curve; thence run N89°07'59"E a distance of 316.34 feet to the beginning of a tangent curve concave Northwesterly and having a radius of 25.00 feet and a central angle of 90°03'58"; thence Northeasterly 39.30 feet along the arc of said curve to the end of said curve; thence run N00°55'59"W a distance of 707.36 feet to Point "A" said point being the beginning of a tangent curve concave Southwesterly and having a radius of 25.00 feet and a central angle of 90°00'00"; thence Northwesterly 39.27 feet along the arc of said curve to the end of said curve; thence run S89°04'01"W a distance of

106.37 feet to the beginning of a tangent curve concave Southerly and having a radius of 100.00 feet and a central angle of 10°44'13"; thence Westerly 18.74 feet along the arc of said curve to the end of said curve; thence run N00°55'59"W a distance of 50.60 feet to the beginning of a non-tangent curve concave Southerly and having a radius of 150.00 feet and a central angle of 07°08'05"; thence from a tangent bearing of N81°55'56"E run Easterly 18.68 feet along the arc of said curve to the end of said curve; thence run N89°04'01"E a distance of 370.37 feet to the beginning of a tangent curve concave Northwesterly and having a radius of 25.00 feet and a central angle of 90°00'00"; thence run Northeasterly 39.27 feet along the arc of said curve to the end of said curve; thence run N00°55'59"W a distance of 95.00 feet; thence run N89°04'01"E a distance of 86.00 feet; thence run S00°55'59"E a distance of 566.34 feet to the beginning of a tangent curve concave Northeasterly and having a radius of 25.00 feet and a central angle of 90°00'00"; thence run Southeasterly 39.27 feet along the arc of said curve to the end of said curve; thence run N89°04'01"E a distance of 111.22 feet to the beginning of a tangent curve concave Southerly and having a radius of 250.00 feet and a central angle of 24°10'39"; thence Southeasterly 105.49 feet along the arc of said curve to the end of said curve; thence run S66°45'20"E a distance of 144.57 feet to the beginning of a tangent curve concave Northerly and having a radius of 500.00 feet and a central angle of 24°10'39"; thence run Easterly 210.99 feet along the arc of said curve to the end of said curve; thence run N89°04'01"E a distance of 156.29 feet to the beginning of a tangent curve concave Northwesterly and having a radius of 25.00 feet and a central angle of 89°17'17"; thence run Northeasterly 38.96 feet along the arc of said curve to the end of said curve; thence run S00°13'16"E a distance of 117.00 feet to the beginning of a non-tangent curve concave Southwesterly and having a radius of 25.00 feet and a central angle of 90°42'43"; thence from a tangent bearing of N00°13'16"W run Northwesterly 39.58 feet along the arc of said curve to the end of said curve; thence run S89°04'01"W a distance of 123.72 feet; thence run N45°55'59"W a distance of 19.80 feet; thence run S89°04'01"W a distance of 17.12 feet to the beginning of a tangent curve concave Northerly and having a radius of 553.00 feet and a central angle of 24°10'39"; thence Westerly 233.35 feet along the arc of said curve to the end of said curve; thence run N66°45'20"W a distance of 144.57 feet to the beginning of a tangent curve concave Southerly and having a radius of 197.00 feet and a central angle of 24°10'39"; thence Westerly 83.13 feet along the arc of said curve to the end of said curve; thence run S89°04'01"W a distance of 411.22 feet to the beginning of a tangent curve concave Southeasterly and having a radius of 25.00 feet and a central angle of 90°00'00"; thence Southwesterly 39.27 feet along the arc of said curve to the end of said curve; thence run S00°55'59"E a distance of 506.69 feet to the beginning of a tangent curve concave Westerly and having a radius of 250.00 feet and a central angle of 22°30'00"; thence Southerly 98.17 feet along the arc of said curve to the end of said curve; thence run S21°34'01"W a distance of 202.22 feet to the beginning of a tangent curve concave Northeasterly and having a radius of 25.00 feet and a central angle of 112°02'52"; thence run Southeasterly 48.89 feet along the arc of said curve to the end of said curve; thence run N89°31'09"E a distance of 589.69 feet to the beginning of a tangent curve concave Northwesterly and having a radius of 25.00 feet and a central angle of 90°00'00"; thence run Northeasterly 39.27 feet along the arc of said curve to the end of said curve; thence run N00°28'51"W a distance of 5.59 feet to the beginning of a tangent curve concave Southwesterly and having a radius of 25.00 feet and a central angle of 65°50'08"; thence Northwesterly 28.73 feet along the arc of said curve to the end of said curve and the beginning of a reverse curve concave Northeasterly and having a radius of 100.00 feet and a central angle of 39°05'42"; thence Northwesterly 68.23 feet along the arc of said curve to the end of said curve; thence run N27°13'17"W a distance of 15.53 feet to the beginning of a tangent curve concave Easterly and having a radius of 250.00 feet and a central angle of 26°44'26"; thence Northwesterly 116.68 feet along the arc of said curve to the end of said curve; thence run N00°28'51"W a distance of 55.77 feet to the beginning of a tangent curve concave Southerly and having a radius of 70.00 feet and a central angle of 169°45'12"; thence Easterly 207.39 feet along the arc of said curve to the end of said curve and the beginning of a compound curve concave Westerly and having a radius of 500.00 feet and a central angle of 10°14'48"; thence Southerly 89.42 feet along the arc of said curve to the end of said curve and Point "B"; thence run S00°28'51"E a distance of 144.28 feet to the beginning of a tangent curve concave Northeasterly and having a radius of 25.00 feet and a central angle of 90°00'00"; thence Southeasterly 39.27 feet along the arc of said curve to the end of said curve; thence run N89°31'09"E a distance of 52.78 feet; thence run S00°28'51"E a distance of 86.00 feet; thence run S89°31'09"W a distance of 782.98 feet to the beginning

of a tangent curve concave Southeasterly and having a radius of 25.00 feet and a central angle of 67°57'08"; thence run Southerly 29.65 feet along the arc of said curve to the end of said curve; thence run S21°34'01"W a distance of 14.93 feet to the beginning of a tangent curve concave Easterly and having a radius of 150.00 feet and a central angle of 22°02'52"; thence Southerly 57.72 feet along the arc of said curve to the end of said curve; thence run S00°28'51"E a distance of 109.24 feet to the beginning of a tangent curve concave Northeasterly and having a radius of 25.00 feet and a central angle of 90°00'00"; thence Southeasterly 39.27 feet along the arc of said curve to the end of said curve; thence run S89°31'09"W a distance of 100.00 feet to a to the Point of Beginning. Containing: 10.334 acres, more or less.

AND

BEGIN at the aforesaid Point "A" thence leaving said right of way line run N89°04'01"E a distance of 50.00 feet to a point on said right of way line and continue along said right of way line the following courses and distances; said point being the beginning of a non-tangent curve concave Southeasterly and having a radius of 25.00 feet and a central angle of 90°00'00"; thence Northeasterly 39.27 feet along the arc of said curve to the end of said curve; thence run N89°04'01"E a distance of 200.00 feet to the beginning of a tangent curve concave Southwesterly and having a radius of 25.00 feet and a central angle of 90°00'00"; thence Southeasterly 39.27 feet along the arc of said curve to the end of said curve; thence run S00°55'59"E a distance of 371.34 feet to the beginning of a tangent curve concave Northwesterly and having a radius of 25.00 feet and a central angle of 90°00'00"; thence Southwesterly 39.27 feet along the arc of said curve to the end of said curve; thence run S89°04'01"W a distance of 200.00 feet to the beginning of a tangent curve concave Northeasterly and having a radius of 25.00 feet and a central angle of 90°00'00"; thence Northwesterly 39.27 feet along the arc of said curve to the end of said curve; thence run N00°55'59"W a distance of 371.34 feet to a to the Point of Beginning. Containing: 2.406 acres, more or less.

AND

COMMENCE at the aforesaid Point "B", thence leaving said right of way line run N89°31'09"E a distance of 36.00 feet to a to the POINT OF BEGINNING, said point being on said right of way line and continue along said right of way line the following courses and distances; thence run S00°28'51"E a distance of 109.88 feet to the beginning of a tangent curve concave Northwesterly and having a radius of 10.00 feet and a central angle of 114°04'36"; thence Southwesterly 19.91 feet along the arc of said curve to the end of said curve to the beginning of a compound curve concave Northeasterly and having a radius of 64.00 feet and a central angle of 39°02'45"; thence run Northwesterly 43.61 feet along the arc of said curve to a to the end of said curve; thence run N27°13'17"W a distance of 15.53 feet to the beginning of a tangent curve concave Easterly and having a radius of 214.00 feet and a central angle of 26°44'26"; thence Northerly 99.98 feet along the arc of said curve to the end of said curve; thence run N00°28'51"W a distance of 55.77 feet to the beginning of a tangent curve concave Southerly and having a radius of 34.00 feet and a central angle of 169°45'12"; thence run Easterly 100.73 feet along the arc of said curve the end of said curve and the beginning of a compound curve concave Westerly and having a radius of 464.00 feet and a central angle of 10°14'48"; thence Southerly 82.98 feet along the arc of said curve to the end of said curve and the Point of Beginning. Containing: 0.321 acres, more or less.

IN AGGREGATE CONTAINING: 13.061 acres, more or less.

**Description of Work Product to be Acquired:**

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, 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 stormwater improvements, water improvements, of

the Kepler Road Community Development District for the portion of development known as Trinity Gardens Phase 1, Site Development Plan permit #PSB22-138.

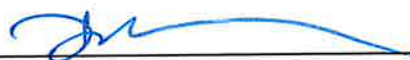
## AFFIDAVIT FOR DEED

STATE OF FLORIDA  
COUNTY OF ORANGE

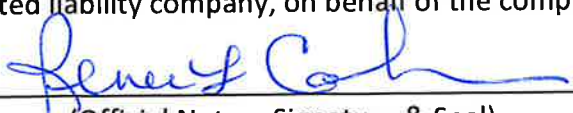
I, Daniel Kaiser ("Affiant"), on being duly sworn, state:

1. I am a Vice President of **LANDSEA HOMES OF FLORIDA LLC**, a Delaware limited liability company (the "Company").
2. There has been no dissolution of the Company resulting from transfers of interests in the Company or otherwise. The Company has never been a debtor in a bankruptcy proceeding.
3. On behalf of the Company, I am authorized to transfer, convey, exchange, assign, mortgage or otherwise deal with or dispose of the property more particularly described on the attached **Exhibit A** (the "Property") or any interests therein.
4. On behalf of the Company, I am authorized to execute, acknowledge, and deliver instruments of any kind that are necessary, convenient, or incidental to the transfer of any interest in real property owned by the Company.
5. On behalf of the Company, I acknowledge this affidavit may be relied upon by the Kepler Road Community Development District (the "District") for the purpose of acquiring the Property and specifically consent to such reliance by the District.

Executed this 20 day of December, 2024.

  
\_\_\_\_\_  
AFFIANT

SWORN TO AND SUBSCRIBED before me by means of ☒ physical presence or ☐ online notarization, this 20 day of December, 2024, by Daniel Kaiser, as Vice President of Landsea Homes of Florida LLC, a Delaware limited liability company, on behalf of the company.

  
\_\_\_\_\_  
(Official Notary Signature & Seal)  
Name: Renee L. Colonna  
Personally Known ☒  
OR Produced Identification \_\_\_\_\_  
Type of Identification \_\_\_\_\_

[notary seal]



**Exhibit "A"**  
**Legal Description**

**Tract B** of the preliminary plat known Trinity Gardens Phase 1 to be recorded in Official Records of Volusia County, Florida, more particularly described as follows:

That part of Section 14, Township 17 South, Range 30 East Volusia County, Florida being more particularly described as follows.

COMMENCE at the Southeast corner of the Northeast 1/4 of the Southeast 1/4 of Section 14, Township 17 South, Range 30 East Volusia County, Florida, thence run N88°58'45"E a distance of 40.85 feet; thence run S26°14'04"E a distance of 64.11 feet; thence run S10°50'33"E a distance of 55.88 feet; thence run S06°26'25"E a distance of 47.71 feet; thence run S66°45'20"E a distance of 117.85 feet; thence run N85°44'49"E a distance of 35.04 feet; thence run N20°26'08"E a distance of 76.35 feet; thence run N20°13'29"E a distance of 12.68 feet; thence run N00°09'57"E a distance of 27.97 feet; thence run N01°01'15"W a distance of 96.17 feet; thence run N88°58'45"E a distance of 334.29 feet to the beginning of a non-tangent curve concave Westerly and having a radius of 3900.00 feet and a central angle of 00°59'04"; thence from a Tangent bearing of S01°12'20"E run 67.02 feet along the arc of said curve to the end of said curve; thence run S00°13'16"E a distance of 184.25 feet to the beginning of a tangent curve concave Northwesterly and having a radius of 25.00 feet and a central angle of 89°17'17"; thence run Southwesterly 38.96 feet along the arc of said curve to the end of said curve; thence run S89°04'01"W a distance of 56.51 feet; thence run N00°55'59"W a distance of 120.00 feet; thence run S89°04'01"W a distance of 99.79 feet to the beginning of a tangent curve concave Northerly and having a radius of 380.00 feet and a central angle of 20°06'05"; thence Westerly 133.32 feet along the arc of said curve to the end of said curve; thence run S19°10'06"W a distance of 120.00 feet to the beginning of a non-tangent curve concave Northerly and having a radius of 500.00 feet and a central angle of 04°04'34"; thence Westerly 35.57 feet along the arc of said curve to the end of said curve; thence run N66°45'20"W a distance of 144.57 feet to the beginning of a tangent curve concave Southerly and having a radius of 250.00 feet and a central angle of 12°41'09"; thence Westerly 55.35 feet along the arc of said curve to the end of said curve; thence run N10°33'31"E a distance of 120.00 feet to the beginning of a non-tangent curve concave Southerly and having a radius of 370.00 feet and a central angle of 11°29'30"; thence run Westerly 74.21 feet along the arc of said curve to the end of said curve; thence run S89°04'01"W a distance of 16.22 feet; thence run N00°55'59"W a distance of 400.00 feet; thence run S89°04'01"W a distance of 5.00 feet; thence run N00°55'59"W a distance of 50.00 feet; thence run S89°04'01"W a distance of 115.00 feet; thence run N00°55'59"W a distance of 21.34 feet; thence run S89°04'01"W a distance of 500.00 feet; thence run N00°55'59"W a distance of 563.93 feet; thence run S87°19'38"E a distance of 45.57 feet; thence run N84°44'09"E a distance of 38.51 feet; thence run S58°58'36"E a distance of 68.18 feet; thence run S33°04'39"E a distance of 44.12 feet; thence run S39°49'03"E a distance of 63.30 feet; thence run S72°23'07"E a distance of 52.80 feet; thence run S41°42'11"E a distance of 61.35 feet; thence run S27°05'59"E a distance of 67.71 feet; thence run S56°53'34"E a distance of 73.33 feet; thence run S47°07'27"E a distance of 82.44 feet; thence run S69°05'16"E a distance of 30.37 feet; thence run S41°32'02"E a distance of 33.23 feet; thence run S31°59'24"E a distance of 68.52 feet; thence run S38°24'04"E a distance of 71.69 feet; thence run S23°42'46"E a distance of 63.69 feet; thence run S44°37'16"E a distance of 28.02 feet; thence run S23°42'46"E a distance of 63.22 feet; thence run S00°56'16"E a distance of 25.83 feet; thence run S23°42'46"E a distance of 63.67 feet; thence run S00°56'16"E a distance of 286.48 feet to a to the Point of Beginning.

CONTAINING: 6.990 acres, more or less.

TOGETHER WITH:



**Tract D** of the preliminary plat known Trinity Gardens Phase 1 to be recorded in Official Records of Volusia County, Florida, more particularly described as follows:

That part of Section 14, Township 17 South, Range 30 East Volusia County, Florida being more particularly described as follows:

COMMENCE at the Southwest corner of the Southeast 1/4 of Section 14, Township 17 South, Range 30 East Volusia County, Florida, thence N89°31'09"E 736.35 feet along the South boundary of the Southeast 1/4 of said Section 14 for the POINT OF BEGINNING, said point being the beginning of a non-tangent curve concave Northeasterly and having a radius of 25.00 feet and a central angle of 90°00'00"; thence from a tangent bearing of S89°31'09"W run Northwesterly run 39.27 feet along the arc of said curve to the end of said curve; thence run N00°28'51"W a distance of 109.24 feet to the beginning of a tangent curve concave Easterly and having a radius of 150.00 feet and a central angle of 22°02'52"; thence run Northerly 57.72 feet along the arc of said curve to a to the end of said curve; thence run N21°34'01"E a distance of 14.93 feet to the beginning of a tangent curve concave Southeasterly and having a radius of 25.00 feet and a central angle of 63°18'22"; thence run Northeasterly 37.62 feet along the arc of said curve to a to the end of said curve; thence run S00°28'51"E a distance of 114.92 feet; thence run N89°31'09"E a distance of 780.00 feet; thence run N00°28'51"W a distance of 115.00 feet; thence run N89°31'09"E a distance of 5.00 feet; thence run N00°28'51"W a distance of 86.00 feet; thence run S89°31'09"W a distance of 52.78 feet to the beginning of a tangent curve concave Northeasterly and having a radius of 25.00 feet and a central angle of 90°00'00"; thence run Northwesterly 39.27 feet along the arc of said curve to a to the end of said curve; thence run N00°28'51"W a distance of 2.50 feet; thence run N89°31'09"E a distance of 115.00 feet to POINT "A"(SEE LESS TRACT J); thence run N00°28'51"W a distance of 230.00 feet; thence run S89°31'09"W a distance of 7.84 feet; thence run N00°28'51"W a distance of 60.00 feet; thence run S89°31'09"W a distance of 115.00 feet; thence run S43°24'48"W a distance of 29.54 feet to the beginning of a non-tangent curve concave Southeasterly and having a radius of 70.00 feet and a central angle of 133°53'40"; thence from a tangent bearing of N46°35'11"W run Westerly 163.58 feet along the arc of said curve to a to the end of said curve and POINT "B"(SEE LESS TRACT F); thence run S00°28'51"E a distance of 55.77 feet to the beginning of a tangent curve concave Easterly and having a radius of 250.00 feet and a central angle of 26°44'26"; thence Southerly 116.68 feet along the arc of said curve to a to the end of said curve; thence run S27°13'17"E a distance of 15.53 feet to the beginning of a tangent curve concave Northeasterly and having a radius of 100.00 feet and a central angle of 39°05'42"; thence Southeasterly 68.23 feet along the arc of said curve to a to the end of said curve and the beginning of a reverse curve concave Southwesterly and having a radius of 25.00 feet and a central angle of 65°50'08"; thence run Southeasterly 28.73 feet along the arc of said curve to a to the end of said curve; thence run S00°28'51"E a distance of 5.59 feet to the beginning of a tangent curve concave Northwesterly and having a radius of 25.00 feet and a central angle of 90°00'00"; thence Southwesterly 39.27 feet along the arc of said curve to a to the end of said curve; thence run S89°31'09"W a distance of 360.00 feet; thence run N00°28'51"W a distance of 115.00 feet; thence run S89°31'09"W a distance of 180.00 feet; thence run S00°28'51"E a distance of 115.00 feet; thence run S89°31'09"W a distance of 49.69 feet to the beginning of a tangent curve concave Northeasterly and having a radius of 25.00 feet and a central angle of 112°02'52"; thence Northwesterly 48.89 feet along the arc of said curve to a to the end of said curve; thence run N21°34'01"E a distance of 97.46 feet; thence run N89°04'01"E a distance of 144.85 feet; thence run N00°55'59"W a distance of 60.00 feet; thence run N89°04'01"E a distance of 23.54 feet; thence run N00°55'59"W a distance of 60.00 feet; thence run N89°04'01"E a distance of 10.73 feet; thence run N00°55'59"W a distance of 170.00 feet; thence run S89°04'01"W a distance of 5.00 feet; thence run N00°55'59"W a distance of 50.00 feet to POINT "C"(SEE LESS TRACT E); thence run S89°04'01"W a distance of 115.00 feet; thence run N00°55'59"W a distance of 134.15 feet; thence run N89°04'01"E a distance of 115.00 feet; thence run N00°55'59"W a distance of 60.00 feet; thence run N89°04'01"E a distance of 5.00 feet; thence run N00°55'59"W a distance of 70.00 feet; thence run N89°04'01"E a distance of 120.00 feet; thence run N00°55'59"W a distance of 120.00 feet; thence run N89°04'01"E a distance of 196.23 feet to the beginning of a tangent curve concave Southerly and having a radius of 197.00 feet and a central angle of 24°10'39"; thence Easterly 83.13 feet along the arc of said curve to a to the end of said curve; thence run S66°45'20"E

a distance of 19.59 feet; thence run S23°14'40"W a distance of 115.00 feet; thence run S66°45'20"E a distance of 124.98 feet to the beginning of a tangent curve concave Northerly and having a radius of 668.00 feet and a central angle of 04°30'14"; thence Easterly 52.51 feet along the arc of said curve to a to the end of said curve; thence run N18°44'26"E a distance of 115.00 feet to the beginning of a non-tangent curve concave Northerly and having a radius of 553.00 feet and a central angle of 19°40'25"; thence from a tangent bearing of S71°15'34"E run Easterly 189.88 feet along the arc of said curve to a to the end of said curve; thence run N89°04'01"E a distance of 17.12 feet; thence run S45°55'59"E a distance of 19.80 feet; thence run N89°04'01"E a distance of 123.72 feet to the beginning of a tangent curve concave Southwesterly and having a radius of 25.00 feet and a central angle of 90°42'43"; thence Southeasterly 39.58 feet along the arc of said curve to a to the end of said curve; thence run S00°13'16"E a distance of 591.81 feet; thence run S89°46'43"W a distance of 300.00 feet; thence run S00°13'16"E a distance of 307.91 feet; thence run N89°31'01"E a distance of 300.00 feet; thence run S00°13'16"E a distance of 35.13 feet; thence run S44°38'57"W a distance of 42.33 feet; thence run S89°31'09"W a distance of 1144.21 feet to a to the point of beginning. Containing: 17.253 acres, more or less.

#### LESS TRACT J

COMMENCE at POINT "A" thence run N26°33'37"E 68.78 to the POINT OF BEGINNING; thence run S87°27'26"E a distance of 78.23 feet; thence run N85°13'28"E a distance of 98.30 feet; thence run N51°58'26"E a distance of 112.38 feet; thence run N09°40'57"E a distance of 50.21 feet; thence run N06°39'27"W a distance of 97.42 feet; thence run N20°25'56"E a distance of 94.35 feet; thence run N04°24'36"E a distance of 21.51 feet; thence run N09°10'29"W a distance of 68.44 feet; thence run N69°54'14"W a distance of 13.66 feet; thence run S61°51'35"W a distance of 21.83 feet; thence run N75°59'08"W a distance of 32.90 feet; thence run N70°02'29"W a distance of 42.16 feet; thence run N74°09'03"W a distance of 44.69 feet; thence run N49°45'35"W a distance of 30.97 feet; thence run N42°50'57"W a distance of 52.71 feet; thence run N30°36'25"W a distance of 31.59 feet; thence run N10°49'52"W a distance of 33.54 feet; thence run N27°30'44"W a distance of 30.25 feet; thence run N47°24'18"W a distance of 55.06 feet; thence run N43°58'36"W a distance of 5.37 feet; thence run N76°58'43"W a distance of 15.12 feet; thence run S14°21'17"W a distance of 19.70 feet; thence run N75°38'43"W a distance of 20.00 feet; thence run N14°21'17"E a distance of 19.80 feet; thence run S59°33'22"W a distance of 8.15 feet; thence run S38°51'53"W a distance of 36.44 feet; thence run S26°30'45"W a distance of 36.92 feet; thence run S18°44'26"W a distance of 36.62 feet; thence run N71°28'20"W a distance of 5.00 feet; thence run S26°30'44"W a distance of 4.98 feet; thence run S16°23'43"W a distance of 36.70 feet; thence run S15°22'06"E a distance of 51.36 feet; thence run S20°56'45"E a distance of 84.95 feet; thence run S03°29'46"E a distance of 88.44 feet; thence run S23°05'46"E a distance of 35.89 feet; thence run N89°31'09"E a distance of 11.28 feet; thence run S00°28'51"E a distance of 61.07 feet; thence run S57°58'07"E a distance of 9.30 feet; thence run S00°28'51"E a distance of 145.95 feet; thence run S50°53'57"E a distance of 34.08 feet to a to the Point of Beginning. Containing: 3.673 acres, more or less.

#### AND LESS TRACT F

COMMENCE at POINT "B" thence run N25°02'01"W 25.29 feet to the POINT OF BEGINNING; thence run N37°57'28"W a distance of 27.04 feet; thence run N15°12'36"E a distance of 21.03 feet; thence run N36°23'35"E a distance of 21.38 feet; thence run N53°10'26"E a distance of 23.74 feet; thence run N02°15'08"W a distance of 16.86 feet; thence run N60°49'02"W a distance of 33.84 feet; thence run N36°26'41"W a distance of 22.81 feet; thence run N75°18'30"W a distance of 99.47 feet; thence run S64°09'07"W a distance of 66.27 feet; thence run S09°12'03"W a distance of 84.05 feet; thence run S37°41'20"W a distance of 49.67 feet; thence run S11°31'01"W a distance of 79.46 feet; thence run S02°41'20"W a distance of 87.72 feet; thence run S52°42'35"W a distance of 18.68 feet; thence run S00°29'37"W a distance of 21.28 feet; thence run S03°16'44"E a distance of 41.73 feet; thence run S28°32'36"E a distance of 33.84 feet; thence run S82°38'15"E a distance of 34.18 feet; thence run S82°31'21"E a distance of 36.54 feet; thence run N89°31'09"E a distance of 190.49 feet; thence run N00°42'27"E a distance of 5.06 feet; thence run N89°31'09"E a distance of 46.84 feet; thence run N14°05'01"E a distance of 18.71 feet; thence run N37°34'15"W a distance of 66.19 feet; thence run

N32°01'44"W a distance of 15.38 feet; thence run N20°46'13"W a distance of 61.86 feet; thence run N14°23'22"W a distance of 50.34 feet; thence run N00°40'41"E a distance of 39.56 feet; thence run N10°30'59"W a distance of 26.48 feet; thence run N03°05'28"W a distance of 38.30 feet to a to the Point of Beginning. Containing: 2.226 acres, more or less.

AND LESS TRACT E

COMMENCE at POINT "C" thence run N02°14'37"W 34.54 to the POINT OF BEGINNING; thence run N37°57'28"W a distance of 27.04 feet; thence run N58°15'19"W a distance of 32.27 feet; thence run N79°18'36"E a distance of 29.47 feet; thence run N37°57'28"W a distance of 14.00 feet; thence run N47°45'29"E a distance of 14.45 feet; thence run S79°18'36"W a distance of 44.33 feet; thence run N37°57'28"W a distance of 12.10 feet; thence run N48°25'10"E a distance of 41.09 feet; thence run N89°04'01"E a distance of 29.98 feet; thence run N47°45'29"E a distance of 10.09 feet; thence run N00°55'59"W a distance of 34.43 feet; thence run N25°22'02"E a distance of 64.68 feet; thence run N76°13'47"E a distance of 55.83 feet; thence run S71°06'00"E a distance of 50.47 feet; thence run N22°10'24"E a distance of 60.69 feet; thence run N00°55'59"W a distance of 77.83 feet; thence run N80°26'14"E a distance of 44.35 feet; thence run S80°01'54"E a distance of 52.98 feet; thence run N86°32'09"E a distance of 81.20 feet; thence run S46°20'43"E a distance of 31.82 feet; thence run S08°21'34"W a distance of 57.15 feet; thence run S38°39'07"E a distance of 23.41 feet; thence run S11°19'34"W a distance of 6.53 feet; thence run S38°39'07"E a distance of 10.30 feet; thence run S66°45'20"E a distance of 21.26 feet; thence run S47°44'02"E a distance of 122.16 feet; thence run S12°03'48"W a distance of 107.02 feet; thence run S18°55'08"W a distance of 101.25 feet; thence run S82°25'05"W a distance of 92.32 feet; thence run N23°58'58"W a distance of 83.76 feet; thence run N78°43'20"W a distance of 92.79 feet; thence run N52°13'45"W a distance of 43.34 feet; thence run S75°13'10"W a distance of 45.53 feet; thence run S53°22'51"W a distance of 67.49 feet; thence run N76°09'28"W a distance of 74.27 feet to a to the Point of Beginning. Containing: 2.899 acres, more or less.

IN AGGREGATE: 8.455 acres more or less.

**Trinity Gardens Phase 1 public right-of-ways to be known as Greenborough Street, Hopefields Street, Fairfield Street, Bee Valley Street, Birdswill Street, Gracebloom Street,** as described in the following legal description:

That part of Section 14, Township 17 South, Range 30 East, Volusia County, Florida being more particularly described as follows:

COMMENCE at the Southwest corner of the Southeast 1/4 of Section 14, Township 17 South, Range 30 East Volusia County, Florida, thence N89°31'09"E 636.35 feet along the South boundary of the Southeast 1/4 of said Section 14 to the POINT OF BEGINNING, said point being on the West right of way line of Farfields Street, said point is the beginning of a tangent curve concave Northwesterly and having a radius of 25.00 feet and a central angle of 90°00'00"; thence along the right of way lines of Farfields Street, Greenborough Street, Hopefields Street, Gracebloom Street, Birdswill Street and Beevalley Street the following courses and distances Northeasterly 39.27 feet along the arc of said curve to the end of said curve; thence run N00°28'51"W a distance of 109.24 feet to the beginning of a tangent curve concave Easterly and having a radius of 200.00 feet and a central angle of 18°19'46"; thence Northerly 63.98 feet along the arc of said curve to the end of said curve and the beginning of a reverse curve concave Southwesterly and having a radius of 25.00 feet and a central angle of 108°19'46"; thence Northwesterly 47.27 feet along the arc of said curve to a to the end of said curve; thence run S89°31'09"W a distance of 319.42 feet; thence run N00°28'51"W a distance of 86.00 feet; thence run N89°31'09"E a distance of 158.96 feet to the beginning of a tangent curve concave Southerly and having a radius of 75.00 feet and a central angle of 33°25'29"; thence Southeasterly 43.75 feet along the arc of said curve to the end of said curve; thence run S57°03'22"E a distance of 20.32 feet to the beginning of a tangent curve concave Northerly and having a radius of 75.00 feet and a central angle of 33°25'29"; thence Southeasterly 43.75 feet along the arc of said curve to the end of said curve; thence run N89°31'09"E a distance of 100.86 feet to the beginning of a tangent curve concave Northwesterly and having a radius of 25.00 feet and a central angle of 67°57'08"; thence Northeasterly

29.65 feet along the arc of said curve to the end of said curve; thence run N21°34'01"E a distance of 231.93 feet to the beginning of a tangent curve concave Westerly and having a radius of 200.00 feet and a central angle of 22°30'00"; thence Northerly 78.54 feet along the arc of said curve to the end of said curve; thence run N00°55'59"W a distance of 173.67 feet to the beginning of a tangent curve concave Southwesterly and having a radius of 25.00 feet and a central angle of 89°56'02"; thence Northwesterly 39.24 feet along the arc of said curve to the end of said curve; thence run S89°07'59"W a distance of 666.47 feet; thence run N00°52'01"W a distance of 50.00 feet to the beginning of a non-tangent curve concave Northwesterly and having a radius of 25.00 feet; thence from a tangent Bearing of N89°07'59"E run Northeasterly 39.47 feet through a central angle of 90°27'00" to the end of said curve; thence run N89°34'59"E a distance of 50.00 feet to the beginning of a non-tangent curve concave Northeasterly and having a radius of 25.00 feet and a central angle of 89°33'00"; thence Southeasterly 39.07 feet along the arc of said curve to the end of said curve; thence run N89°07'59"E a distance of 150.00 feet to the beginning of a tangent curve concave Northwesterly and having a radius of 25.00 feet and a central angle of 90°27'00"; thence Northeasterly 39.47 feet along the arc of said curve to the end of said curve; thence run N89°34'59"E a distance of 50.00 feet to the beginning of a non-tangent curve concave Northeasterly and having a radius of 25.00 feet and a central angle of 89°33'00"; thence from a tangent bearing of S01°19'01"E run Southeasterly 39.07 feet along the arc of said curve to the end of said curve; thence run N89°07'59"E a distance of 316.34 feet to the beginning of a tangent curve concave Northwesterly and having a radius of 25.00 feet and a central angle of 90°03'58"; thence Northeasterly 39.30 feet along the arc of said curve to the end of said curve; thence run N00°55'59"W a distance of 707.36 feet to Point "A" said point being the beginning of a tangent curve concave Southwesterly and having a radius of 25.00 feet and a central angle of 90°00'00"; thence Northwesterly 39.27 feet along the arc of said curve to the end of said curve; thence run S89°04'01"W a distance of 106.37 feet to the beginning of a tangent curve concave Southerly and having a radius of 100.00 feet and a central angle of 10°44'13"; thence Westerly 18.74 feet along the arc of said curve to the end of said curve; thence run N00°55'59"W a distance of 50.60 feet to the beginning of a non-tangent curve concave Southerly and having a radius of 150.00 feet and a central angle of 07°08'05"; thence from a tangent bearing of N81°55'56"E run Easterly 18.68 feet along the arc of said curve to the end of said curve; thence run N89°04'01"E a distance of 370.37 feet to the beginning of a tangent curve concave Northwesterly and having a radius of 25.00 feet and a central angle of 90°00'00"; thence run Northeasterly 39.27 feet along the arc of said curve to the end of said curve; thence run N00°55'59"W a distance of 95.00 feet; thence run N89°04'01"E a distance of 86.00 feet; thence run S00°55'59"E a distance of 566.34 feet to the beginning of a tangent curve concave Northeasterly and having a radius of 25.00 feet and a central angle of 90°00'00"; thence run Southeasterly 39.27 feet along the arc of said curve to the end of said curve; thence run N89°04'01"E a distance of 111.22 feet to the beginning of a tangent curve concave Southerly and having a radius of 250.00 feet and a central angle of 24°10'39"; thence Southeasterly 105.49 feet along the arc of said curve to the end of said curve; thence run S66°45'20"E a distance of 144.57 feet to the beginning of a tangent curve concave Northerly and having a radius of 500.00 feet and a central angle of 24°10'39"; thence run Easterly 210.99 feet along the arc of said curve to the end of said curve; thence run N89°04'01"E a distance of 156.29 feet to the beginning of a tangent curve concave Northwesterly and having a radius of 25.00 feet and a central angle of 89°17'17"; thence run Northeasterly 38.96 feet along the arc of said curve to the end of said curve; thence run S00°13'16"E a distance of 117.00 feet to the beginning of a non-tangent curve concave Southwesterly and having a radius of 25.00 feet and a central angle of 90°42'43"; thence from a tangent bearing of N00°13'16"W run Northwesterly 39.58 feet along the arc of said curve to the end of said curve; thence run S89°04'01"W a distance of 123.72 feet; thence run N45°55'59"W a distance of 19.80 feet; thence run S89°04'01"W a distance of 17.12 feet to the beginning of a tangent curve concave Northerly and having a radius of 553.00 feet and a central angle of 24°10'39"; thence Westerly 233.35 feet along the arc of said curve to the end of said curve; thence run N66°45'20"W a distance of 144.57 feet to the beginning of a tangent curve concave Southerly and having a radius of 197.00 feet and a central angle of 24°10'39"; thence Westerly 83.13 feet along the arc of said curve to the end of said curve; thence run S89°04'01"W a distance of 411.22 feet to the beginning of a tangent curve concave Southeasterly and having a radius of 25.00 feet and a central angle of 90°00'00"; thence Southwesterly 39.27 feet along the arc of said curve to the end of said curve; thence run S00°55'59"E a distance of 506.69 feet to the beginning of a tangent curve concave Westerly and having a radius of 250.00

feet and a central angle of 22°30'00"; thence Southerly 98.17 feet along the arc of said curve to the end of said curve; thence run S21°34'01"W a distance of 202.22 feet to the beginning of a tangent curve concave Northeasterly and having a radius of 25.00 feet and a central angle of 112°02'52"; thence run Southeasterly 48.89 feet along the arc of said curve to the end of said curve; thence run N89°31'09"E a distance of 589.69 feet to the beginning of a tangent curve concave Northwesterly and having a radius of 25.00 feet and a central angle of 90°00'00"; thence run Northeasterly 39.27 feet along the arc of said curve to the end of said curve; thence run N00°28'51"W a distance of 5.59 feet to the beginning of a tangent curve concave Southwesterly and having a radius of 25.00 feet and a central angle of 65°50'08"; thence Northwesterly 28.73 feet along the arc of said curve to the end of said curve and the beginning of a reverse curve concave Northeasterly and having a radius of 100.00 feet and a central angle of 39°05'42"; thence Northwesterly 68.23 feet along the arc of said curve to the end of said curve; thence run N27°13'17"W a distance of 15.53 feet to the beginning of a tangent curve concave Easterly and having a radius of 250.00 feet and a central angle of 26°44'26"; thence Northwesterly 116.68 feet along the arc of said curve to the end of said curve; thence run N00°28'51"W a distance of 55.77 feet to the beginning of a tangent curve concave Southerly and having a radius of 70.00 feet and a central angle of 169°45'12"; thence Easterly 207.39 feet along the arc of said curve to the end of said curve and the beginning of a compound curve concave Westerly and having a radius of 500.00 feet and a central angle of 10°14'48"; thence Southerly 89.42 feet along the arc of said curve to the end of said curve and Point "B"; thence run S00°28'51"E a distance of 144.28 feet to the beginning of a tangent curve concave Northeasterly and having a radius of 25.00 feet and a central angle of 90°00'00"; thence Southeasterly 39.27 feet along the arc of said curve to the end of said curve; thence run N89°31'09"E a distance of 52.78 feet; thence run S00°28'51"E a distance of 86.00 feet; thence run S89°31'09"W a distance of 782.98 feet to the beginning of a tangent curve concave Southeasterly and having a radius of 25.00 feet and a central angle of 67°57'08"; thence run Southerly 29.65 feet along the arc of said curve to the end of said curve; thence run S21°34'01"W a distance of 14.93 feet to the beginning of a tangent curve concave Easterly and having a radius of 150.00 feet and a central angle of 22°02'52"; thence Southerly 57.72 feet along the arc of said curve to the end of said curve; thence run S00°28'51"E a distance of 109.24 feet to the beginning of a tangent curve concave Northeasterly and having a radius of 25.00 feet and a central angle of 90°00'00"; thence Southeasterly 39.27 feet along the arc of said curve to the end of said curve; thence run S89°31'09"W a distance of 100.00 feet to a to the Point of Beginning. Containing: 10.334 acres, more or less.

AND

BEGIN at the aforesaid Point "A" thence leaving said right of way line run N89°04'01"E a distance of 50.00 feet to a point on said right of way line and continue along said right of way line the following courses and distances; said point being the beginning of a non-tangent curve concave Southeasterly and having a radius of 25.00 feet and a central angle of 90°00'00"; thence Northeasterly 39.27 feet along the arc of said curve to the end of said curve; thence run N89°04'01"E a distance of 200.00 feet to the beginning of a tangent curve concave Southwesterly and having a radius of 25.00 feet and a central angle of 90°00'00"; thence Southeasterly 39.27 feet along the arc of said curve to the end of said curve; thence run S00°55'59"E a distance of 371.34 feet to the beginning of a tangent curve concave Northwesterly and having a radius of 25.00 feet and a central angle of 90°00'00"; thence Southwesterly 39.27 feet along the arc of said curve to the end of said curve; thence run S89°04'01"W a distance of 200.00 feet to the beginning of a tangent curve concave Northeasterly and having a radius of 25.00 feet and a central angle of 90°00'00"; thence Northwesterly 39.27 feet along the arc of said curve to the end of said curve; thence run N00°55'59"W a distance of 371.34 feet to a to the Point of Beginning. Containing: 2.406 acres, more or less.

AND

COMMENCE at the aforesaid Point "B", thence leaving said right of way line run N89°31'09"E a distance of 36.00 feet to a to the POINT OF BEGINNING, said point being on said right of way line and continue along said right of way line the following courses and distances; thence run S00°28'51"E a distance of 109.88 feet to the beginning of a tangent curve concave Northwesterly and having a radius of 10.00 feet and a central

angle of  $114^{\circ}04'36''$ ; thence Southwesterly 19.91 feet along the arc of said curve to the end of said curve to the beginning of a compound curve concave Northeasterly and having a radius of 64.00 feet and a central angle of  $39^{\circ}02'45''$ ; thence run Northwesterly 43.61 feet along the arc of said curve to the end of said curve; thence run  $N27^{\circ}13'17''W$  a distance of 15.53 feet to the beginning of a tangent curve concave Easterly and having a radius of 214.00 feet and a central angle of  $26^{\circ}44'26''$ ; thence Northerly 99.98 feet along the arc of said curve to the end of said curve; thence run  $N00^{\circ}28'51''W$  a distance of 55.77 feet to the beginning of a tangent curve concave Southerly and having a radius of 34.00 feet and a central angle of  $169^{\circ}45'12''$ ; thence run Easterly 100.73 feet along the arc of said curve to the end of said curve and the beginning of a compound curve concave Westerly and having a radius of 464.00 feet and a central angle of  $10^{\circ}14'48''$ ; thence Southerly 82.98 feet along the arc of said curve to the end of said curve and the Point of Beginning. Containing: 0.321 acres, more or less.

IN AGGREGATE CONTAINING: 13.061 acres, more or less.

PREPARED BY AND RETURN TO:

Elesa Sowell, Esq.  
Shutts & Bowen LLP  
300 S. Orange Avenue, Suite 1600  
Orlando, Florida 32801

**SPECIAL WARRANTY DEED**

THIS SPECIAL WARRANTY DEED is executed as of this 20 day of December 2024, by **LANDSEA HOMES OF FLORIDA LLC**, a Delaware limited liability company, whose address is 2420 S. Lakemont Avenue, Suite 450, Orlando, Florida 32814, (hereinafter called the “grantor”), in favor of **CITY OF DELAND, FLORIDA**, a political subdivision of the State of Florida, with a mailing address of 120 S. Florida Avenue, DeLand, Florida 32720 (hereinafter called the “grantee”).

[Wherever used herein, the terms “grantor” and “grantee” shall include the singular and plural, heirs, legal representatives, successors and assigns of individuals, and the successors and assigns of corporations, as the context requires.]

**WITNESSETH:**

That the grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Volusia County, Florida, further described in **Exhibit A**. Subject to restrictions, covenants, conditions and easements, of record; however, reference hereto shall not be deemed to reimpose same.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; and hereby warrants the title to said land and will defend the same against the lawful claims of all persons or entities whomsoever claiming by, through or under grantor, but against none other.

Grantor represents that grantor has complied with the requirements of Section 196.295, *Florida Statutes*.

**Note to Recorder:** This deed conveys unencumbered property to a local unit of special-purpose government for no taxable consideration. Accordingly, pursuant to Rule 12B-4.014, F.A.C., only minimal documentary stamp tax is being paid hereon.




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

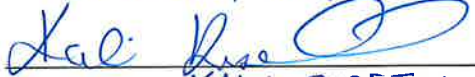
**"GRANTOR"**

Signed, sealed and delivered

**LANDSEA HOMES OF FLORIDA LLC,**  
a Delaware limited liability company

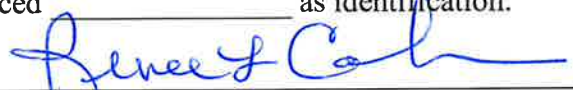
  
Print Name: Krys Guillaume  
Address: 2420 S Lakemont Ave 450  
Orlando, FL, 32814

By:   
Name: Daniel Kaiser  
Its: VP

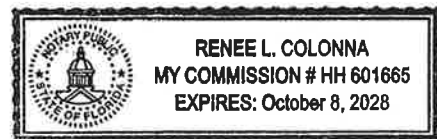
  
Print Name: KALI RUSSELL  
Address: 2420 S. LAKEMONT AVE 450  
ORLANDO, FL. 32814

STATE OF FLORIDA  
COUNTY OF Orange

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization this 20 day of December, 2024, by Daniel Kaiser as VP of Landsea Homes of Florida LLC, a Delaware limited liability company, who ☒ is personally known to me or ☐ produced \_\_\_\_\_ as identification.

  
NOTARY PUBLIC, STATE OF FLORIDA

Renee L Colonna  
(Print, Type or Stamp Commissioned Name of  
Notary Public)



**Note to Recorder:** This deed conveys unencumbered property to a local unit of special-purpose government for no taxable consideration. Accordingly, pursuant to Rule 12B-4.014, F.A.C., only minimal documentary stamp tax is being paid hereon.



## Exhibit A Legal Description

[NOTE – BELOW MAY BE UPDATED WITH PLAT TRACT REFERENCE WHEN FINAL  
PLAT APPROVED AND RECORDED]

Trinity Gardens Phase 1, public right-of-ways to be known as Greenborough Street, Hopefields Street, Fairfield Street, Bee Valley Street, Birdswill Street, Gracebloom Street, as described in the following legal description:

That part of Section 14, Township 17 South, Range 30 East, Volusia County, Florida being more particularly described as follows:

COMMENCE at the Southwest corner of the Southeast 1/4 of Section 14, Township 17 South, Range 30 East Volusia County, Florida, thence N89°31'09"E 636.35 feet along the South boundary of the Southeast 1/4 of said Section 14 to the POINT OF BEGINNING, said point being on the West right of way line of Farfields Street, said point is the beginning of a tangent curve concave Northwesterly and having a radius of 25.00 feet and a central angle of 90°00'00"; thence along the right of way lines of Farfields Street, Greenborough Street, Hopefields Street, Gracebloom Street, Birdswill Street and Beevalley Street the following courses and distances Northeasterly 39.27 feet along the arc of said curve to the end of said curve; thence run N00°28'51"W a distance of 109.24 feet to the beginning of a tangent curve concave Easterly and having a radius of 200.00 feet and a central angle of 18°19'46"; thence Northerly 63.98 feet along the arc of said curve to the end of said curve and the beginning of a reverse curve concave Southwesterly and having a radius of 25.00 feet and a central angle of 108°19'46"; thence Northwesterly 47.27 feet along the arc of said curve to the end of said curve; thence run S89°31'09"W a distance of 319.42 feet; thence run N00°28'51"W a distance of 86.00 feet; thence run N89°31'09"E a distance of 158.96 feet to the beginning of a tangent curve concave Southerly and having a radius of 75.00 feet and a central angle of 33°25'29"; thence Southeasterly 43.75 feet along the arc of said curve to the end of said curve; thence run S57°03'22"E a distance of 20.32 feet to the beginning of a tangent curve concave Northerly and having a radius of 75.00 feet and a central angle of 33°25'29"; thence Southeasterly 43.75 feet along the arc of said curve to the end of said curve; thence run N89°31'09"E a distance of 100.86 feet to the beginning of a tangent curve concave Northwesterly and having a radius of 25.00 feet and a central angle of 67°57'08"; thence Northeasterly 29.65 feet along the arc of said curve to the end of said curve; thence run N21°34'01"E a distance of 231.93 feet to the beginning of a tangent curve concave Westerly and having a radius of 200.00 feet and a central angle of 22°30'00"; thence Northerly 78.54 feet along the arc of said curve to the end of said curve; thence run N00°55'59"W a distance of 173.67 feet to the beginning of a tangent curve concave Southwesterly and having a radius of 25.00 feet and a central angle of 89°56'02"; thence Northwesterly 39.24 feet along the arc of said curve to the end of said curve; thence run S89°07'59"W a distance of 666.47 feet; thence run N00°52'01"W a distance of 50.00 feet to the beginning of a non-tangent curve concave Northwesterly and having a radius of 25.00 feet; thence from a tangent Bearing of N89°07'59"E run Northeasterly 39.47 feet through a central angle of 90°27'00" to the end of said curve; thence run N89°34'59"E a distance of 50.00 feet to the beginning of a non-tangent curve concave Northeasterly and having a radius of 25.00 feet and a central angle of 89°33'00"; thence Southeasterly 39.07 feet along the arc of said curve to the end of said curve; thence run N89°07'59"E a distance of 150.00 feet to the beginning of a tangent curve concave Northwesterly and having a radius of 25.00 feet and a central angle of 90°27'00"; thence Northeasterly 39.47 feet along the arc of said curve to the end of said curve; thence run N89°34'59"E a distance of 50.00 feet to the beginning of a non-tangent curve concave Northeasterly and having a radius of 25.00 feet and a central angle of 89°33'00"; thence from a tangent bearing of S01°19'01"E run Southeasterly 39.07 feet along the arc of said curve to the end of said curve; thence run N89°07'59"E a distance of 316.34 feet to the beginning of a tangent curve concave Northwesterly and having a radius of 25.00 feet and a central angle of 90°03'58"; thence Northeasterly 39.30 feet along the arc of said curve to the end of said curve; thence run N00°55'59"W a distance of 707.36 feet to Point "A" said point being the beginning of a tangent curve concave Southwesterly and having a radius of 25.00 feet and a central angle of 90°00'00"; thence Northwesterly 39.27 feet along the arc of said curve to the end of said curve; thence run S89°04'01"W a distance of 106.37 feet to the beginning of a tangent curve concave Southerly and having a radius of 100.00 feet and a central angle of 10°44'13"; thence Westerly 18.74 feet along the arc of said curve to the end of said curve; thence run N00°55'59"W a distance of 50.60 feet to the beginning of a non-tangent curve

concave Southerly and having a radius of 150.00 feet and a central angle of 07°08'05"; thence from a tangent bearing of N81°55'56"E run Easterly 18.68 feet along the arc of said curve to the end of said curve; thence run N89°04'01"E a distance of 370.37 feet to the beginning of a tangent curve concave Northwesterly and having a radius of 25.00 feet and a central angle of 90°00'00"; thence run Northeasterly 39.27 feet along the arc of said curve to the end of said curve; thence run N00°55'59"W a distance of 95.00 feet; thence run N89°04'01"E a distance of 86.00 feet; thence run S00°55'59"E a distance of 566.34 feet to the beginning of a tangent curve concave Northeasterly and having a radius of 25.00 feet and a central angle of 90°00'00"; thence run Southeasterly 39.27 feet along the arc of said curve to the end of said curve; thence run N89°04'01"E a distance of 111.22 feet to the beginning of a tangent curve concave Southerly and having a radius of 250.00 feet and a central angle of 24°10'39"; thence Southeasterly 105.49 feet along the arc of said curve to the end of said curve; thence run S66°45'20"E a distance of 144.57 feet to the beginning of a tangent curve concave Northerly and having a radius of 500.00 feet and a central angle of 24°10'39"; thence run Easterly 210.99 feet along the arc of said curve to the end of said curve; thence run N89°04'01"E a distance of 156.29 feet to the beginning of a tangent curve concave Northwesterly and having a radius of 25.00 feet and a central angle of 89°17'17"; thence run Northeasterly 38.96 feet along the arc of said curve to the end of said curve; thence run S00°13'16"E a distance of 117.00 feet to the beginning of a non-tangent curve concave Southwesterly and having a radius of 25.00 feet and a central angle of 90°42'43"; thence from a tangent bearing of N00°13'16"W run Northwesterly 39.58 feet along the arc of said curve to the end of said curve; thence run S89°04'01"W a distance of 123.72 feet; thence run N45°55'59"W a distance of 19.80 feet; thence run S89°04'01"W a distance of 17.12 feet to the beginning of a tangent curve concave Northerly and having a radius of 553.00 feet and a central angle of 24°10'39"; thence Westerly 233.35 feet along the arc of said curve to the end of said curve; thence run N66°45'20"W a distance of 144.57 feet to the beginning of a tangent curve concave Southerly and having a radius of 197.00 feet and a central angle of 24°10'39"; thence Westerly 83.13 feet along the arc of said curve to the end of said curve; thence run S89°04'01"W a distance of 411.22 feet to the beginning of a tangent curve concave Southeasterly and having a radius of 25.00 feet and a central angle of 90°00'00"; thence Southwesterly 39.27 feet along the arc of said curve to the end of said curve; thence run S00°55'59"E a distance of 506.69 feet to the beginning of a tangent curve concave Westerly and having a radius of 250.00 feet and a central angle of 22°30'00"; thence Southerly 98.17 feet along the arc of said curve to the end of said curve; thence run S21°34'01"W a distance of 202.22 feet to the beginning of a tangent curve concave Northeasterly and having a radius of 25.00 feet and a central angle of 112°02'52"; thence run Southeasterly 48.89 feet along the arc of said curve to the end of said curve; thence run N89°31'09"E a distance of 589.69 feet to the beginning of a tangent curve concave Northwesterly and having a radius of 25.00 feet and a central angle of 90°00'00"; thence run Northeasterly 39.27 feet along the arc of said curve to the end of said curve; thence run N00°28'51"W a distance of 5.59 feet to the beginning of a tangent curve concave Southwesterly and having a radius of 25.00 feet and a central angle of 65°50'08"; thence Northwesterly 28.73 feet along the arc of said curve to the end of said curve and the beginning of a reverse curve concave Northeasterly and having a radius of 100.00 feet and a central angle of 39°05'42"; thence Northwesterly 68.23 feet along the arc of said curve to the end of said curve; thence run N27°13'17"W a distance of 15.53 feet to the beginning of a tangent curve concave Easterly and having a radius of 250.00 feet and a central angle of 26°44'26"; thence Northwesterly 116.68 feet along the arc of said curve to the end of said curve; thence run N00°28'51"W a distance of 55.77 feet to the beginning of a tangent curve concave Southerly and having a radius of 70.00 feet and a central angle of 169°45'12"; thence Easterly 207.39 feet along the arc of said curve to the end of said curve and the beginning of a compound curve concave Westerly and having a radius of 500.00 feet and a central angle of 10°14'48"; thence Southerly 89.42 feet along the arc of said curve to the end of said curve and Point "B"; thence run S00°28'51"E a distance of 144.28 feet to the beginning of a tangent curve concave Northeasterly and having a radius of 25.00 feet and a central angle of 90°00'00"; thence Southeasterly 39.27 feet along the arc of said curve to the end of said curve; thence run N89°31'09"E a distance of 52.78 feet; thence run S00°28'51"E a distance of 86.00 feet; thence run S89°31'09"W a distance of 782.98 feet to the beginning of a tangent curve concave Southeasterly and having a radius of 25.00 feet and a central angle of 67°57'08"; thence run Southerly 29.65 feet along the arc of said curve to the end of said curve; thence run S21°34'01"W a distance of 14.93 feet to the beginning of a tangent curve concave Easterly and having a radius of 150.00 feet and a central angle of 22°02'52"; thence Southerly 57.72 feet along the arc of said curve to the end of said curve; thence run S00°28'51"E a distance of 109.24 feet to the beginning of a tangent curve concave Northeasterly and having a radius of 25.00 feet and a central angle of 90°00'00"; thence Southeasterly 39.27 feet along the arc of said curve to the end of said curve; thence run S89°31'09"W a distance of 100.00 feet to a to the Point of Beginning. Containing: 10.334 acres, more or less.

AND

BEGIN at the aforesaid Point "A" thence leaving said right of way line run N89°04'01"E a distance of 50.00 feet to a point on said right of way line and continue along said right of way line the following courses and distances; said point being the beginning of a non-tangent curve concave Southeasterly and having a radius of 25.00 feet and a central angle of 90°00'00"; thence Northeasterly 39.27 feet along the arc of said curve to the end of said curve; thence run N89°04'01"E a distance of 200.00 feet to the beginning of a tangent curve concave Southwesterly and having a radius of 25.00 feet and a central angle of 90°00'00"; thence Southeasterly 39.27 feet along the arc of said curve to the end of said curve; thence run S00°55'59"E a distance of 371.34 feet to the beginning of a tangent curve concave Northwesterly and having a radius of 25.00 feet and a central angle of 90°00'00"; thence Southwesterly 39.27 feet along the arc of said curve to the end of said curve; thence run S89°04'01"W a distance of 200.00 feet to the beginning of a tangent curve concave Northeasterly and having a radius of 25.00 feet and a central angle of 90°00'00"; thence Northwesterly 39.27 feet along the arc of said curve to the end of said curve; thence run N00°55'59"W a distance of 371.34 feet to a to the Point of Beginning. Containing: 2.406 acres, more or less.

AND

COMMENCE at the aforesaid Point "B", thence leaving said right of way line run N89°31'09"E a distance of 36.00 feet to a to the POINT OF BEGINNING, said point being on said right of way line and continue along said right of way line the following courses and distances; thence run S00°28'51"E a distance of 109.88 feet to the beginning of a tangent curve concave Northwesterly and having a radius of 10.00 feet and a central angle of 114°04'36"; thence Southwesterly 19.91 feet along the arc of said curve to the end of said curve to the beginning of a compound curve concave Northeasterly and having a radius of 64.00 feet and a central angle of 39°02'45"; thence run Northwesterly 43.61 feet along the arc of said curve to a to the end of said curve; thence run N27°13'17"W a distance of 15.53 feet to the beginning of a tangent curve concave Easterly and having a radius of 214.00 feet and a central angle of 26°44'26"; thence Northerly 99.98 feet along the arc of said curve to the end of said curve; thence run N00°28'51"W a distance of 55.77 feet to the beginning of a tangent curve concave Southerly and having a radius of 34.00 feet and a central angle of 169°45'12"; thence run Easterly 100.73 feet along the arc of said curve the end of said curve and the beginning of a compound curve concave Westerly and having a radius of 464.00 feet and a central angle of 10°14'48"; thence Southerly 82.98 feet along the arc of said curve to the end of said curve and the Point of Beginning. Containing: 0.321 acres, more or less.

IN AGGREGATE CONTAINING: 13.061 acres, more or less.

PREPARED BY AND RETURN TO:

Michelle K. Rigoni, Esq.  
KUTAK ROCK LLP  
107 West College Avenue  
Tallahassee, Florida 32301

**SPECIAL WARRANTY DEED**

THIS SPECIAL WARRANTY DEED is executed as of this 20th day of December 2024, by **LANDSEA HOMES OF FLORIDA LLC**, a Delaware limited liability company, whose address is 2420 S. Lakemont Avenue, Suite 450, Orlando, Florida 32814, (hereinafter called the “grantor”), in favor of **KEPLER ROAD COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government, with a mailing address of 219 East Livingston Street, Orlando, Florida 32801 (hereinafter called the “grantee”).

[Wherever used herein, the terms “grantor” and “grantee” shall include the singular and plural, heirs, legal representatives, successors and assigns of individuals, and the successors and assigns of corporations, as the context requires.]

**WITNESSETH:**

That the grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Volusia County, Florida, further described in **Exhibit A**. Subject to restrictions, covenants, conditions and easements, of record; however, reference hereto shall not be deemed to reimpose same.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; and hereby warrants the title to said land and will defend the same against the lawful claims of all persons or entities whomsoever claiming by, through or under grantor, but against none other.

Grantor represents that grantor has complied with the requirements of Section 196.295, *Florida Statutes*.


**Note to Recorder:** This deed conveys unencumbered property to a local unit of special-purpose government for no taxable consideration. Accordingly, pursuant to Rule 12B-4.014, F.A.C., only minimal documentary stamp tax is being paid hereon.

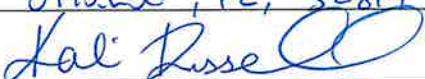
IN WITNESS WHEREOF, the grantor has hereunto set its hand and seal the day and year first above written.

**"GRANTOR"**

Signed, sealed and delivered

**LANDSEA HOMES OF FLORIDA LLC,**  
a Delaware limited liability company

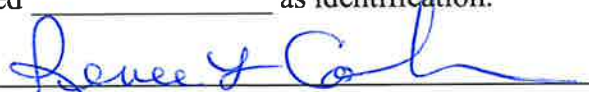
  
Print Name: Krys Guillaume  
Address: 2920 Stateport Ave 450  
Orlando, FL, 32819

  
Print Name: KALI RUSSELL  
Address: 2420 S LAKEMONT AVE.  
SUITE 450. ORLANDO, FL. 32814

By:   
Name: Daniel Kaiser  
Its: VP

STATE OF FLORIDA  
COUNTY OF Orange

The foregoing instrument was acknowledged before me by means of ☒ physical presence  
or ☐ online notarization this 20 day of December, 2024, by Daniel Kaiser as  
VP of Landsea Homes of Florida LLC, a Delaware limited liability company,  
who ☒ is personally known to me or ☐ produced \_\_\_\_\_ as identification.

  
NOTARY PUBLIC, STATE OF FLORIDA

Renee L Colonna  
(Print, Type or Stamp Commissioned Name of  
Notary Public)



**Note to Recorder:** This deed conveys unencumbered property to a local unit of special-purpose government for no taxable consideration. Accordingly, pursuant to Rule 12B-4.014, F.A.C., only minimal documentary stamp tax is being paid hereon.



## Exhibit A Legal Description

[NOTE – BELOW MAY BE UPDATED WITH PLAT TRACT REFERENCE WHEN FINAL  
PLAT APPROVED AND RECORDED]

**Tract B** of the preliminary plat known Trinity Gardens Phase 1 to be recorded in Official Records of Volusia County, Florida, more particularly described as follows:

That part of Section 14, Township 17 South, Range 30 East Volusia County, Florida being more particularly described as follows.

COMMENCE at the Southeast corner of the Northeast 1/4 of the Southeast 1/4 of Section 14, Township 17 South, Range 30 East Volusia County, Florida, thence run N88°58'45"E a distance of 40.85 feet; thence run S26°14'04"E a distance of 64.11 feet; thence run S10°50'33"E a distance of 55.88 feet; thence run S06°26'25"E a distance of 47.71 feet; thence run S66°45'20"E a distance of 117.85 feet; thence run N85°44'49"E a distance of 35.04 feet; thence run N20°26'08"E a distance of 76.35 feet; thence run N20°13'29"E a distance of 12.68 feet; thence run N00°09'57"E a distance of 27.97 feet; thence run N01°01'15"W a distance of 96.17 feet; thence run N88°58'45"E a distance of 334.29 feet to the beginning of a non-tangent curve concave Westerly and having a radius of 3900.00 feet and a central angle of 00°59'04"; thence from a Tangent bearing of S01°12'20"E run 67.02 feet along the arc of said curve to the end of said curve; thence run S00°13'16"E a distance of 184.25 feet to the beginning of a tangent curve concave Northwesterly and having a radius of 25.00 feet and a central angle of 89°17'17"; thence run Southwesterly 38.96 feet along the arc of said curve to the end of said curve; thence run S89°04'01"W a distance of 56.51 feet; thence run N00°55'59"W a distance of 120.00 feet; thence run S89°04'01"W a distance of 99.79 feet to the beginning of a tangent curve concave Northerly and having a radius of 380.00 feet and a central angle of 20°06'05"; thence Westerly 133.32 feet along the arc of said curve to the end of said curve; thence run S19°10'06"W a distance of 120.00 feet to the beginning of a non-tangent curve concave Northerly and having a radius of 500.00 feet and a central angle of 04°04'34"; thence Westerly 35.57 feet along the arc of said curve to the end of said curve; thence run N66°45'20"W a distance of 144.57 feet to the beginning of a tangent curve concave Southerly and having a radius of 250.00 feet and a central angle of 12°41'09"; thence Westerly 55.35 feet along the arc of said curve to the end of said curve; thence run N10°33'31"E a distance of 120.00 feet to the beginning of a non-tangent curve concave Southerly and having a radius of 370.00 feet and a central angle of 11°29'30"; thence run Westerly 74.21 feet along the arc of said curve to the end of said curve; thence run S89°04'01"W a distance of 16.22 feet; thence run N00°55'59"W a distance of 400.00 feet; thence run S89°04'01"W a distance of 5.00 feet; thence run N00°55'59"W a distance of 50.00 feet; thence run S89°04'01"W a distance of 115.00 feet; thence run N00°55'59"W a distance of 21.34 feet; thence run S89°04'01"W a distance of 500.00 feet; thence run N00°55'59"W a distance of 563.93 feet; thence run S87°19'38"E a distance of 45.57 feet; thence run N84°44'09"E a distance of 38.51 feet; thence run S58°58'36"E a distance of 68.18 feet; thence run S33°04'39"E a distance of 44.12 feet; thence run S39°49'03"E a distance of 63.30 feet; thence run S72°23'07"E a distance of 52.80 feet; thence run S41°42'11"E a distance of 61.35 feet; thence run S27°05'59"E a distance of 67.71 feet; thence run S56°53'34"E a distance of 73.33 feet; thence run S47°07'27"E a distance of 82.44 feet; thence run S69°05'16"E a distance of 30.37 feet; thence run S41°32'02"E a distance of 33.23 feet; thence run S31°59'24"E a distance of 68.52 feet; thence run S38°24'04"E a distance of 71.69 feet; thence run S23°42'46"E a distance of 63.69 feet; thence run S44°37'16"E a distance of 28.02 feet; thence run S23°42'46"E a distance of 63.22 feet; thence run S00°56'16"E a distance of 25.83 feet; thence run S23°42'46"E a distance of 63.67 feet; thence run S00°56'16"E a distance of 286.48 feet to a to the Point of Beginning.

CONTAINING: 6.990 acres, more or less.

TOGETHER WITH:

**Tract D** of the preliminary plat known Trinity Gardens Phase 1 to be recorded in Official Records of Volusia County, Florida, more particularly described as follows:

That part of Section 14, Township 17 South, Range 30 East Volusia County, Florida being more particularly described as follows:

COMMENCE at the Southwest corner of the Southeast 1/4 of Section 14, Township 17 South, Range 30 East Volusia County, Florida, thence N89°31'09"E 736.35 feet along the South boundary of the Southeast 1/4 of said Section 14 for the POINT OF BEGINNING, said point being the beginning of a non-tangent curve concave Northeasterly and having a radius of 25.00 feet and a central angle of 90°00'00"; thence from a tangent bearing of S89°31'09"W run Northwesterly run 39.27 feet along the arc of said curve to the end of said curve; thence run N00°28'51"W a distance of 109.24 feet to the beginning of a tangent curve concave Easterly and having a radius of 150.00 feet and a central angle of 22°02'52"; thence run Northerly 57.72 feet along the arc of said curve to a to the end of said curve; thence run N21°34'01"E a distance of 14.93 feet to the beginning of a tangent curve concave Southeasterly and having a radius of 25.00 feet and a central angle of 63°18'22"; thence run Northeasterly 37.62 feet along the arc of said curve to a to the end of said curve; thence run S00°28'51"E a distance of 114.92 feet; thence run N89°31'09"E a distance of 780.00 feet; thence run N00°28'51"W a distance of 115.00 feet; thence run N89°31'09"E a distance of 5.00 feet; thence run N00°28'51"W a distance of 86.00 feet; thence run S89°31'09"W a distance of 52.78 feet to the beginning of a tangent curve concave Northeasterly and having a radius of 25.00 feet and a central angle of 90°00'00"; thence run Northwesterly 39.27 feet along the arc of said curve to a to the end of said curve; thence run N00°28'51"W a distance of 2.50 feet; thence run N89°31'09"E a distance of 115.00 feet to POINT "A"(SEE LESS TRACT J); thence run N00°28'51"W a distance of 230.00 feet; thence run S89°31'09"W a distance of 7.84 feet; thence run N00°28'51"W a distance of 60.00 feet; thence run S89°31'09"W a distance of 115.00 feet; thence run S43°24'48"W a distance of 29.54 feet to the beginning of a non-tangent curve concave Southeasterly and having a radius of 70.00 feet and a central angle of 133°53'40"; thence from a tangent bearing of N46°35'11"W run Westerly 163.58 feet along the arc of said curve to a to the end of said curve and POINT "B"(SEE LESS TRACT F); thence run S00°28'51"E a distance of 55.77 feet to the beginning of a tangent curve concave Easterly and having a radius of 250.00 feet and a central angle of 26°44'26"; thence Southerly 116.68 feet along the arc of said curve to a to the end of said curve; thence run S27°13'17"E a distance of 15.53 feet to the beginning of a tangent curve concave Northeasterly and having a radius of 100.00 feet and a central angle of 39°05'42"; thence Southeasterly 68.23 feet along the arc of said curve to a to the end of said curve and the beginning of a reverse curve concave Southwesterly and having a radius of 25.00 feet and a central angle of 65°50'08"; thence run Southeasterly 28.73 feet along the arc of said curve to a to the end of said curve; thence run S00°28'51"E a distance of 5.59 feet to the beginning of a tangent curve concave Northwesterly and having a radius of 25.00 feet and a central angle of 90°00'00"; thence Southwesterly 39.27 feet along the arc of said curve to a to the end of said curve; thence run S89°31'09"W a distance of 360.00 feet; thence run N00°28'51"W a distance of 115.00 feet; thence run S89°31'09"W a distance of 180.00 feet; thence run S00°28'51"E a distance of 115.00 feet; thence run S89°31'09"W a distance of 49.69 feet to the beginning of a tangent curve concave Northeasterly and having a radius of 25.00 feet and a central angle of 112°02'52"; thence Northwesterly 48.89 feet along the arc of said curve to a to the end of said curve; thence run N21°34'01"E a distance of 97.46 feet; thence run N89°04'01"E a distance of 144.85 feet; thence run N00°55'59"W a distance of 60.00 feet; thence run N89°04'01"E a distance of 23.54 feet; thence run N00°55'59"W a distance of 60.00 feet; thence run N89°04'01"E a distance of 10.73 feet; thence run N00°55'59"W a distance of 170.00 feet; thence run S89°04'01"W a distance of 5.00 feet; thence run N00°55'59"W a distance of 50.00 feet to POINT "C"(SEE LESS TRACT E); thence run S89°04'01"W a distance of 115.00 feet; thence run N00°55'59"W a distance of 134.15 feet; thence run N89°04'01"E a distance of 115.00 feet; thence run N00°55'59"W a distance of 60.00 feet; thence run N89°04'01"E a distance of 5.00 feet; thence run N00°55'59"W a distance of 70.00 feet; thence run N89°04'01"E a distance of 120.00 feet; thence run N00°55'59"W a distance of 120.00 feet; thence run N89°04'01"E a distance of 196.23 feet to the beginning of a tangent curve concave Southerly and having a radius of 197.00 feet and a central angle of 24°10'39";

thence Easterly 83.13 feet along the arc of said curve to a to the end of said curve; thence run S66°45'20"E a distance of 19.59 feet; thence run S23°14'40"W a distance of 115.00 feet; thence run S66°45'20"E a distance of 124.98 feet to the beginning of a tangent curve concave Northerly and having a radius of 668.00 feet and a central angle of 04°30'14"; thence Easterly 52.51 feet along the arc of said curve to a to the end of said curve; thence run N18°44'26"E a distance of 115.00 feet to the beginning of a non-tangent curve concave Northerly and having a radius of 553.00 feet and a central angle of 19°40'25"; thence from a tangent bearing of S71°15'34"E run Easterly 189.88 feet along the arc of said curve to a to the end of said curve; thence run N89°04'01"E a distance of 17.12 feet; thence run S45°55'59"E a distance of 19.80 feet; thence run N89°04'01"E a distance of 123.72 feet to the beginning of a tangent curve concave Southwesterly and having a radius of 25.00 feet and a central angle of 90°42'43"; thence Southeasterly 39.58 feet along the arc of said curve to a to the end of said curve; thence run S00°13'16"E a distance of 591.81 feet; thence run S89°46'43"W a distance of 300.00 feet; thence run S00°13'16"E a distance of 307.91 feet; thence run N89°31'01"E a distance of 300.00 feet; thence run S00°13'16"E a distance of 35.13 feet; thence run S44°38'57"W a distance of 42.33 feet; thence run S89°31'09"W a distance of 1144.21 feet to a to the point of beginning. Containing: 17.253 acres, more or less.

#### LESS TRACT J

COMMENCE at POINT "A" thence run N26°33'37"E 68.78 to the POINT OF BEGINNING; thence run S87°27'26"E a distance of 78.23 feet; thence run N85°13'28"E a distance of 98.30 feet; thence run N51°58'26"E a distance of 112.38 feet; thence run N09°40'57"E a distance of 50.21 feet; thence run N06°39'27"W a distance of 97.42 feet; thence run N20°25'56"E a distance of 94.35 feet; thence run N04°24'36"E a distance of 21.51 feet; thence run N09°10'29"W a distance of 68.44 feet; thence run N69°54'14"W a distance of 13.66 feet; thence run S61°51'35"W a distance of 21.83 feet; thence run N75°59'08"W a distance of 32.90 feet; thence run N70°02'29"W a distance of 42.16 feet; thence run N74°09'03"W a distance of 44.69 feet; thence run N49°45'35"W a distance of 30.97 feet; thence run N42°50'57"W a distance of 52.71 feet; thence run N30°36'25"W a distance of 31.59 feet; thence run N10°49'52"W a distance of 33.54 feet; thence run N27°30'44"W a distance of 30.25 feet; thence run N47°24'18"W a distance of 55.06 feet; thence run N43°58'36"W a distance of 5.37 feet; thence run N76°58'43"W a distance of 15.12 feet; thence run S14°21'17"W a distance of 19.70 feet; thence run N75°38'43"W a distance of 20.00 feet; thence run N14°21'17"E a distance of 19.80 feet; thence run S59°33'22"W a distance of 8.15 feet; thence run S38°51'53"W a distance of 36.44 feet; thence run S26°30'45"W a distance of 36.92 feet; thence run S18°44'26"W a distance of 36.62 feet; thence run N71°28'20"W a distance of 5.00 feet; thence run S26°30'44"W a distance of 4.98 feet; thence run S16°23'43"W a distance of 36.70 feet; thence run S15°22'06"E a distance of 51.36 feet; thence run S20°56'45"E a distance of 84.95 feet; thence run S03°29'46"E a distance of 88.44 feet; thence run S23°05'46"E a distance of 35.89 feet; thence run N89°31'09"E a distance of 11.28 feet; thence run S00°28'51"E a distance of 61.07 feet; thence run S57°58'07"E a distance of 9.30 feet; thence run S00°28'51"E a distance of 145.95 feet; thence run S50°53'57"E a distance of 34.08 feet to a to the Point of Beginning. Containing: 3.673 acres, more or less.

#### AND LESS TRACT F

COMMENCE at POINT "B" thence run N25°02'01"W 25.29 feet to the POINT OF BEGINNING; thence run N37°57'28"W a distance of 27.04 feet; thence run N15°12'36"E a distance of 21.03 feet; thence run N36°23'35"E a distance of 21.38 feet; thence run N53°10'26"E a distance of 23.74 feet; thence run N02°15'08"W a distance of 16.86 feet; thence run N60°49'02"W a distance of 33.84 feet; thence run N36°26'41"W a distance of 22.81 feet; thence run N75°18'30"W a distance of 99.47 feet; thence run S64°09'07"W a distance of 66.27 feet; thence run S09°12'03"W a distance of 84.05 feet; thence run S37°41'20"W a distance of 49.67 feet; thence run S11°31'01"W a distance of 79.46 feet; thence run S02°41'20"W a distance of 87.72 feet; thence run S52°42'35"W a distance of 18.68 feet; thence run S00°29'37"W a distance of 21.28 feet; thence run S03°16'44"E a distance of 41.73 feet; thence run S28°32'36"E a distance of 33.84 feet; thence run S82°38'15"E a distance of 34.18 feet; thence run S82°31'21"E a distance of 36.54 feet; thence run N89°31'09"E a distance of 190.49 feet; thence run N00°42'27"E a distance of 5.06 feet; thence run N89°31'09"E a distance of 46.84 feet; thence run



N14°05'01"E a distance of 18.71 feet; thence run N37°34'15"W a distance of 66.19 feet; thence run N32°01'44"W a distance of 15.38 feet; thence run N20°46'13"W a distance of 61.86 feet; thence run N14°23'22"W a distance of 50.34 feet; thence run N00°40'41"E a distance of 39.56 feet; thence run N10°30'59"W a distance of 26.48 feet; thence run N03°05'28"W a distance of 38.30 feet to a to the Point of Beginning. Containing: 2.226 acres, more or less.

AND LESS TRACT E

COMMENCE at POINT "C" thence run N02°14'37"W 34.54 to the POINT OF BEGINNING; thence run N37°57'28"W a distance of 27.04 feet; thence run N58°15'19"W a distance of 32.27 feet; thence run N79°18'36"E a distance of 29.47 feet; thence run N37°57'28"W a distance of 14.00 feet; thence run N47°45'29"E a distance of 14.45 feet; thence run S79°18'36"W a distance of 44.33 feet; thence run N37°57'28"W a distance of 12.10 feet; thence run N48°25'10"E a distance of 41.09 feet; thence run N89°04'01"E a distance of 29.98 feet; thence run N47°45'29"E a distance of 10.09 feet; thence run N00°55'59"W a distance of 34.43 feet; thence run N25°22'02"E a distance of 64.68 feet; thence run N76°13'47"E a distance of 55.83 feet; thence run S71°06'00"E a distance of 50.47 feet; thence run N22°10'24"E a distance of 60.69 feet; thence run N00°55'59"W a distance of 77.83 feet; thence run N80°26'14"E a distance of 44.35 feet; thence run S80°01'54"E a distance of 52.98 feet; thence run N86°32'09"E a distance of 81.20 feet; thence run S46°20'43"E a distance of 31.82 feet; thence run S08°21'34"W a distance of 57.15 feet; thence run S38°39'07"E a distance of 23.41 feet; thence run S11°19'34"W a distance of 6.53 feet; thence run S38°39'07"E a distance of 10.30 feet; thence run S66°45'20"E a distance of 21.26 feet; thence run S47°44'02"E a distance of 122.16 feet; thence run S12°03'48"W a distance of 107.02 feet; thence run S18°55'08"W a distance of 101.25 feet; thence run S82°25'05"W a distance of 92.32 feet; thence run N23°58'58"W a distance of 83.76 feet; thence run N78°43'20"W a distance of 92.79 feet; thence run N52°13'45"W a distance of 43.34 feet; thence run S75°13'10"W a distance of 45.53 feet; thence run S53°22'51"W a distance of 67.49 feet; thence run N76°09'28"W a distance of 74.27 feet to a to the Point of Beginning. Containing: 2.899 acres, more or less.

IN AGGREGATE: 8.455 acres more or less.

**NON-EXCLUSIVE ACCESS EASEMENT AGREEMENT FOR POND MAINTENANCE**

**THIS NON-EXCLUSIVE ACCESS EASEMENT AGREEMENT FOR POND MAINTENANCE ("Agreement")** is made this 23rd day of December 2024, by **LANDSEA HOMES OF FLORIDA LLC**, a Delaware limited liability company, whose address is 2420 S. Lakemont Avenue, Suite 450, Orlando, Florida 32814 ("**Grantor**") in favor of **KEPLER ROAD COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government, with a mailing address of 219 East Livingston Street, Orlando, Florida 32801 ("**District**").

**WITNESSETH:**

**WHEREAS**, Grantor is the owner in fee simple of certain real property located in the City of DeLand, Volusia County, Florida, lying within the boundaries of the District, as more particularly described in **Exhibit A** attached hereto and incorporated herein by this reference ("**Easement Area**"); and

**WHEREAS**, the District has requested a non-exclusive access, ingress and egress easement to the District to proceed with the operation and maintenance responsibilities for certain stormwater improvements located on District-owned property upon and/or adjacent to the Easement Area; and

**WHEREAS**, Grantor is agreeable to granting such 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, Grantor hereby grants to District, and its respective employees, agents, assignees, contractors (or their subcontractors, employees or materialmen), or representatives, a perpetual, non-exclusive access, ingress, and egress easement over the Easement Area for the installation, operation, maintenance, repair and replacement of stormwater and related improvements (collectively, the "**Improvements**"), located on to the Easement Area. The District agrees it shall use all due care to protect the Easement Area and adjoining property from damage resulting from District's use of the Easement Area and shall promptly restore any property damaged by the District's exercise of the rights provided herein.

This Agreement is solely for the benefit of the Grantor and District, and no third party shall have any rights under this Agreement. Nothing contained herein shall waive any right of the District under Section 768.28, *Florida Statutes*, or other applicable law.

The provisions of this Agreement shall bind Grantor and District and their respective heirs, successors, or assigns and shall continue in effect until automatically terminated upon the recording of the special warranty deed granting to the District fee simple title of the Easement

Area which shall be recorded promptly upon final approval and recording of the preliminary plat known as Trinity Gardens Phase 1.

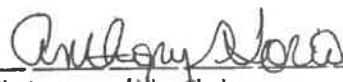
This Agreement may be amended only by an instrument in writing executed by both Grantor and District.

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

ATTEST:



KEPLER ROAD COMMUNITY  
DEVELOPMENT DISTRICT

  
\_\_\_\_\_  
Secretary/Assistant Secretary

By:   
\_\_\_\_\_  
Chairperson / Vice Chairperson

LANDSEA HOMES OF FLORIDA LLC

  
\_\_\_\_\_  
Witness

By:   
\_\_\_\_\_  
Its:  Daniel Kaiser  
\_\_\_\_\_

**EXHIBIT A**  
**DESCRIPTION OF EASEMENT AREA**

**Tract B** of the preliminary plat known Trinity Gardens Phase 1 to be recorded in Official Records of Volusia County, Florida, more particularly described as follows:

That part of Section 14, Township 17 South, Range 30 East Volusia County, Florida being more particularly described as follows.

COMMENCE at the Southeast corner of the Northeast 1/4 of the Southeast 1/4 of Section 14, Township 17 South, Range 30 East Volusia County, Florida, thence run N88°58'45"E a distance of 40.85 feet; thence run S26°14'04"E a distance of 64.11 feet; thence run S10°50'33"E a distance of 55.88 feet; thence run S06°26'25"E a distance of 47.71 feet; thence run S66°45'20"E a distance of 117.85 feet; thence run N85°44'49"E a distance of 35.04 feet; thence run N20°26'08"E a distance of 76.35 feet; thence run N20°13'29"E a distance of 12.68 feet; thence run N00°09'57"E a distance of 27.97 feet; thence run N01°01'15"W a distance of 96.17 feet; thence run N88°58'45"E a distance of 334.29 feet to the beginning of a non-tangent curve concave Westerly and having a radius of 3900.00 feet and a central angle of 00°59'04"; thence from a Tangent bearing of S01°12'20"E run 67.02 feet along the arc of said curve to the end of said curve; thence run S00°13'16"E a distance of 184.25 feet to the beginning of a tangent curve concave Northwesterly and having a radius of 25.00 feet and a central angle of 89°17'17"; thence run Southwesterly 38.96 feet along the arc of said curve to the end of said curve; thence run S89°04'01"W a distance of 56.51 feet; thence run N00°55'59"W a distance of 120.00 feet; thence run S89°04'01"W a distance of 99.79 feet to the beginning of a tangent curve concave Northerly and having a radius of 380.00 feet and a central angle of 20°06'05"; thence Westerly 133.32 feet along the arc of said curve to the end of said curve; thence run S19°10'06"W a distance of 120.00 feet to the beginning of a non-tangent curve concave Northerly and having a radius of 500.00 feet and a central angle of 04°04'34"; thence Westerly 35.57 feet along the arc of said curve to the end of said curve; thence run N66°45'20"W a distance of 144.57 feet to the beginning of a tangent curve concave Southerly and having a radius of 250.00 feet and a central angle of 12°41'09"; thence Westerly 55.35 feet along the arc of said curve to the end of said curve; thence run N10°33'31"E a distance of 120.00 feet to the beginning of a non-tangent curve concave Southerly and having a radius of 370.00 feet and a central angle of 11°29'30"; thence run Westerly 74.21 feet along the arc of said curve to the end of said curve; thence run S89°04'01"W a distance of 16.22 feet; thence run N00°55'59"W a distance of 400.00 feet; thence run S89°04'01"W a distance of 5.00 feet; thence run N00°55'59"W a distance of 50.00 feet; thence run S89°04'01"W a distance of 115.00 feet; thence run N00°55'59"W a distance of 21.34 feet; thence run S89°04'01"W a distance of 500.00 feet; thence run N00°55'59"W a distance of 563.93 feet; thence run S87°19'38"E a distance of 45.57 feet; thence run N84°44'09"E a distance of 38.51 feet; thence run S58°58'36"E a distance of 68.18 feet; thence run S33°04'39"E a distance of 44.12 feet; thence run S39°49'03"E a distance of 63.30 feet; thence run S72°23'07"E a distance of 52.80 feet; thence run S41°42'11"E a distance of 61.35 feet; thence run S27°05'59"E a distance of 67.71 feet; thence run S56°53'34"E a distance of 73.33 feet; thence run S47°07'27"E a distance of 82.44 feet; thence run S69°05'16"E a distance of 30.37 feet; thence run S41°32'02"E a distance of 33.23 feet; thence run S31°59'24"E a distance of 68.52 feet; thence run S38°24'04"E a distance of 71.69 feet; thence run S23°42'46"E a distance of 63.69 feet; thence run S44°37'16"E a distance of 28.02 feet; thence run S23°42'46"E a distance of 63.22 feet; thence run S00°56'16"E a distance of 25.83 feet; thence run S23°42'46"E a distance of 63.67 feet; thence run S00°56'16"E a distance of 286.48 feet to a to the Point of Beginning.

CONTAINING: 6.990 acres, more or less.

TOGETHER WITH:

**Tract D** of the preliminary plat known Trinity Gardens Phase 1 to be recorded in Official Records of Volusia County, Florida, more particularly described as follows:

That part of Section 14, Township 17 South, Range 30 East Volusia County, Florida being more particularly described as follows:

COMMENCE at the Southwest corner of the Southeast 1/4 of Section 14, Township 17 South, Range 30 East Volusia County, Florida, thence N89°31'09"E 736.35 feet along the South boundary of the Southeast 1/4 of said Section 14 for the POINT OF BEGINNING, said point being the beginning of a non-tangent curve concave Northeasterly and having a radius of 25.00 feet and a central angle of 90°00'00"; thence from a tangent bearing of S89°31'09"W run Northwesterly 39.27 feet along the arc of said curve to the end of said curve; thence run N00°28'51"W a distance of 109.24 feet to the beginning of a tangent curve concave Easterly and having a radius of 150.00 feet and a central angle of 22°02'52"; thence run Northerly 57.72 feet along the arc of said curve to a to the end of said curve; thence run N21°34'01"E a distance of 14.93 feet to the beginning of a tangent curve concave Southeasterly and having a radius of 25.00 feet and a central angle of 63°18'22"; thence run Northeasterly 37.62 feet along the arc of said curve to a to the end of said curve; thence run S00°28'51"E a distance of 114.92 feet; thence run N89°31'09"E a distance of 780.00 feet; thence run N00°28'51"W a distance of 115.00 feet; thence run N89°31'09"E a distance of 5.00 feet; thence run N00°28'51"W a distance of 86.00 feet; thence run S89°31'09"W a distance of 52.78 feet to the beginning of a tangent curve concave Northeasterly and having a radius of 25.00 feet and a central angle of 90°00'00"; thence run Northwesterly 39.27 feet along the arc of said curve to a to the end of said curve; thence run N00°28'51"W a distance of 2.50 feet; thence run N89°31'09"E a distance of 115.00 feet to POINT "A"(SEE LESS TRACT J); thence run N00°28'51"W a distance of 230.00 feet; thence run S89°31'09"W a distance of 7.84 feet; thence run N00°28'51"W a distance of 60.00 feet; thence run S89°31'09"W a distance of 115.00 feet; thence run S43°24'48"W a distance of 29.54 feet to the beginning of a non-tangent curve concave Southeasterly and having a radius of 70.00 feet and a central angle of 133°53'40"; thence from a tangent bearing of N46°35'11"W run Westerly 163.58 feet along the arc of said curve to a to the end of said curve and POINT "B"(SEE LESS TRACT F); thence run S00°28'51"E a distance of 55.77 feet to the beginning of a tangent curve concave Easterly and having a radius of 250.00 feet and a central angle of 26°44'26"; thence Southerly 116.68 feet along the arc of said curve to a to the end of said curve; thence run S27°13'17"E a distance of 15.53 feet to the beginning of a tangent curve concave Northeasterly and having a radius of 100.00 feet and a central angle of 39°05'42"; thence Southeasterly 68.23 feet along the arc of said curve to a to the end of said curve and the beginning of a reverse curve concave Southwesterly and having a radius of 25.00 feet and a central angle of 65°50'08"; thence run Southeasterly 28.73 feet along the arc of said curve to a to the end of said curve; thence run S00°28'51"E a distance of 5.59 feet to the beginning of a tangent curve concave Northwesterly and having a radius of 25.00 feet and a central angle of 90°00'00"; thence Southwesterly 39.27 feet along the arc of said curve to a to the end of said curve; thence run S89°31'09"W a distance of 360.00 feet; thence run N00°28'51"W a distance of 115.00 feet; thence run S89°31'09"W a distance of 180.00 feet; thence run S00°28'51"E a distance of 115.00 feet; thence run S89°31'09"W a distance of 49.69 feet to the beginning of a tangent curve concave Northeasterly and having a radius of 25.00 feet and a central angle of 112°02'52"; thence Northwesterly 48.89 feet along the arc of said curve to a to the end of said curve; thence run N21°34'01"E a distance of 97.46 feet; thence run N89°04'01"E a distance of 144.85 feet; thence run N00°55'59"W a distance of 60.00 feet; thence run N89°04'01"E a distance of 23.54 feet; thence run N00°55'59"W a distance of 60.00 feet; thence run N89°04'01"E a distance of 10.73 feet; thence run N00°55'59"W a distance of 170.00 feet; thence run S89°04'01"W a distance of 5.00 feet; thence run N00°55'59"W a distance of 50.00 feet to POINT "C"(SEE LESS TRACT E); thence run S89°04'01"W a distance of 115.00 feet; thence run N00°55'59"W a distance of 134.15 feet; thence run N89°04'01"E a distance of 115.00 feet; thence run N00°55'59"W a distance of 60.00 feet; thence run N89°04'01"E a distance of 5.00 feet; thence run N00°55'59"W a distance of 70.00 feet; thence run N89°04'01"E a distance of 120.00 feet; thence run N00°55'59"W a distance of 120.00 feet; thence run N89°04'01"E a distance of 196.23 feet to the beginning

of a tangent curve concave Southerly and having a radius of 197.00 feet and a central angle of 24°10'39"; thence Easterly 83.13 feet along the arc of said curve to a to the end of said curve; thence run S66°45'20"E a distance of 19.59 feet; thence run S23°14'40"W a distance of 115.00 feet; thence run S66°45'20"E a distance of 124.98 feet to the beginning of a tangent curve concave Northerly and having a radius of 668.00 feet and a central angle of 04°30'14"; thence Easterly 52.51 feet along the arc of said curve to a to the end of said curve; thence run N18°44'26"E a distance of 115.00 feet to the beginning of a non-tangent curve concave Northerly and having a radius of 553.00 feet and a central angle of 19°40'25"; thence from a tangent bearing of S71°15'34"E run Easterly 189.88 feet along the arc of said curve to a to the end of said curve; thence run N89°04'01"E a distance of 17.12 feet; thence run S45°55'59"E a distance of 19.80 feet; thence run N89°04'01"E a distance of 123.72 feet to the beginning of a tangent curve concave Southwesterly and having a radius of 25.00 feet and a central angle of 90°42'43"; thence Southeasterly 39.58 feet along the arc of said curve to a to the end of said curve; thence run S00°13'16"E a distance of 591.81 feet; thence run S89°46'43"W a distance of 300.00 feet; thence run S00°13'16"E a distance of 307.91 feet; thence run N89°31'01"E a distance of 300.00 feet; thence run S00°13'16"E a distance of 35.13 feet; thence run S44°38'57"W a distance of 42.33 feet; thence run S89°31'09"W a distance of 1144.21 feet to a to the point of beginning. Containing: 17.253 acres, more or less.

#### LESS TRACT J

COMMENCE at POINT "A" thence run N26°33'37"E 68.78 to the POINT OF BEGINNING; thence run S87°27'26"E a distance of 78.23 feet; thence run N85°13'28"E a distance of 98.30 feet; thence run N51°58'26"E a distance of 112.38 feet; thence run N09°40'57"E a distance of 50.21 feet; thence run N06°39'27"W a distance of 97.42 feet; thence run N20°25'56"E a distance of 94.35 feet; thence run N04°24'36"E a distance of 21.51 feet; thence run N09°10'29"W a distance of 68.44 feet; thence run N69°54'14"W a distance of 13.66 feet; thence run S61°51'35"W a distance of 21.83 feet; thence run N75°59'08"W a distance of 32.90 feet; thence run N70°02'29"W a distance of 42.16 feet; thence run N74°09'03"W a distance of 44.69 feet; thence run N49°45'35"W a distance of 30.97 feet; thence run N42°50'57"W a distance of 52.71 feet; thence run N30°36'25"W a distance of 31.59 feet; thence run N10°49'52"W a distance of 33.54 feet; thence run N27°30'44"W a distance of 30.25 feet; thence run N47°24'18"W a distance of 55.06 feet; thence run N43°58'36"W a distance of 5.37 feet; thence run N76°58'43"W a distance of 15.12 feet; thence run S14°21'17"W a distance of 19.70 feet; thence run N75°38'43"W a distance of 20.00 feet; thence run N14°21'17"E a distance of 19.80 feet; thence run S59°33'22"W a distance of 8.15 feet; thence run S38°51'53"W a distance of 36.44 feet; thence run S26°30'45"W a distance of 36.92 feet; thence run S18°44'26"W a distance of 36.62 feet; thence run N71°28'20"W a distance of 5.00 feet; thence run S26°30'44"W a distance of 4.98 feet; thence run S16°23'43"W a distance of 36.70 feet; thence run S15°22'06"E a distance of 51.36 feet; thence run S20°56'45"E a distance of 84.95 feet; thence run S03°29'46"E a distance of 88.44 feet; thence run S23°05'46"E a distance of 35.89 feet; thence run N89°31'09"E a distance of 11.28 feet; thence run S00°28'51"E a distance of 61.07 feet; thence run S57°58'07"E a distance of 9.30 feet; thence run S00°28'51"E a distance of 145.95 feet; thence run S50°53'57"E a distance of 34.08 feet to a to the Point of Beginning. Containing: 3.673 acres, more or less.

#### AND LESS TRACT F

COMMENCE at POINT "B" thence run N25°02'01"W 25.29 feet to the POINT OF BEGINNING; thence run N37°57'28"W a distance of 27.04 feet; thence run N15°12'36"E a distance of 21.03 feet; thence run N36°23'35"E a distance of 21.38 feet; thence run N53°10'26"E a distance of 23.74 feet; thence run N02°15'08"W a distance of 16.86 feet; thence run N60°49'02"W a distance of 33.84 feet; thence run N36°26'41"W a distance of 22.81 feet; thence run N75°18'30"W a distance of 99.47 feet; thence run S64°09'07"W a distance of 66.27 feet; thence run S09°12'03"W a distance of 84.05 feet; thence run S37°41'20"W a distance of 49.67 feet; thence run S11°31'01"W a distance of 79.46 feet; thence run S02°41'20"W a distance of 87.72 feet; thence run S52°42'35"W a distance of 18.68 feet; thence run S00°29'37"W a distance of 21.28 feet; thence run S03°16'44"E a distance of 41.73 feet; thence run S28°32'36"E a distance of 33.84 feet; thence run S82°38'15"E a distance of 34.18 feet; thence run

S82°31'21"E a distance of 36.54 feet; thence run N89°31'09"E a distance of 190.49 feet; thence run N00°42'27"E a distance of 5.06 feet; thence run N89°31'09"E a distance of 46.84 feet; thence run N14°05'01"E a distance of 18.71 feet; thence run N37°34'15"W a distance of 66.19 feet; thence run N32°01'44"W a distance of 15.38 feet; thence run N20°46'13"W a distance of 61.86 feet; thence run N14°23'22"W a distance of 50.34 feet; thence run N00°40'41"E a distance of 39.56 feet; thence run N10°30'59"W a distance of 26.48 feet; thence run N03°05'28"W a distance of 38.30 feet to a to the Point of Beginning. Containing: 2.226 acres, more or less.

AND LESS TRACT E

COMMENCE at POINT "C" thence run N02°14'37"W 34.54 to the POINT OF BEGINNING; thence run N37°57'28"W a distance of 27.04 feet; thence run N58°15'19"W a distance of 32.27 feet; thence run N79°18'36"E a distance of 29.47 feet; thence run N37°57'28"W a distance of 14.00 feet; thence run N47°45'29"E a distance of 14.45 feet; thence run S79°18'36"W a distance of 44.33 feet; thence run N37°57'28"W a distance of 12.10 feet; thence run N48°25'10"E a distance of 41.09 feet; thence run N89°04'01"E a distance of 29.98 feet; thence run N47°45'29"E a distance of 10.09 feet; thence run N00°55'59"W a distance of 34.43 feet; thence run N25°22'02"E a distance of 64.68 feet; thence run N76°13'47"E a distance of 55.83 feet; thence run S71°06'00"E a distance of 50.47 feet; thence run N22°10'24"E a distance of 60.69 feet; thence run N00°55'59"W a distance of 77.83 feet; thence run N80°26'14"E a distance of 44.35 feet; thence run S80°01'54"E a distance of 52.98 feet; thence run N86°32'09"E a distance of 81.20 feet; thence run S46°20'43"E a distance of 31.82 feet; thence run S08°21'34"W a distance of 57.15 feet; thence run S38°39'07"E a distance of 23.41 feet; thence run S11°19'34"W a distance of 6.53 feet; thence run S38°39'07"E a distance of 10.30 feet; thence run S66°45'20"E a distance of 21.26 feet; thence run S47°44'02"E a distance of 122.16 feet; thence run S12°03'48"W a distance of 107.02 feet; thence run S18°55'08"W a distance of 101.25 feet; thence run S82°25'05"W a distance of 92.32 feet; thence run N23°58'58"W a distance of 83.76 feet; thence run N78°43'20"W a distance of 92.79 feet; thence run N52°13'45"W a distance of 43.34 feet; thence run S75°13'10"W a distance of 45.53 feet; thence run S53°22'51"W a distance of 67.49 feet; thence run N76°09'28"W a distance of 74.27 feet to a to the Point of Beginning. Containing: 2.899 acres, more or less.

IN AGGREGATE: 8.455 acres more or less.

TOGETHER WITH:

Reasonable ingress and egress to and from above described areas also located on Grantor's property.



**ACKNOWLEDGMENT OF ACQUISITION OF CERTAIN INFRASTRUCTURE IMPROVEMENTS AND  
THE RIGHT TO RELY UPON ANY WARRANTIES AND CONTRACT TERMS FOR THE  
CONSTRUCTION OF SAME**

THIS ACQUISITION AND WARRANTY ACKNOWLEDGMENT is made the 12<sup>th</sup> day of Dec., 2024, by **Blue Ox Enterprises, LLC**, having offices located at 500 North Way, Sanford, Florida 32773 ("**Contractor**"), in favor of the **Kepler Road Community Development District ("District")**, which is a local unit of special-purpose government situated in the City of DeLand, Florida, and having offices located 219 East Livingston Street, Orlando, Florida 32801

**SECTION 1. DESCRIPTION OF CONTRACTOR'S SERVICES.** Contractor has provided construction services as general contractor in connection with the construction of certain infrastructure improvements (the "**Improvements**"), identified in **Exhibit A**, for Landsea Homes of Florida LLC, a Delaware limited liability company, a developer of lands within the District (the "**Developer**"). A copy of the contract for the construction of said Improvements is attached as **Exhibit B ("Construction Contract")**.

**SECTION 2. ACQUISITION OF IMPROVEMENTS.** Contractor acknowledges that the District is or has acquired the Improvements, constructed by Contractor in connection with the Construction Contract attached as **Exhibit B**, from Developer, and thereby securing the unrestricted right to rely upon the terms of the Construction Contract for same.

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

**SECTION 4. INDEMNIFICATION.** Contractor indemnifies and holds the District harmless from any claims, demands, liabilities, judgments, costs, or other actions that may be brought against or imposed upon the District in connection with the Improvements identified in **Exhibits A and B** because of any act or omission of, whether caused in whole or in part by, Contractor, its agents, employees, or officers. Said indemnification shall include, but not be limited to, any reasonable attorney's fees and costs incurred by the District.

**SECTION 5. CERTIFICATE OF PAYMENT.** 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 identified in **Exhibit A**, 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 approximately the amount identified as Retainage in **Exhibit A** under the Contract and understands that such



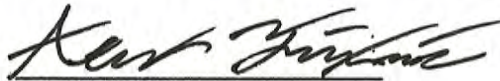
amounts shall be paid by Developer.

**SECTION 6. EFFECTIVE DATE.** This Acquisition and Warranty Acknowledgement shall take effect upon execution.

WITNESS



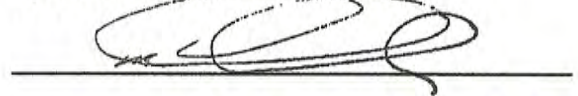
Heather Frederick  
[print name]



Alex Teixeira  
[print name]

**BLUE OX ENTERPRISES, LLC**

By: Blue Ox Land Services Inc.



By: Matthew Lumbich  
Its: CEO

## EXHIBIT A

### Acquisition Cost:

Improvement	NTE Acquisition Cost*
Stormwater, Potable Water, Reclaimed Water, and Roadway Improvements	\$7,026,991.06

\*costs associated with improvements herein described, and a portion of that construction contract identified herein.

Description of Improvements and Property: District-eligible improvements within that *Project Work Agreement* between Landsea Homes of Florida LLC and Blue Ox Enterprises, dated 7/10/2023, as amended and supplemented by Change Order Request dated 1/10/2024 and Change Order Request dated 4/18/2024, as more particularly described as follows:

### **Trinity Gardens Phase 1 Master Improvements:**

**Stormwater Improvements:** All ponds/stormwater management facilities, together with master drainage pipes, including but not limited to structures, inlets, manholes, mitered end sections, headwalls, water control structures catch-basins and related stormwater facilities, in and for the development Trinity Gardens Phase 1, all located on portions of the real property described in the following legal description:

**Tract B** of the preliminary plat known Trinity Gardens Phase 1 to be recorded in Official Records of Volusia County, Florida, more particularly described as follows:

That part of Section 14, Township 17 South, Range 30 East Volusia County, Florida being more particularly described as follows.

COMMENCE at the Southeast corner of the Northeast 1/4 of the Southeast 1/4 of Section 14, Township 17 South, Range 30 East Volusia County, Florida, thence run N88°58'45"E a distance of 40.85 feet; thence run S26°14'04"E a distance of 64.11 feet; thence run S10°50'33"E a distance of 55.88 feet; thence run S06°26'25"E a distance of 47.71 feet; thence run S66°45'20"E a distance of 117.85 feet; thence run N85°44'49"E a distance of 35.04 feet; thence run N20°26'08"E a distance of 76.35 feet; thence run N20°13'29"E a distance of 12.68 feet; thence run N00°09'57"E a distance of 27.97 feet; thence run N01°01'15"W a distance of 96.17 feet; thence run N88°58'45"E a distance of 334.29 feet to the beginning of a non-tangent curve concave Westerly and having a radius of 3900.00 feet and a central angle of 00°59'04"; thence from a Tangent bearing of S01°12'20"E run 67.02 feet along the arc of said curve to the end of said curve; thence run S00°13'16"E a distance of 184.25 feet to the beginning of a tangent curve concave Northwesterly and having a radius of 25.00 feet and a central angle of 89°17'17"; thence run Southwesterly 38.96 feet along the arc of said curve to the end of said curve; thence run S89°04'01"W a distance of 56.51 feet; thence run N00°55'59"W a distance of 120.00 feet; thence run S89°04'01"W a distance of 99.79 feet to the beginning of a tangent curve concave Northerly and having a radius of 380.00 feet and a central angle of 20°06'05"; thence Westerly 133.32 feet along the arc of said curve to the end of said curve; thence run S19°10'06"W a distance of 120.00 feet to the beginning of a non-tangent curve concave Northerly and having a radius of 500.00 feet and a central angle of 04°04'34"; thence Westerly 35.57 feet along the arc of said curve to the end of said curve; thence run N66°45'20"W a distance of 144.57 feet to the beginning of a tangent curve concave Southerly and having a radius of 250.00 feet and a central angle of 12°41'09"; thence Westerly 55.35 feet along the arc of said curve to the end of said curve; thence run N10°33'31"E a distance of 120.00 feet to the beginning of a non-tangent curve concave Southerly and having a radius of 370.00 feet and a central angle of 11°29'30"; thence run Westerly 74.21 feet along the arc of said curve to the end of said curve; thence run S89°04'01"W a distance of 16.22 feet; thence run N00°55'59"W a distance of 400.00 feet; thence run S89°04'01"W a distance of 5.00 feet; thence run N00°55'59"W a distance of 50.00 feet; thence run S89°04'01"W a distance of 115.00 feet; thence run



N00°55'59"W a distance of 21.34 feet; thence run S89°04'01"W a distance of 500.00 feet; thence run N00°55'59"W a distance of 563.93 feet; thence run S87°19'38"E a distance of 45.57 feet; thence run N84°44'09"E a distance of 38.51 feet; thence run S58°58'36"E a distance of 68.18 feet; thence run S33°04'39"E a distance of 44.12 feet; thence run S39°49'03"E a distance of 63.30 feet; thence run S72°23'07"E a distance of 52.80 feet; thence run S41°42'11"E a distance of 61.35 feet; thence run S27°05'59"E a distance of 67.71 feet; thence run S56°53'34"E a distance of 73.33 feet; thence run S47°07'27"E a distance of 82.44 feet; thence run S69°05'16"E a distance of 30.37 feet; thence run S41°32'02"E a distance of 33.23 feet; thence run S31°59'24"E a distance of 68.52 feet; thence run S38°24'04"E a distance of 71.69 feet; thence run S23°42'46"E a distance of 63.69 feet; thence run S44°37'16"E a distance of 28.02 feet; thence run S23°42'46"E a distance of 63.22 feet; thence run S00°56'16"E a distance of 25.83 feet; thence run S23°42'46"E a distance of 63.67 feet; thence run S00°56'16"E a distance of 286.48 feet to a to the Point of Beginning.

CONTAINING: 6.990 acres, more or less.

TOGETHER WITH:

**Tract D** of the preliminary plat known Trinity Gardens Phase 1 to be recorded in Official Records of Volusia County, Florida, more particularly described as follows:

That part of Section 14, Township 17 South, Range 30 East Volusia County, Florida being more particularly described as follows:

COMMENCE at the Southwest corner of the Southeast 1/4 of Section 14, Township 17 South, Range 30 East Volusia County, Florida, thence N89°31'09"E 736.35 feet along the South boundary of the Southeast 1/4 of said Section 14 for the POINT OF BEGINNING, said point being the beginning of a non-tangent curve concave Northeasterly and having a radius of 25.00 feet and a central angle of 90°00'00"; thence from a tangent bearing of S89°31'09"W run Northwesterly run 39.27 feet along the arc of said curve to the end of said curve; thence run N00°28'51"W a distance of 109.24 feet to the beginning of a tangent curve concave Easterly and having a radius of 150.00 feet and a central angle of 22°02'52"; thence run Northerly 57.72 feet along the arc of said curve to a to the end of said curve; thence run N21°34'01"E a distance of 14.93 feet to the beginning of a tangent curve concave Southeasterly and having a radius of 25.00 feet and a central angle of 63°18'22"; thence run Northeasterly 37.62 feet along the arc of said curve to a to the end of said curve; thence run S00°28'51"E a distance of 114.92 feet; thence run N89°31'09"E a distance of 780.00 feet; thence run N00°28'51"W a distance of 115.00 feet; thence run N89°31'09"E a distance of 5.00 feet; thence run N00°28'51"W a distance of 86.00 feet; thence run S89°31'09"W a distance of 52.78 feet to the beginning of a tangent curve concave Northeasterly and having a radius of 25.00 feet and a central angle of 90°00'00"; thence run Northwesterly 39.27 feet along the arc of said curve to a to the end of said curve; thence run N00°28'51"W a distance of 2.50 feet; thence run N89°31'09"E a distance of 115.00 feet to POINT "A"(SEE LESS TRACT J); thence run N00°28'51"W a distance of 230.00 feet; thence run S89°31'09"W a distance of 7.84 feet; thence run N00°28'51"W a distance of 60.00 feet; thence run S89°31'09"W a distance of 115.00 feet; thence run S43°24'48"W a distance of 29.54 feet to the beginning of a non-tangent curve concave Southeasterly and having a radius of 70.00 feet and a central angle of 133°53'40"; thence from a tangent bearing of N46°35'11"W run Westerly 163.58 feet along the arc of said curve to a to the end of said curve and POINT "B"(SEE LESS TRACT F); thence run S00°28'51"E a distance of 55.77 feet to the beginning of a tangent curve concave Easterly and having a radius of 250.00 feet and a central angle of 26°44'26"; thence Southerly 116.68 feet along the arc of said curve to a to the end of said curve; thence run S27°13'17"E a distance of 15.53 feet to the beginning of a tangent curve concave Northeasterly and having a radius of 100.00 feet and a central angle of 39°05'42"; thence Southeasterly 68.23 feet along the arc of said curve to a to the end of said curve and the beginning of a reverse curve concave Southwesterly and having a radius of 25.00 feet and a central angle of 65°50'08"; thence run Southeasterly 28.73 feet along the arc of said curve to a to the end of said curve; thence run S00°28'51"E a distance of 5.59 feet to the beginning of a tangent curve concave Northwesterly and having a radius of



25.00 feet and a central angle of 90°00'00"; thence Southwesterly 39.27 feet along the arc of said curve to a to the end of said curve; thence run S89°31'09"W a distance of 360.00 feet; thence run N00°28'51"W a distance of 115.00 feet; thence run S89°31'09"W a distance of 180.00 feet; thence run S00°28'51"E a distance of 115.00 feet; thence run S89°31'09"W a distance of 49.69 feet to the beginning of a tangent curve concave Northeasterly and having a radius of 25.00 feet and a central angle of 112°02'52"; thence Northwesterly 48.89 feet along the arc of said curve to a to the end of said curve; thence run N21°34'01"E a distance of 97.46 feet; thence run N89°04'01"E a distance of 144.85 feet; thence run N00°55'59"W a distance of 60.00 feet; thence run N89°04'01"E a distance of 23.54 feet; thence run N00°55'59"W a distance of 60.00 feet; thence run N89°04'01"E a distance of 10.73 feet; thence run N00°55'59"W a distance of 170.00 feet; thence run S89°04'01"W a distance of 5.00 feet; thence run N00°55'59"W a distance of 50.00 feet to POINT "C"(SEE LESS TRACT E); thence run S89°04'01"W a distance of 115.00 feet; thence run N00°55'59"W a distance of 134.15 feet; thence run N89°04'01"E a distance of 115.00 feet; thence run N00°55'59"W a distance of 60.00 feet; thence run N89°04'01"E a distance of 5.00 feet; thence run N00°55'59"W a distance of 70.00 feet; thence run N89°04'01"E a distance of 120.00 feet; thence run N00°55'59"W a distance of 120.00 feet; thence run N89°04'01"E a distance of 196.23 feet to the beginning of a tangent curve concave Southerly and having a radius of 197.00 feet and a central angle of 24°10'39"; thence Easterly 83.13 feet along the arc of said curve to a to the end of said curve; thence run S66°45'20"E a distance of 19.59 feet; thence run S23°14'40"W a distance of 115.00 feet; thence run S66°45'20"E a distance of 124.98 feet to the beginning of a tangent curve concave Northerly and having a radius of 668.00 feet and a central angle of 04°30'14"; thence Easterly 52.51 feet along the arc of said curve to a to the end of said curve; thence run N18°44'26"E a distance of 115.00 feet to the beginning of a non-tangent curve concave Northerly and having a radius of 553.00 feet and a central angle of 19°40'25"; thence from a tangent bearing of S71°15'34"E run Easterly 189.88 feet along the arc of said curve to a to the end of said curve; thence run N89°04'01"E a distance of 17.12 feet; thence run S45°55'59"E a distance of 19.80 feet; thence run N89°04'01"E a distance of 123.72 feet to the beginning of a tangent curve concave Southwesterly and having a radius of 25.00 feet and a central angle of 90°42'43"; thence Southeasterly 39.58 feet along the arc of said curve to a to the end of said curve; thence run S00°13'16"E a distance of 591.81 feet; thence run S89°46'43"W a distance of 300.00 feet; thence run S00°13'16"E a distance of 307.91 feet; thence run N89°31'01"E a distance of 300.00 feet; thence run S00°13'16"E a distance of 35.13 feet; thence run S44°38'57"W a distance of 42.33 feet; thence run S89°31'09"W a distance of 1144.21 feet to a to the point of beginning. Containing: 17.253 acres, more or less.

#### LESS TRACT J

COMMENCE at POINT "A" thence run N26°33'37"E 68.78 to the POINT OF BEGINNING; thence run S87°27'26"E a distance of 78.23 feet; thence run N85°13'28"E a distance of 98.30 feet; thence run N51°58'26"E a distance of 112.38 feet; thence run N09°40'57"E a distance of 50.21 feet; thence run N06°39'27"W a distance of 97.42 feet; thence run N20°25'56"E a distance of 94.35 feet; thence run N04°24'36"E a distance of 21.51 feet; thence run N09°10'29"W a distance of 68.44 feet; thence run N69°54'14"W a distance of 13.66 feet; thence run S61°51'35"W a distance of 21.83 feet; thence run N75°59'08"W a distance of 32.90 feet; thence run N70°02'29"W a distance of 42.16 feet; thence run N74°09'03"W a distance of 44.69 feet; thence run N49°45'35"W a distance of 30.97 feet; thence run N42°50'57"W a distance of 52.71 feet; thence run N30°36'25"W a distance of 31.59 feet; thence run N10°49'52"W a distance of 33.54 feet; thence run N27°30'44"W a distance of 30.25 feet; thence run N47°24'18"W a distance of 55.06 feet; thence run N43°58'36"W a distance of 5.37 feet; thence run N76°58'43"W a distance of 15.12 feet; thence run S14°21'17"W a distance of 19.70 feet; thence run N75°38'43"W a distance of 20.00 feet; thence run N14°21'17"E a distance of 19.80 feet; thence run S59°33'22"W a distance of 8.15 feet; thence run S38°51'53"W a distance of 36.44 feet; thence run S26°30'45"W a distance of 36.92 feet; thence run S18°44'26"W a distance of 36.62 feet; thence run N71°28'20"W a distance of 5.00 feet; thence run S26°30'44"W a distance of 4.98 feet; thence run S16°23'43"W a distance of 36.70 feet; thence run S15°22'06"E a distance of 51.36 feet; thence run S20°56'45"E a distance of 84.95 feet; thence run S03°29'46"E a distance of 88.44 feet; thence run S23°05'46"E a distance of 35.89 feet; thence run N89°31'09"E a distance of 11.28 feet; thence run S00°28'51"E a distance of 61.07 feet; thence run S57°58'07"E a distance of 9.30 feet; thence run



S00°28'51"E a distance of 145.95 feet; thence run S50°53'57"E a distance of 34.08 feet to a to the Point of Beginning. Containing: 3.673 acres, more or less.

**AND LESS TRACT F**

COMMENCE at POINT "B" thence run N25°02'01"W 25.29 feet to the POINT OF BEGINNING; thence run N37°57'28"W a distance of 27.04 feet; thence run N15°12'36"E a distance of 21.03 feet; thence run N36°23'35"E a distance of 21.38 feet; thence run N53°10'26"E a distance of 23.74 feet; thence run N02°15'08"W a distance of 16.86 feet; thence run N60°49'02"W a distance of 33.84 feet; thence run N36°26'41"W a distance of 22.81 feet; thence run N75°18'30"W a distance of 99.47 feet; thence run S64°09'07"W a distance of 66.27 feet; thence run S09°12'03"W a distance of 84.05 feet; thence run S37°41'20"W a distance of 49.67 feet; thence run S11°31'01"W a distance of 79.46 feet; thence run S02°41'20"W a distance of 87.72 feet; thence run S52°42'35"W a distance of 18.68 feet; thence run S00°29'37"W a distance of 21.28 feet; thence run S03°16'44"E a distance of 41.73 feet; thence run S28°32'36"E a distance of 33.84 feet; thence run S82°38'15"E a distance of 34.18 feet; thence run S82°31'21"E a distance of 36.54 feet; thence run N89°31'09"E a distance of 190.49 feet; thence run N00°42'27"E a distance of 5.06 feet; thence run N89°31'09"E a distance of 46.84 feet; thence run N14°05'01"E a distance of 18.71 feet; thence run N37°34'15"W a distance of 66.19 feet; thence run N32°01'44"W a distance of 15.38 feet; thence run N20°46'13"W a distance of 61.86 feet; thence run N14°23'22"W a distance of 50.34 feet; thence run N00°40'41"E a distance of 39.56 feet; thence run N10°30'59"W a distance of 26.48 feet; thence run N03°05'28"W a distance of 38.30 feet to a to the Point of Beginning. Containing: 2.226 acres, more or less.

**AND LESS TRACT E**

COMMENCE at POINT "C" thence run N02°14'37"W 34.54 to the POINT OF BEGINNING; thence run N37°57'28"W a distance of 27.04 feet; thence run N58°15'19"W a distance of 32.27 feet; thence run N79°18'36"E a distance of 29.47 feet; thence run N37°57'28"W a distance of 14.00 feet; thence run N47°45'29"E a distance of 14.45 feet; thence run S79°18'36"W a distance of 44.33 feet; thence run N37°57'28"W a distance of 12.10 feet; thence run N48°25'10"E a distance of 41.09 feet; thence run N89°04'01"E a distance of 29.98 feet; thence run N47°45'29"E a distance of 10.09 feet; thence run N00°55'59"W a distance of 34.43 feet; thence run N25°22'02"E a distance of 64.68 feet; thence run N76°13'47"E a distance of 55.83 feet; thence run S71°06'00"E a distance of 50.47 feet; thence run N22°10'24"E a distance of 60.69 feet; thence run N00°55'59"W a distance of 77.83 feet; thence run N80°26'14"E a distance of 44.35 feet; thence run S80°01'54"E a distance of 52.98 feet; thence run N86°32'09"E a distance of 81.20 feet; thence run S46°20'43"E a distance of 31.82 feet; thence run S08°21'34"W a distance of 57.15 feet; thence run S38°39'07"E a distance of 23.41 feet; thence run S11°19'34"W a distance of 6.53 feet; thence run S38°39'07"E a distance of 10.30 feet; thence run S66°45'20"E a distance of 21.26 feet; thence run S47°44'02"E a distance of 122.16 feet; thence run S12°03'48"W a distance of 107.02 feet; thence run S18°55'08"W a distance of 101.25 feet; thence run S82°25'05"W a distance of 92.32 feet; thence run N23°58'58"W a distance of 83.76 feet; thence run N78°43'20"W a distance of 92.79 feet; thence run N52°13'45"W a distance of 43.34 feet; thence run S75°13'10"W a distance of 45.53 feet; thence run S53°22'51"W a distance of 67.49 feet; thence run N76°09'28"W a distance of 74.27 feet to a to the Point of Beginning. Containing: 2.899 acres, more or less.

IN AGGREGATE: 8.455 acres more or less.

**Roadway and Water Utility Improvements:** Roadway improvements including paving, curb, gutter, storm piping, and sidewalks (collectively, "Roadway Improvements") and all potable water and reclaimed water facilities from the points of delivery or connection, including the potable water system, fire protection lines and hydrants, publicly owned reclaim water mains and lines, publicly owned pipes, and related equipment (collectively, "Water Utility Improvements"), all constructed in and for the development of Trinity Gardens Phase 1, located in public right-of-ways to be known as Greenborough Street, Hopefields Street, Fairfields Street, Bee Valley Street, Birdswill Street, Gracebloom Street, as described in the following legal description:



That part of Section 14, Township 17 South, Range 30 East, Volusia County, Florida being more particularly described as follows:

COMMENCE at the Southwest corner of the Southeast 1/4 of Section 14, Township 17 South, Range 30 East Volusia County, Florida, thence N89°31'09"E 636.35 feet along the South boundary of the Southeast 1/4 of said Section 14 to the POINT OF BEGINNING, said point being on the West right of way line of Farfields Street, said point is the beginning of a tangent curve concave Northwesterly and having a radius of 25.00 feet and a central angle of 90°00'00"; thence along the right of way lines of Farfields Street, Greenborough Street, Hopefields Street, Gracebloom Street, Birdswill Street and Beevalley Street the following courses and distances Northeasterly 39.27 feet along the arc of said curve to the end of said curve; thence run N00°28'51"W a distance of 109.24 feet to the beginning of a tangent curve concave Easterly and having a radius of 200.00 feet and a central angle of 18°19'46"; thence Northerly 63.98 feet along the arc of said curve to the end of said curve and the beginning of a reverse curve concave Southwesterly and having a radius of 25.00 feet and a central angle of 108°19'46"; thence Northwesterly 47.27 feet along the arc of said curve to the end of said curve; thence run S89°31'09"W a distance of 319.42 feet; thence run N00°28'51"W a distance of 86.00 feet; thence run N89°31'09"E a distance of 158.96 feet to the beginning of a tangent curve concave Southerly and having a radius of 75.00 feet and a central angle of 33°25'29"; thence Southeasterly 43.75 feet along the arc of said curve to the end of said curve; thence run S57°03'22"E a distance of 20.32 feet to the beginning of a tangent curve concave Northerly and having a radius of 75.00 feet and a central angle of 33°25'29"; thence Southeasterly 43.75 feet along the arc of said curve to the end of said curve; thence run N89°31'09"E a distance of 100.86 feet to the beginning of a tangent curve concave Northwesterly and having a radius of 25.00 feet and a central angle of 67°57'08"; thence Northeasterly 29.65 feet along the arc of said curve to the end of said curve; thence run N21°34'01"E a distance of 231.93 feet to the beginning of a tangent curve concave Westerly and having a radius of 200.00 feet and a central angle of 22°30'00"; thence Northerly 78.54 feet along the arc of said curve to the end of said curve; thence run N00°55'59"W a distance of 173.67 feet to the beginning of a tangent curve concave Southwesterly and having a radius of 25.00 feet and a central angle of 89°56'02"; thence Northwesterly 39.24 feet along the arc of said curve to the end of said curve; thence run S89°07'59"W a distance of 666.47 feet; thence run N00°52'01"W a distance of 50.00 feet to the beginning of a non-tangent curve concave Northwesterly and having a radius of 25.00 feet; thence from a tangent Bearing of N89°07'59"E run Northeasterly 39.47 feet through a central angle of 90°27'00" to the end of said curve; thence run N89°34'59"E a distance of 50.00 feet to the beginning of a non-tangent curve concave Northeasterly and having a radius of 25.00 feet and a central angle of 89°33'00"; thence Southeasterly 39.07 feet along the arc of said curve to the end of said curve; thence run N89°07'59"E a distance of 150.00 feet to the beginning of a tangent curve concave Northwesterly and having a radius of 25.00 feet and a central angle of 90°27'00"; thence Northeasterly 39.47 feet along the arc of said curve to the end of said curve; thence run N89°34'59"E a distance of 50.00 feet to the beginning of a non-tangent curve concave Northeasterly and having a radius of 25.00 feet and a central angle of 89°33'00"; thence from a tangent bearing of S01°19'01"E run Southeasterly 39.07 feet along the arc of said curve to the end of said curve; thence run N89°07'59"E a distance of 316.34 feet to the beginning of a tangent curve concave Northwesterly and having a radius of 25.00 feet and a central angle of 90°03'58"; thence Northeasterly 39.30 feet along the arc of said curve to the end of said curve; thence run N00°55'59"W a distance of 707.36 feet to Point "A" said point being the beginning of a tangent curve concave Southwesterly and having a radius of 25.00 feet and a central angle of 90°00'00"; thence Northwesterly 39.27 feet along the arc of said curve to the end of said curve; thence run S89°04'01"W a distance of 106.37 feet to the beginning of a tangent curve concave Southerly and having a radius of 100.00 feet and a central angle of 10°44'13"; thence Westerly 18.74 feet along the arc of said curve to the end of said curve; thence run N00°55'59"W a distance of 50.60 feet to the beginning of a non-tangent curve concave Southerly and having a radius of 150.00 feet and a central angle of 07°08'05"; thence from a tangent bearing of N81°55'56"E run Easterly 18.68 feet along the arc of said curve to the end of said curve; thence run N89°04'01"E a distance of 370.37 feet to the beginning of a tangent curve concave Northwesterly and having a radius of 25.00 feet and a central angle of 90°00'00"; thence run Northeasterly 39.27 feet along the arc of said curve to the end of said curve; thence run N00°55'59"W a distance of 95.00 feet; thence run N89°04'01"E a distance of 86.00 feet; thence run S00°55'59"E a distance of 566.34 feet to



the beginning of a tangent curve concave Northeasterly and having a radius of 25.00 feet and a central angle of 90°00'00"; thence run Southeasterly 39.27 feet along the arc of said curve to the end of said curve; thence run N89°04'01"E a distance of 111.22 feet to the beginning of a tangent curve concave Southerly and having a radius of 250.00 feet and a central angle of 24°10'39"; thence Southeasterly 105.49 feet along the arc of said curve to the end of said curve; thence run S66°45'20"E a distance of 144.57 feet to the beginning of a tangent curve concave Northerly and having a radius of 500.00 feet and a central angle of 24°10'39"; thence run Easterly 210.99 feet along the arc of said curve to the end of said curve; thence run N89°04'01"E a distance of 156.29 feet to the beginning of a tangent curve concave Northwesterly and having a radius of 25.00 feet and a central angle of 89°17'17"; thence run Northeasterly 38.96 feet along the arc of said curve to the end of said curve; thence run S00°13'16"E a distance of 117.00 feet to the beginning of a non-tangent curve concave Southwesterly and having a radius of 25.00 feet and a central angle of 90°42'43"; thence from a tangent bearing of N00°13'16"W run Northwesterly 39.58 feet along the arc of said curve to the end of said curve; thence run S89°04'01"W a distance of 123.72 feet; thence run N45°55'59"W a distance of 19.80 feet; thence run S89°04'01"W a distance of 17.12 feet to the beginning of a tangent curve concave Northerly and having a radius of 553.00 feet and a central angle of 24°10'39"; thence Westerly 233.35 feet along the arc of said curve to the end of said curve; thence run N66°45'20"W a distance of 144.57 feet to the beginning of a tangent curve concave Southerly and having a radius of 197.00 feet and a central angle of 24°10'39"; thence Westerly 83.13 feet along the arc of said curve to the end of said curve; thence run S89°04'01"W a distance of 411.22 feet to the beginning of a tangent curve concave Southeasterly and having a radius of 25.00 feet and a central angle of 90°00'00"; thence Southwesterly 39.27 feet along the arc of said curve to the end of said curve; thence run S00°55'59"E a distance of 506.69 feet to the beginning of a tangent curve concave Westerly and having a radius of 250.00 feet and a central angle of 22°30'00"; thence Southerly 98.17 feet along the arc of said curve to the end of said curve; thence run S21°34'01"W a distance of 202.22 feet to the beginning of a tangent curve concave Northeasterly and having a radius of 25.00 feet and a central angle of 112°02'52"; thence run Southeasterly 48.89 feet along the arc of said curve to the end of said curve; thence run N89°31'09"E a distance of 589.69 feet to the beginning of a tangent curve concave Northwesterly and having a radius of 25.00 feet and a central angle of 90°00'00"; thence run Northeasterly 39.27 feet along the arc of said curve to the end of said curve; thence run N00°28'51"W a distance of 5.59 feet to the beginning of a tangent curve concave Southwesterly and having a radius of 25.00 feet and a central angle of 65°50'08"; thence Northwesterly 28.73 feet along the arc of said curve to the end of said curve and the beginning of a reverse curve concave Northeasterly and having a radius of 100.00 feet and a central angle of 39°05'42"; thence Northwesterly 68.23 feet along the arc of said curve to the end of said curve; thence run N27°13'17"W a distance of 15.53 feet to the beginning of a tangent curve concave Easterly and having a radius of 250.00 feet and a central angle of 26°44'26"; thence Northwesterly 116.68 feet along the arc of said curve to the end of said curve; thence run N00°28'51"W a distance of 55.77 feet to the beginning of a tangent curve concave Southerly and having a radius of 70.00 feet and a central angle of 169°45'12"; thence Easterly 207.39 feet along the arc of said curve to the end of said curve and the beginning of a compound curve concave Westerly and having a radius of 500.00 feet and a central angle of 10°14'48"; thence Southerly 89.42 feet along the arc of said curve to the end of said curve and Point "B"; thence run S00°28'51"E a distance of 144.28 feet to the beginning of a tangent curve concave Northeasterly and having a radius of 25.00 feet and a central angle of 90°00'00"; thence Southeasterly 39.27 feet along the arc of said curve to the end of said curve; thence run N89°31'09"E a distance of 52.78 feet; thence run S00°28'51"E a distance of 86.00 feet; thence run S89°31'09"W a distance of 782.98 feet to the beginning of a tangent curve concave Southeasterly and having a radius of 25.00 feet and a central angle of 67°57'08"; thence run Southerly 29.65 feet along the arc of said curve to the end of said curve; thence run S21°34'01"W a distance of 14.93 feet to the beginning of a tangent curve concave Easterly and having a radius of 150.00 feet and a central angle of 22°02'52"; thence Southerly 57.72 feet along the arc of said curve to the end of said curve; thence run S00°28'51"E a distance of 109.24 feet to the beginning of a tangent curve concave Northeasterly and having a radius of 25.00 feet and a central angle of 90°00'00"; thence Southeasterly 39.27 feet along the arc of said curve to the end of said curve; thence run S89°31'09"W a distance of 100.00 feet to a to the Point of Beginning. Containing: 10.334 acres, more or less.



AND

BEGIN at the aforesaid Point "A" thence leaving said right of way line run N89°04'01"E a distance of 50.00 feet to a point on said right of way line and continue along said right of way line the following courses and distances; said point being the beginning of a non-tangent curve concave Southeasterly and having a radius of 25.00 feet and a central angle of 90°00'00"; thence Northeasterly 39.27 feet along the arc of said curve to the end of said curve; thence run N89°04'01"E a distance of 200.00 feet to the beginning of a tangent curve concave Southwesterly and having a radius of 25.00 feet and a central angle of 90°00'00"; thence Southeasterly 39.27 feet along the arc of said curve to the end of said curve; thence run S00°55'59"E a distance of 371.34 feet to the beginning of a tangent curve concave Northwesterly and having a radius of 25.00 feet and a central angle of 90°00'00"; thence Southwesterly 39.27 feet along the arc of said curve to the end of said curve; thence run S89°04'01"W a distance of 200.00 feet to the beginning of a tangent curve concave Northeasterly and having a radius of 25.00 feet and a central angle of 90°00'00"; thence Northwesterly 39.27 feet along the arc of said curve to the end of said curve; thence run N00°55'59"W a distance of 371.34 feet to a to the Point of Beginning. Containing: 2.406 acres, more or less.

AND

COMMENCE at the aforesaid Point "B", thence leaving said right of way line run N89°31'09"E a distance of 36.00 feet to a to the POINT OF BEGINNING, said point being on said right of way line and continue along said right of way line the following courses and distances; thence run S00°28'51"E a distance of 109.88 feet to the beginning of a tangent curve concave Northwesterly and having a radius of 10.00 feet and a central angle of 114°04'36"; thence Southwesterly 19.91 feet along the arc of said curve to the end of said curve to the beginning of a compound curve concave Northeasterly and having a radius of 64.00 feet and a central angle of 39°02'45"; thence run Northwesterly 43.61 feet along the arc of said curve to a to the end of said curve; thence run N27°13'17"W a distance of 15.53 feet to the beginning of a tangent curve concave Easterly and having a radius of 214.00 feet and a central angle of 26°44'26"; thence Northerly 99.98 feet along the arc of said curve to the end of said curve; thence run N00°28'51"W a distance of 55.77 feet to the beginning of a tangent curve concave Southerly and having a radius of 34.00 feet and a central angle of 169°45'12"; thence run Easterly 100.73 feet along the arc of said curve the end of said curve and the beginning of a compound curve concave Westerly and having a radius of 464.00 feet and a central angle of 10°14'48"; thence Southerly 82.98 feet along the arc of said curve to the end of said curve and the Point of Beginning. Containing: 0.321 acres, more or less.

IN AGGREGATE CONTAINING: 13.061 acres, more or less.

**EXHIBIT B**

*Project Work Agreement* between Landsea Homes of Florida LLC and Blue Ox Enterprises, dated 7/10/2023, as amended and supplemented by Change Order Request dated 1/10/2024 and Change Order Request dated 4/18/2024

**SEE PAGE 100 OF THIS PDF**



## **Contractor's Final Waiver and Release of Lien**

KNOW ALL MEN BY THESE PRESENTS:

That the contractor described in Exhibit A attached hereto (the "**Contractor**"), for and in consideration of the payment of the sum shown on Exhibit A, and other good and valuable consideration paid by Landsea Homes of Florida LLC (the "**Owner**"), or paid at the direction and on behalf of Owner, the receipt of which is hereby acknowledged, hereby forever releases, waives and quit claims to the said Owner, and its successors and assigns, including, but not limited to, Kepler Road Community Development District (the "**CDD**"), all liens, lien rights, claims or demands of any kind whatsoever, which Contractor now has or might have against Owner, the CDD, or their successors or assigns, or the improvements more particularly described on Exhibit A (the "**Improvements**") on account of construction or installation of any of said Improvements on the real property described in Exhibit A (the "**Property**").

That the undersigned has the right and authority to execute this Final Waiver and Release of Lien on behalf of the Contractor. That this is a waiver of all lien rights and other claims which Contractor has against the Improvements, the Property, the Owner and the CDD, and their successors and assigns, for all services performed with respect to the Improvements and Property, including, without limitation, extra work, delay claims, acceleration claims and change orders, and contractual claims for additional compensation which might be due for any labor, materials or equipment, and a representation that all subcontractors, suppliers, materialmen, equipment lessors and laborers of Contractor, who have furnished services for the Contractor with respect to the Improvements and/or the Property, have been paid in full for such services.

In consideration of the receipt of final payment in the amount stated in Exhibit A, Contractor hereby swears that all Improvements on the Property have been completed and are in accordance with the contract between Contractor and Owner with respect thereto, and that all subcontractors, suppliers, materialmen, equipment lessors and laborers under Contractor have been paid in full for all labor, services, material and equipment provided with respect to the Improvements and the Property.

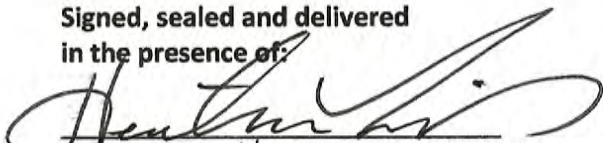
THE UNDERSIGNED ACKNOWLEDGES THAT, UNDER FLORIDA STATUTES, OWNER, THE CDD, AND THEIR SUCCESSORS AND ASSIGNS, AND OTHER PARTIES, HAVE THE RIGHT TO RELY UPON THIS WAIVER AND RELEASE AND THAT MAKING ANY FALSE STATEMENTS SHALL CONSTITUTE PERJURY, AND PUNISHMENT CAN BE MADE IN ACCORDANCE WITH THE LAWS OF THE STATE OF FLORIDA.

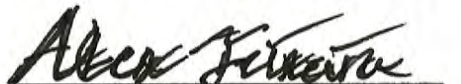
[SIGNATURE PAGE TO FOLLOW]

IN WITNESS THEREOF, I have hereunto set my hand and seal this 12<sup>th</sup> day of Dec, 2024.

**WITNESSES:**

Signed, sealed and delivered  
in the presence of:

  
Print Name: Heather Frederic

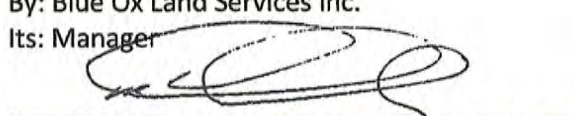
  
Print Name: Alex Teixeira

STATE OF FLORIDA                     )  
  ) ss:  
COUNTY OF Seminole

**CONTRACTOR:**

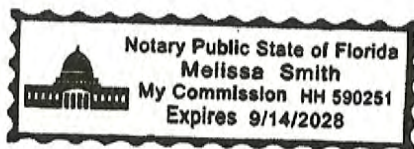
**BLUE OX ENTERPRISES, LLC**

By: Blue Ox Land Services Inc.  
Its: Manager

  
By: Matthew Lemberich  
Its: CFO

The foregoing instrument was acknowledged before me ☒ by means of physical presence or ☐ online notarization this 12<sup>th</sup> day of Dec, 2024, by means of ☒ physical presence or ☐ online notarization, by Matthew Lemberich as CFO of Blue Ox Land Services Inc., as Manager of Blue Ox Enterprises, LLC. He/She is personally known to me.

**NOTARY STAMP OR SEAL:**



  
NOTARY PUBLIC, STATE OF FLORIDA  
My Commission Expires: \_\_\_\_\_



## Exhibit A

### Descriptions of Contractor, Amount Paid and Improvements

Contractor:     **BLUE OX ENTERPRISES, LLC**

Amount Paid to Contractor:     **\$6,549,833.87**

Description of Improvements and Property: District-eligible improvements within that *Project Work Agreement* between Landsea Homes of Florida LLC and Blue Ox Enterprises, dated 7/10/2023, as amended and supplemented by Change Order Request dated 1/10/2024 and Change Order Request dated 4/18/2024, as more particularly described as follows:

#### **Trinity Gardens Phase 1 Master Improvements:**

**Stormwater Improvements:** All ponds/stormwater management facilities, together with master drainage pipes, including but not limited to structures, inlets, manholes, mitered end sections, headwalls, water control structures catch-basins and related stormwater facilities, in and for the development Trinity Gardens Phase 1, all located on portions of the real property described in the following legal description:

**Tract B** of the preliminary plat known Trinity Gardens Phase 1 to be recorded in Official Records of Volusia County, Florida, more particularly described as follows:

That part of Section 14, Township 17 South, Range 30 East Volusia County, Florida being more particularly described as follows.

COMMENCE at the Southeast corner of the Northeast 1/4 of the Southeast 1/4 of Section 14, Township 17 South, Range 30 East Volusia County, Florida, thence run N88°58'45"E a distance of 40.85 feet; thence run S26°14'04"E a distance of 64.11 feet; thence run S10°50'33"E a distance of 55.88 feet; thence run S06°26'25"E a distance of 47.71 feet; thence run S66°45'20"E a distance of 117.85 feet; thence run N85°44'49"E a distance of 35.04 feet; thence run N20°26'08"E a distance of 76.35 feet; thence run N20°13'29"E a distance of 12.68 feet; thence run N00°09'57"E a distance of 27.97 feet; thence run N01°01'15"W a distance of 96.17 feet; thence run N88°58'45"E a distance of 334.29 feet to the beginning of a non-tangent curve concave Westerly and having a radius of 3900.00 feet and a central angle of 00°59'04"; thence from a Tangent bearing of S01°12'20"E run 67.02 feet along the arc of said curve to the end of said curve; thence run S00°13'16"E a distance of 184.25 feet to the beginning of a tangent curve concave Northwesterly and having a radius of 25.00 feet and a central angle of 89°17'17"; thence run Southwesterly 38.96 feet along the arc of said curve to the end of said curve; thence run S89°04'01"W a distance of 56.51 feet; thence run N00°55'59"W a distance of 120.00 feet; thence run S89°04'01"W a distance of 99.79 feet to the beginning of a tangent curve concave Northerly and having a radius of 380.00 feet and a central angle of 20°06'05"; thence Westerly 133.32 feet along the arc of said curve to the end of said curve; thence run S19°10'06"W a distance of 120.00 feet to the beginning of a non-tangent curve concave Northerly and having a radius of 500.00 feet and a central angle of 04°04'34"; thence Westerly 35.57 feet along the arc of said curve to the end of said curve; thence run N66°45'20"W a distance of 144.57 feet to the beginning of a tangent curve concave Southerly and having a radius of 250.00 feet and a central angle of 12°41'09"; thence Westerly 55.35 feet along the arc of said curve to the end of said curve; thence run N10°33'31"E a distance of 120.00 feet to the beginning of a non-tangent curve concave Southerly and having a radius of 370.00 feet and a central angle of 11°29'30"; thence run Westerly 74.21 feet along the arc of said curve to the end of said curve; thence run S89°04'01"W a distance of 16.22 feet; thence run N00°55'59"W a distance of 400.00 feet; thence run S89°04'01"W a distance of 5.00 feet; thence run N00°55'59"W a distance of 50.00 feet; thence run S89°04'01"W a distance of 115.00 feet; thence run N00°55'59"W a distance of 21.34 feet; thence run S89°04'01"W a distance of 500.00 feet; thence run N00°55'59"W a distance of 563.93 feet; thence run S87°19'38"E a distance of 45.57 feet; thence run N84°44'09"E a distance of 38.51 feet; thence run S58°58'36"E a distance of 68.18 feet; thence run S33°04'39"E a distance of 44.12 feet; thence run S39°49'03"E a distance of 63.30 feet; thence run



S72°23'07"E a distance of 52.80 feet; thence run S41°42'11"E a distance of 61.35 feet; thence run S27°05'59"E a distance of 67.71 feet; thence run S56°53'34"E a distance of 73.33 feet; thence run S47°07'27"E a distance of 82.44 feet; thence run S69°05'16"E a distance of 30.37 feet; thence run S41°32'02"E a distance of 33.23 feet; thence run S31°59'24"E a distance of 68.52 feet; thence run S38°24'04"E a distance of 71.69 feet; thence run S23°42'46"E a distance of 63.69 feet; thence run S44°37'16"E a distance of 28.02 feet; thence run S23°42'46"E a distance of 63.22 feet; thence run S00°56'16"E a distance of 25.83 feet; thence run S23°42'46"E a distance of 63.67 feet; thence run S00°56'16"E a distance of 286.48 feet to a to the Point of Beginning.

CONTAINING: 6.990 acres, more or less.

TOGETHER WITH:

**Tract D** of the preliminary plat known Trinity Gardens Phase 1 to be recorded in Official Records of Volusia County, Florida, more particularly described as follows:

That part of Section 14, Township 17 South, Range 30 East Volusia County, Florida being more particularly described as follows:

COMMENCE at the Southwest corner of the Southeast 1/4 of Section 14, Township 17 South, Range 30 East Volusia County, Florida, thence N89°31'09"E 736.35 feet along the South boundary of the Southeast 1/4 of said Section 14 for the POINT OF BEGINNING, said point being the beginning of a non-tangent curve concave Northeasterly and having a radius of 25.00 feet and a central angle of 90°00'00"; thence from a tangent bearing of S89°31'09"W run Northwesterly run 39.27 feet along the arc of said curve to the end of said curve; thence run N00°28'51"W a distance of 109.24 feet to the beginning of a tangent curve concave Easterly and having a radius of 150.00 feet and a central angle of 22°02'52"; thence run Northerly 57.72 feet along the arc of said curve to a to the end of said curve; thence run N21°34'01"E a distance of 14.93 feet to the beginning of a tangent curve concave Southeasterly and having a radius of 25.00 feet and a central angle of 63°18'22"; thence run Northeasterly 37.62 feet along the arc of said curve to a to the end of said curve; thence run S00°28'51"E a distance of 114.92 feet; thence run N89°31'09"E a distance of 780.00 feet; thence run N00°28'51"W a distance of 115.00 feet; thence run N89°31'09"E a distance of 5.00 feet; thence run N00°28'51"W a distance of 86.00 feet; thence run S89°31'09"W a distance of 52.78 feet to the beginning of a tangent curve concave Northeasterly and having a radius of 25.00 feet and a central angle of 90°00'00"; thence run Northwesterly 39.27 feet along the arc of said curve to a to the end of said curve; thence run N00°28'51"W a distance of 2.50 feet; thence run N89°31'09"E a distance of 115.00 feet to POINT "A"(SEE LESS TRACT J); thence run N00°28'51"W a distance of 230.00 feet; thence run S89°31'09"W a distance of 7.84 feet; thence run N00°28'51"W a distance of 60.00 feet; thence run S89°31'09"W a distance of 115.00 feet; thence run S43°24'48"W a distance of 29.54 feet to the beginning of a non-tangent curve concave Southeasterly and having a radius of 70.00 feet and a central angle of 133°53'40"; thence from a tangent bearing of N46°35'11"W run Westerly 163.58 feet along the arc of said curve to a to the end of said curve and POINT "B"(SEE LESS TRACT F); thence run S00°28'51"E a distance of 55.77 feet to the beginning of a tangent curve concave Easterly and having a radius of 250.00 feet and a central angle of 26°44'26"; thence Southerly 116.68 feet along the arc of said curve to a to the end of said curve; thence run S27°13'17"E a distance of 15.53 feet to the beginning of a tangent curve concave Northeasterly and having a radius of 100.00 feet and a central angle of 39°05'42"; thence Southeasterly 68.23 feet along the arc of said curve to a to the end of said curve and the beginning of a reverse curve concave Southwesterly and having a radius of 25.00 feet and a central angle of 65°50'08"; thence run Southeasterly 28.73 feet along the arc of said curve to a to the end of said curve; thence run S00°28'51"E a distance of 5.59 feet to the beginning of a tangent curve concave Northwesterly and having a radius of 25.00 feet and a central angle of 90°00'00"; thence Southwesterly 39.27 feet along the arc of said curve to a to the end of said curve; thence run S89°31'09"W a distance of 360.00 feet; thence run N00°28'51"W a distance of 115.00 feet; thence run S89°31'09"W a distance of 180.00 feet; thence run S00°28'51"E a distance of 115.00 feet; thence run S89°31'09"W a distance of 49.69 feet to the beginning of a tangent curve concave Northeasterly and having a radius of 25.00 feet and a central angle of 112°02'52"; thence Northwesterly 48.89 feet along the arc of said curve to a to the end of said curve; thence run N21°34'01"E a distance of 97.46 feet; thence run N89°04'01"E a distance of 144.85 feet; thence run N00°55'59"W a



distance of 60.00 feet; thence run N89°04'01"E a distance of 23.54 feet; thence run N00°55'59"W a distance of 60.00 feet; thence run N89°04'01"E a distance of 10.73 feet; thence run N00°55'59"W a distance of 170.00 feet; thence run S89°04'01"W a distance of 5.00 feet; thence run N00°55'59"W a distance of 50.00 feet to POINT "C"(SEE LESS TRACT E); thence run S89°04'01"W a distance of 115.00 feet; thence run N00°55'59"W a distance of 134.15 feet; thence run N89°04'01"E a distance of 115.00 feet; thence run N00°55'59"W a distance of 60.00 feet; thence run N89°04'01"E a distance of 5.00 feet; thence run N00°55'59"W a distance of 70.00 feet; thence run N89°04'01"E a distance of 120.00 feet; thence run N00°55'59"W a distance of 120.00 feet; thence run N89°04'01"E a distance of 196.23 feet to the beginning of a tangent curve concave Southerly and having a radius of 197.00 feet and a central angle of 24°10'39"; thence Easterly 83.13 feet along the arc of said curve to a to the end of said curve; thence run S66°45'20"E a distance of 19.59 feet; thence run S23°14'40"W a distance of 115.00 feet; thence run S66°45'20"E a distance of 124.98 feet to the beginning of a tangent curve concave Northerly and having a radius of 668.00 feet and a central angle of 04°30'14"; thence Easterly 52.51 feet along the arc of said curve to a to the end of said curve; thence run N18°44'26"E a distance of 115.00 feet to the beginning of a non-tangent curve concave Northerly and having a radius of 553.00 feet and a central angle of 19°40'25"; thence from a tangent bearing of S71°15'34"E run Easterly 189.88 feet along the arc of said curve to a to the end of said curve; thence run N89°04'01"E a distance of 17.12 feet; thence run S45°55'59"E a distance of 19.80 feet; thence run N89°04'01"E a distance of 123.72 feet to the beginning of a tangent curve concave Southwesterly and having a radius of 25.00 feet and a central angle of 90°42'43"; thence Southeasterly 39.58 feet along the arc of said curve to a to the end of said curve; thence run S00°13'16"E a distance of 591.81 feet; thence run S89°46'43"W a distance of 300.00 feet; thence run S00°13'16"E a distance of 307.91 feet; thence run N89°31'01"E a distance of 300.00 feet; thence run S00°13'16"E a distance of 35.13 feet; thence run S44°38'57"W a distance of 42.33 feet; thence run S89°31'09"W a distance of 1144.21 feet to a to the point of beginning. Containing: 17.253 acres, more or less.

#### LESS TRACT J

COMMENCE at POINT "A" thence run N26°33'37"E 68.78 to the POINT OF BEGINNING; thence run S87°27'26"E a distance of 78.23 feet; thence run N85°13'28"E a distance of 98.30 feet; thence run N51°58'26"E a distance of 112.38 feet; thence run N09°40'57"E a distance of 50.21 feet; thence run N06°39'27"W a distance of 97.42 feet; thence run N20°25'56"E a distance of 94.35 feet; thence run N04°24'36"E a distance of 21.51 feet; thence run N09°10'29"W a distance of 68.44 feet; thence run N69°54'14"W a distance of 13.66 feet; thence run S61°51'35"W distance of 21.83 feet; thence run N75°59'08"W a distance of 32.90 feet; thence run N70°02'29"W a distance of 42.16 feet; thence run N74°09'03"W a distance of 44.69 feet; thence run N49°45'35"W a distance of 30.97 feet; thence run N42°50'57"W a distance of 52.71 feet; thence run N30°36'25"W a distance of 31.59 feet; thence run N10°49'52"W a distance of 33.54 feet; thence run N27°30'44"W a distance of 30.25 feet; thence run N47°24'18"W a distance of 55.06 feet; thence run N43°58'36"W a distance of 5.37 feet; thence run N76°58'43"W a distance of 15.12 feet; thence run S14°21'17"W a distance of 19.70 feet; thence run N75°38'43"W a distance of 20.00 feet; thence run N14°21'17"E a distance of 19.80 feet; thence run S59°33'22"W a distance of 8.15 feet; thence run S38°51'53"W a distance of 36.44 feet; thence run S26°30'45"W a distance of 36.92 feet; thence run S18°44'26"W a distance of 36.62 feet; thence run N71°28'20"W a distance of 5.00 feet; thence run S26°30'44"W a distance of 4.98 feet; thence run S16°23'43"W a distance of 36.70 feet; thence run S15°22'06"E a distance of 51.36 feet; thence run S20°56'45"E a distance of 84.95 feet; thence run S03°29'46"E a distance of 88.44 feet; thence run S23°05'46"E a distance of 35.89 feet; thence run N89°31'09"E a distance of 11.28 feet; thence run S00°28'51"E a distance of 61.07 feet; thence run S57°58'07"E a distance of 9.30 feet; thence run S00°28'51"E a distance of 145.95 feet; thence run S50°53'57"E a distance of 34.08 feet to a to the Point of Beginning. Containing: 3.673 acres, more or less.

#### AND LESS TRACT F

COMMENCE at POINT "B" thence run N25°02'01"W 25.29 feet to the POINT OF BEGINNING; thence run N37°57'28"W a distance of 27.04 feet; thence run N15°12'36"E a distance of 21.03 feet; thence run N36°23'35"E a distance of 21.38 feet; thence run N53°10'26"E a distance of 23.74 feet; thence run N02°15'08"W a distance of 16.86 feet; thence run N60°49'02"W a distance of 33.84 feet; thence run N36°26'41"W a distance of 22.81 feet; thence run N75°18'30"W a distance of 99.47 feet; thence run S64°09'07"W a distance of 66.27 feet; thence run S09°12'03"W a distance of 84.05 feet; thence run



S37°41'20"W a distance of 49.67 feet; thence run S11°31'01"W a distance of 79.46 feet; thence run S02°41'20"W a distance of 87.72 feet; thence run S52°42'35"W a distance of 18.68 feet; thence run S00°29'37"W a distance of 21.28 feet; thence run S03°16'44"E a distance of 41.73 feet; thence run S28°32'36"E a distance of 33.84 feet; thence run S82°38'15"E a distance of 34.18 feet; thence run S82°31'21"E a distance of 36.54 feet; thence run N89°31'09"E a distance of 190.49 feet; thence run N00°42'27"E a distance of 5.06 feet; thence run N89°31'09"E a distance of 46.84 feet; thence run N14°05'01"E a distance of 18.71 feet; thence run N37°34'15"W a distance of 66.19 feet; thence run N32°01'44"W a distance of 15.38 feet; thence run N20°46'13"W a distance of 61.86 feet; thence run N14°23'22"W a distance of 50.34 feet; thence run N00°40'41"E a distance of 39.56 feet; thence run N10°30'59"W a distance of 26.48 feet; thence run N03°05'28"W a distance of 38.30 feet to a to the Point of Beginning. Containing: 2.226 acres, more or less.

**AND LESS TRACT E**

COMMENCE at POINT "C" thence run N02°14'37"W 34.54 to the POINT OF BEGINNING; thence run N37°57'28"W a distance of 27.04 feet; thence run N58°15'19"W a distance of 32.27 feet; thence run N79°18'36"E a distance of 29.47 feet; thence run N37°57'28"W a distance of 14.00 feet; thence run N47°45'29"E a distance of 14.45 feet; thence run S79°18'36"W a distance of 44.33 feet; thence run N37°57'28"W a distance of 12.10 feet; thence run N48°25'10"E a distance of 41.09 feet; thence run N89°04'01"E a distance of 29.98 feet; thence run N47°45'29"E a distance of 10.09 feet; thence run N00°55'59"W a distance of 34.43 feet; thence run N25°22'02"E a distance of 64.68 feet; thence run N76°13'47"E a distance of 55.83 feet; thence run S71°06'00"E a distance of 50.47 feet; thence run N22°10'24"E a distance of 60.69 feet; thence run N00°55'59"W a distance of 77.83 feet; thence run N80°26'14"E a distance of 44.35 feet; thence run S80°01'54"E a distance of 52.98 feet; thence run N86°32'09"E a distance of 81.20 feet; thence run S46°20'43"E a distance of 31.82 feet; thence run S08°21'34"W a distance of 57.15 feet; thence run S38°39'07"E a distance of 23.41 feet; thence run S11°19'34"W a distance of 6.53 feet; thence run S38°39'07"E a distance of 10.30 feet; thence run S66°45'20"E a distance of 21.26 feet; thence run S47°44'02"E a distance of 122.16 feet; thence run S12°03'48"W a distance of 107.02 feet; thence run S18°55'08"W a distance of 101.25 feet; thence run S82°25'05"W a distance of 92.32 feet; thence run N23°58'58"W a distance of 83.76 feet; thence run N78°43'20"W a distance of 92.79 feet; thence run N52°13'45"W a distance of 43.34 feet; thence run S75°13'10"W a distance of 45.53 feet; thence run S53°22'51"W a distance of 67.49 feet; thence run N76°09'28"W a distance of 74.27 feet to a to the Point of Beginning. Containing: 2.899 acres, more or less.

IN AGGREGATE: 8.455 acres more or less.

**Roadway and Water Utility Improvements:** Roadway improvements including paving, curb, gutter, storm piping, and sidewalks (collectively, "Roadway Improvements") and all potable water and reclaimed water facilities from the points of delivery or connection, including the potable water system, fire protection lines and hydrants, publicly owned reclaim water mains and lines, publicly owned pipes, and related equipment (collectively, "Water Utility Improvements"), all constructed in and for the development of Trinity Gardens Phase 1, located in public right-of-ways to be known as Greenborough Street, Hopefields Street, Fairfields Street, Bee Valley Street, Birdswill Street, Gracebloom Street, as described in the following legal description:

That part of Section 14, Township 17 South, Range 30 East, Volusia County, Florida being more particularly described as follows:

COMMENCE at the Southwest corner of the Southeast 1/4 of Section 14, Township 17 South, Range 30 East Volusia County, Florida, thence N89°31'09"E 636.35 feet along the South boundary of the Southeast 1/4 of said Section 14 to the POINT OF BEGINNING, said point being on the West right of way line of Farfields Street, said point is the beginning of a tangent curve concave Northwesterly and having a radius of 25.00 feet and a central angle of 90°00'00"; thence along the right of way lines of Farfields Street, Greenborough Street, Hopefields Street, Gracebloom Street, Birdswill Street and Beevalley Street the following courses and distances Northeasterly 39.27 feet along the arc of said curve to the end of said curve; thence run N00°28'51"W a distance of 109.24 feet to the beginning of a tangent curve concave Easterly and having a radius of 200.00 feet and a central angle of 18°19'46"; thence Northerly 63.98 feet along the arc of said curve to the end of said curve and the beginning of a reverse curve concave Southwesterly and having a



radius of 25.00 feet and a central angle of 108°19'46"; thence Northwesterly 47.27 feet along the arc of said curve to the end of said curve; thence run S89°31'09"W a distance of 319.42 feet; thence run N00°28'51"W a distance of 86.00 feet; thence run N89°31'09"E a distance of 158.96 feet to the beginning of a tangent curve concave Southerly and having a radius of 75.00 feet and a central angle of 33°25'29"; thence Southeasterly 43.75 feet along the arc of said curve to the end of said curve; thence run S57°03'22"E a distance of 20.32 feet to the beginning of a tangent curve concave Northerly and having a radius of 75.00 feet and a central angle of 33°25'29"; thence Southeasterly 43.75 feet along the arc of said curve to the end of said curve; thence run N89°31'09"E a distance of 100.86 feet to the beginning of a tangent curve concave Northwesterly and having a radius of 25.00 feet and a central angle of 67°57'08"; thence Northeasterly 29.65 feet along the arc of said curve to the end of said curve; thence run N21°34'01"E a distance of 231.93 feet to the beginning of a tangent curve concave Westerly and having a radius of 200.00 feet and a central angle of 22°30'00"; thence Northerly 78.54 feet along the arc of said curve to the end of said curve; thence run N00°55'59"W a distance of 173.67 feet to the beginning of a tangent curve concave Southwesterly and having a radius of 25.00 feet and a central angle of 89°56'02"; thence Northwesterly 39.24 feet along the arc of said curve to the end of said curve; thence run S89°07'59"W a distance of 666.47 feet; thence run N00°52'01"W a distance of 50.00 feet to the beginning of a non-tangent curve concave Northwesterly and having a radius of 25.00 feet; thence from a tangent Bearing of N89°07'59"E run Northeasterly 39.47 feet through a central angle of 90°27'00" to the end of said curve; thence run N89°34'59"E a distance of 50.00 feet to the beginning of a non-tangent curve concave Northeasterly and having a radius of 25.00 feet and a central angle of 89°33'00"; thence Southeasterly 39.07 feet along the arc of said curve to the end of said curve; thence run N89°07'59"E a distance of 150.00 feet to the beginning of a tangent curve concave Northwesterly and having a radius of 25.00 feet and a central angle of 90°27'00"; thence Northeasterly 39.47 feet along the arc of said curve to the end of said curve; thence run N89°34'59"E a distance of 50.00 feet to the beginning of a non-tangent curve concave Northeasterly and having a radius of 25.00 feet and a central angle of 89°33'00"; thence from a tangent bearing of S01°19'01"E run Southeasterly 39.07 feet along the arc of said curve to the end of said curve; thence run N89°07'59"E a distance of 316.34 feet to the beginning of a tangent curve concave Northwesterly and having a radius of 25.00 feet and a central angle of 90°03'58"; thence Northeasterly 39.30 feet along the arc of said curve to the end of said curve; thence run N00°55'59"W a distance of 707.36 feet to Point "A" said point being the beginning of a tangent curve concave Southwesterly and having a radius of 25.00 feet and a central angle of 90°00'00"; thence Northwesterly 39.27 feet along the arc of said curve to the end of said curve; thence run S89°04'01"W a distance of 106.37 feet to the beginning of a tangent curve concave Southerly and having a radius of 100.00 feet and a central angle of 10°44'13"; thence Westerly 18.74 feet along the arc of said curve to the end of said curve; thence run N00°55'59"W a distance of 50.60 feet to the beginning of a non-tangent curve concave Southerly and having a radius of 150.00 feet and a central angle of 07°08'05"; thence from a tangent bearing of N81°55'56"E run Easterly 18.68 feet along the arc of said curve to the end of said curve; thence run N89°04'01"E a distance of 370.37 feet to the beginning of a tangent curve concave Northwesterly and having a radius of 25.00 feet and a central angle of 90°00'00"; thence run Northeasterly 39.27 feet along the arc of said curve to the end of said curve; thence run N00°55'59"W a distance of 95.00 feet; thence run N89°04'01"E a distance of 86.00 feet; thence run S00°55'59"E a distance of 566.34 feet to the beginning of a tangent curve concave Northeasterly and having a radius of 25.00 feet and a central angle of 90°00'00"; thence run Southeasterly 39.27 feet along the arc of said curve to the end of said curve; thence run N89°04'01"E a distance of 111.22 feet to the beginning of a tangent curve concave Southerly and having a radius of 250.00 feet and a central angle of 24°10'39"; thence Southeasterly 105.49 feet along the arc of said curve to the end of said curve; thence run S66°45'20"E a distance of 144.57 feet to the beginning of a tangent curve concave Northerly and having a radius of 500.00 feet and a central angle of 24°10'39"; thence run Easterly 210.99 feet along the arc of said curve to the end of said curve; thence run N89°04'01"E a distance of 156.29 feet to the beginning of a tangent curve concave Northwesterly and having a radius of 25.00 feet and a central angle of 89°17'17"; thence run Northeasterly 38.96 feet along the arc of said curve to the end of said curve; thence run S00°13'16"E a distance of 117.00 feet to the beginning of a non-tangent curve concave Southwesterly and having a radius of 25.00 feet and a central angle of 90°42'43"; thence from a tangent bearing of N00°13'16"W run Northwesterly 39.58 feet along the arc of said curve to the end of said curve; thence run S89°04'01"W a distance of 123.72 feet; thence run N45°55'59"W a distance of 19.80 feet; thence run S89°04'01"W a distance of 17.12 feet to the beginning of a tangent curve concave Northerly and having a radius of 553.00 feet and a central angle of 24°10'39"; thence Westerly 233.35 feet along the arc of said curve to the end of said curve; thence run N66°45'20"W



a distance of 144.57 feet to the beginning of a tangent curve concave Southerly and having a radius of 197.00 feet and a central angle of 24°10'39"; thence Westerly 83.13 feet along the arc of said curve to the end of said curve; thence run S89°04'01"W a distance of 411.22 feet to the beginning of a tangent curve concave Southeasterly and having a radius of 25.00 feet and a central angle of 90°00'00"; thence Southwesterly 39.27 feet along the arc of said curve to the end of said curve; thence run S00°55'59"E a distance of 506.69 feet to the beginning of a tangent curve concave Westerly and having a radius of 250.00 feet and a central angle of 22°30'00"; thence Southerly 98.17 feet along the arc of said curve to the end of said curve; thence run S21°34'01"W a distance of 202.22 feet to the beginning of a tangent curve concave Northeasterly and having a radius of 25.00 feet and a central angle of 112°02'52"; thence run Southeasterly 48.89 feet along the arc of said curve to the end of said curve; thence run N89°31'09"E a distance of 589.69 feet to the beginning of a tangent curve concave Northwesterly and having a radius of 25.00 feet and a central angle of 90°00'00"; thence run Northeasterly 39.27 feet along the arc of said curve to the end of said curve; thence run N00°28'51"W a distance of 5.59 feet to the beginning of a tangent curve concave Southwesterly and having a radius of 25.00 feet and a central angle of 65°50'08"; thence Northwesterly 28.73 feet along the arc of said curve to the end of said curve and the beginning of a reverse curve concave Northeasterly and having a radius of 100.00 feet and a central angle of 39°05'42"; thence Northwesterly 68.23 feet along the arc of said curve to the end of said curve; thence run N27°13'17"W a distance of 15.53 feet to the beginning of a tangent curve concave Easterly and having a radius of 250.00 feet and a central angle of 26°44'26"; thence Northwesterly 116.68 feet along the arc of said curve to the end of said curve; thence run N00°28'51"W a distance of 55.77 feet to the beginning of a tangent curve concave Southerly and having a radius of 70.00 feet and a central angle of 169°45'12"; thence Easterly 207.39 feet along the arc of said curve to the end of said curve and the beginning of a compound curve concave Westerly and having a radius of 500.00 feet and a central angle of 10°14'48"; thence Southerly 89.42 feet along the arc of said curve to the end of said curve and Point "B"; thence run S00°28'51"E a distance of 144.28 feet to the beginning of a tangent curve concave Northeasterly and having a radius of 25.00 feet and a central angle of 90°00'00"; thence Southeasterly 39.27 feet along the arc of said curve to the end of said curve; thence run N89°31'09"E a distance of 52.78 feet; thence run S00°28'51"E a distance of 86.00 feet; thence run S89°31'09"W a distance of 782.98 feet to the beginning of a tangent curve concave Southeasterly and having a radius of 25.00 feet and a central angle of 67°57'08"; thence run Southerly 29.65 feet along the arc of said curve to the end of said curve; thence run S21°34'01"W a distance of 14.93 feet to the beginning of a tangent curve concave Easterly and having a radius of 150.00 feet and a central angle of 22°02'52"; thence Southerly 57.72 feet along the arc of said curve to the end of said curve; thence run S00°28'51"E a distance of 109.24 feet to the beginning of a tangent curve concave Northeasterly and having a radius of 25.00 feet and a central angle of 90°00'00"; thence Southeasterly 39.27 feet along the arc of said curve to the end of said curve; thence run S89°31'09"W a distance of 100.00 feet to a to the Point of Beginning. Containing: 10.334 acres, more or less.

AND

BEGIN at the aforesaid Point "A" thence leaving said right of way line run N89°04'01"E a distance of 50.00 feet to a point on said right of way line and continue along said right of way line the following courses and distances; said point being the beginning of a non-tangent curve concave Southeasterly and having a radius of 25.00 feet and a central angle of 90°00'00"; thence Northeasterly 39.27 feet along the arc of said curve to the end of said curve; thence run N89°04'01"E a distance of 200.00 feet to the beginning of a tangent curve concave Southwesterly and having a radius of 25.00 feet and a central angle of 90°00'00"; thence Southeasterly 39.27 feet along the arc of said curve to the end of said curve; thence run S00°55'59"E a distance of 371.34 feet to the beginning of a tangent curve concave Northwesterly and having a radius of 25.00 feet and a central angle of 90°00'00"; thence Southwesterly 39.27 feet along the arc of said curve to the end of said curve; thence run S89°04'01"W a distance of 200.00 feet to the beginning of a tangent curve concave Northeasterly and having a radius of 25.00 feet and a central angle of 90°00'00"; thence Northwesterly 39.27 feet along the arc of said curve to the end of said curve; thence run N00°55'59"W a distance of 371.34 feet to a to the Point of Beginning. Containing: 2.406 acres, more or less.

AND

COMMENCE at the aforesaid Point "B", thence leaving said right of way line run N89°31'09"E a distance of



36.00 feet to a to the POINT OF BEGINNING, said point being on said right of way line and continue along said right of way line the following courses and distances; thence run S00°28'51"E a distance of 109.88 feet to the beginning of a tangent curve concave Northwesterly and having a radius of 10.00 feet and a central angle of 114°04'36"; thence Southwesterly 19.91 feet along the arc of said curve to the end of said curve to the beginning of a compound curve concave Northeasterly and having a radius of 64.00 feet and a central angle of 39°02'45"; thence run Northwesterly 43.61 feet along the arc of said curve to a to the end of said curve; thence run N27°13'17"W a distance of 15.53 feet to the beginning of a tangent curve concave Easterly and having a radius of 214.00 feet and a central angle of 26°44'26"; thence Northerly 99.98 feet along the arc of said curve to the end of said curve; thence run N00°28'51"W a distance of 55.77 feet to the beginning of a tangent curve concave Southerly and having a radius of 34.00 feet and a central angle of 169°45'12"; thence run Easterly 100.73 feet along the arc of said curve the end of said curve and the beginning of a compound curve concave Westerly and having a radius of 464.00 feet and a central angle of 10°14'48"; thence Southerly 82.98 feet along the arc of said curve to the end of said curve and the Point of Beginning. Containing: 0.321 acres, more or less.

IN AGGREGATE CONTAINING: 13.061 acres, more or less.

**RELEASE OF RESTRICTIONS ON THE KEPLER ROAD COMMUNITY DEVELOPMENT DISTRICT'S RIGHT TO USE AND RELY UPON DRAWINGS, PLANS, SPECIFICATIONS AND RELATED DOCUMENTS CREATED OR UNDERTAKEN IN CONNECTION WITH THE CONSTRUCTION OF CERTAIN INFRASTRUCTURE IMPROVEMENTS**

THIS WARRANTY AND RELEASE is made the 17 day of December, 2024, by **Kelly, Collins & Gentry, Inc.**, whose address is 1700 North Orange Avenue, Suite 400, Orlando, Florida 32804 ("Professional"), in favor of the **Kepler Road Community Development District** ("District"), which is a local unit of special-purpose government situated in the City of DeLand, Florida, and having offices located at 219 E. Livingston Street, Orlando, Florida 32801.

**SECTION 1. DESCRIPTION OF SCOPE OF SERVICES.** Professional has provided work product in connection with the construction/installation of certain infrastructure improvements for Hanover Land Company, LLC, an affiliate of TLC Trinity Gardens, LLC, and/or Landsea Homes of Florida LLC, a landowner and developer within the District ("Developer"). An outline of the scope of services provided by Professional is attached as **Exhibit A** ("Work Product").

**SECTION 2. USE OF WORK PRODUCT.** Professional acknowledges that the Landowner 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.

**SECTION 3. RELEASES.** Premised upon the District's agreement to make no revisions or modifications to the Work Product without prior written permission of Professional, Professional confirms the release of all restrictions upon the District's right to use and rely upon the Work Product for purposes for which it is intended. Professional hereby affirmatively agrees that the Work identified in **Exhibit A** is free of all claims, security agreement, encumbrances or liens, to the best of our knowledge.

**SECTION 4. CERTIFICATE OF PAYMENT.** Professional hereby acknowledges that it has been fully compensated for its services and work related to completion of the Work Product. Professional further certifies that no outstanding requests for payment exist related to the Work Product identified in **Exhibit A** and that there is no disagreement as to the appropriateness of payment made for the Work Product. This document shall constitute a final waiver and release of lien for any payments due to Professional by Landowner and/or the District for the Work Product identified in **Exhibit A**.

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

WITNESSES

Kristine Tillman

Kristine Tillman

[print name]

[Signature]

Gabrielle Moscose

[print name]

**KELLY, COLLINS & GENTRY, INC.**

By: [Signature]

Name: Scott M. Gentry

Its: Principal

## **EXHIBIT A**

**Engineering by Kelly, Collins & Gentry, Inc.:** The work product associated with this Release & Warranty include due diligence review and report, site plans, construction and development drawings, plans and specifications, zoning approvals, entitlements, permits, drainage rights, and similar or equivalent private and governmental documents associated with development of stormwater improvements, conservation, entry signage/monumentation, and open space improvements for the portion of development known as Trinity Gardens Phase 1, as more particularly described in that Engineering Fee Proposal dated June 8, 2021, submitted by Kelly, Collins & Gentry, Inc. as approved and accepted by Hanover Land Company, LLC, affiliate of TLC Trinity Gardens, LLC, assignee to that Assignment of Proceeds of Kepler Road Community Development District Capital Improvement Revenue Bonds, Series 2024 ("Bonds"), to be effective on or around closing date for Bonds.



**RELEASE OF RESTRICTIONS ON THE KEPLER ROAD COMMUNITY DEVELOPMENT DISTRICT'S RIGHT TO USE AND RELY UPON DRAWINGS, PLANS, SPECIFICATIONS AND RELATED DOCUMENTS CREATED OR UNDERTAKEN IN CONNECTION WITH THE CONSTRUCTION OF CERTAIN INFRASTRUCTURE IMPROVEMENTS**

THIS WARRANTY AND RELEASE is made the 12<sup>th</sup> day of Dec, 2024, by **Blue Ox Enterprises, LLC**, whose address is 500 North Way, Sanford, Florida 32773 ("**Professional**"), in favor of the **Kepler Road Community Development District** ("**District**"), which is a local unit of special-purpose government situated in the City of DeLand, Florida, and having offices located at 219 East Livingston Street, Orlando, Florida 32801.

**SECTION 1. DESCRIPTION OF SCOPE OF SERVICES.** Professional has provided work product in connection with the construction/installation of certain infrastructure improvements for TLC Pine Meadows, LLC, a landowner and developer within the District ("**Developer**"). An outline of the scope of services provided by Professional is attached as **Exhibit A** ("**Work Product**").

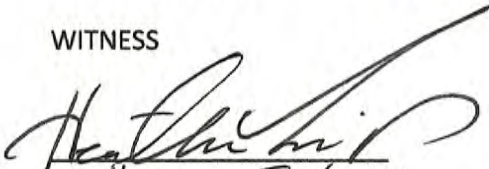
**SECTION 2. USE OF WORK PRODUCT.** Professional acknowledges that the Landowner may in the future convey the Work Product to the District and for that purpose has requested Professional to confirm the release of all restrictions on the District's right to use and rely upon the Work Product.

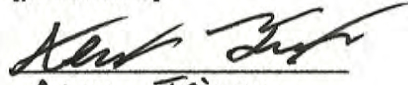
**SECTION 3. RELEASES.** Premised upon the District's agreement to make no revisions or modifications to the Work Product without prior written permission of Professional, Professional confirms the release of all restrictions upon the District's right to use and rely upon the Work Product for any and all purposes, including the purposes for which it is intended. Professional hereby affirmatively agrees that the Work identified in **Exhibit A** is free of all claims, security agreement, encumbrances or liens.

**SECTION 4. CERTIFICATE OF PAYMENT.** Professional hereby acknowledges that it has been fully compensated for its services and work related to completion of the Work Product. Professional further certifies that no outstanding requests for payment exist related to the Work Product identified in **Exhibit A** and that there is no disagreement as to the appropriateness of payment made for the Work Product. This document shall constitute a final waiver and release of lien for any payments due to Professional by Landowner and/or the District for the Work Product identified in **Exhibit A**.

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

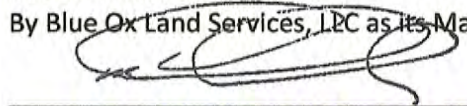
WITNESS

  
Heather Frederick  
[print name]

  
Alex Teixeira  
[print name]

**BLUE OX ENTERPRISES LLC**

By Blue Ox Land Services, LLC as its Manager

  
By: Matthew Lembrich  
Its: CEO



## EXHIBIT A

**As-builts for following improvements** constructed pursuant to that *Project Work Agreement* between Landsea Homes of Florida LLC and Blue Ox Enterprises, dated 7/10/2023, as amended and supplemented by Change Order Request dated 1/10/2024 and Change Order Request dated 4/18/2024:

### **Trinity Gardens Phase 1 Master Improvements:**

**Stormwater Improvements:** All ponds/stormwater management facilities, together with master drainage pipes, including but not limited to structures, inlets, manholes, mitered end sections, headwalls, water control structures catch-basins and related stormwater facilities, in and for the development Trinity Gardens Phase 1, all located on portions of the real property described in the following legal description:

**Tract B** of the preliminary plat known Trinity Gardens Phase 1 to be recorded in Official Records of Volusia County, Florida, more particularly described as follows:

That part of Section 14, Township 17 South, Range 30 East Volusia County, Florida being more particularly described as follows.

COMMENCE at the Southeast corner of the Northeast 1/4 of the Southeast 1/4 of Section 14, Township 17 South, Range 30 East Volusia County, Florida, thence run N88°58'45"E a distance of 40.85 feet; thence run S26°14'04"E a distance of 64.11 feet; thence run S10°50'33"E a distance of 55.88 feet; thence run S06°26'25"E a distance of 47.71 feet; thence run S66°45'20"E a distance of 117.85 feet; thence run N85°44'49"E a distance of 35.04 feet; thence run N20°26'08"E a distance of 76.35 feet; thence run N20°13'29"E a distance of 12.68 feet; thence run N00°09'57"E a distance of 27.97 feet; thence run N01°01'15"W a distance of 96.17 feet; thence run N88°58'45"E a distance of 334.29 feet to the beginning of a non-tangent curve concave Westerly and having a radius of 3900.00 feet and a central angle of 00°59'04"; thence from a Tangent bearing of S01°12'20"E run 67.02 feet along the arc of said curve to the end of said curve; thence run S00°13'16"E a distance of 184.25 feet to the beginning of a tangent curve concave Northwesterly and having a radius of 25.00 feet and a central angle of 89°17'17"; thence run Southwesterly 38.96 feet along the arc of said curve to the end of said curve; thence run S89°04'01"W a distance of 56.51 feet; thence run N00°55'59"W a distance of 120.00 feet; thence run S89°04'01"W a distance of 99.79 feet to the beginning of a tangent curve concave Northerly and having a radius of 380.00 feet and a central angle of 20°06'05"; thence Westerly 133.32 feet along the arc of said curve to the end of said curve; thence run S19°10'06"W a distance of 120.00 feet to the beginning of a non-tangent curve concave Northerly and having a radius of 500.00 feet and a central angle of 04°04'34"; thence Westerly 35.57 feet along the arc of said curve to the end of said curve; thence run N66°45'20"W a distance of 144.57 feet to the beginning of a tangent curve concave Southerly and having a radius of 250.00 feet and a central angle of 12°41'09"; thence Westerly 55.35 feet along the arc of said curve to the end of said curve; thence run N10°33'31"E a distance of 120.00 feet to the beginning of a non-tangent curve concave Southerly and having a radius of 370.00 feet and a central angle of 11°29'30"; thence run Westerly 74.21 feet along the arc of said curve to the end of said curve; thence run S89°04'01"W a distance of 16.22 feet; thence run N00°55'59"W a distance of 400.00 feet; thence run S89°04'01"W a distance of 5.00 feet; thence run N00°55'59"W a distance of 50.00 feet; thence run S89°04'01"W a distance of 115.00 feet; thence run N00°55'59"W a distance of 21.34 feet; thence run S89°04'01"W a distance of 500.00 feet; thence run N00°55'59"W a distance of 563.93 feet; thence run S87°19'38"E a distance of 45.57 feet; thence run N84°44'09"E a distance of 38.51 feet; thence run S58°58'36"E a distance of 68.18 feet; thence run S33°04'39"E a distance of 44.12 feet; thence run S39°49'03"E a distance of 63.30 feet; thence run S72°23'07"E a distance of 52.80 feet; thence run S41°42'11"E a distance of 61.35 feet; thence run S27°05'59"E a distance of 67.71 feet; thence run S56°53'34"E a distance of 73.33 feet; thence run S47°07'27"E a distance of 82.44 feet; thence run S69°05'16"E a distance of 30.37 feet; thence run S41°32'02"E a distance of 33.23 feet; thence run S31°59'24"E a distance of 68.52 feet; thence run S38°24'04"E a distance of 71.69 feet; thence run S23°42'46"E a distance of 63.69 feet; thence run



S44°37'16"E a distance of 28.02 feet; thence run S23°42'46"E a distance of 63.22 feet; thence run S00°56'16"E a distance of 25.83 feet; thence run S23°42'46"E a distance of 63.67 feet; thence run S00°56'16"E a distance of 286.48 feet to a to the Point of Beginning.

CONTAINING: 6.990 acres, more or less.

TOGETHER WITH:

**Tract D** of the preliminary plat known Trinity Gardens Phase 1 to be recorded in Official Records of Volusia County, Florida, more particularly described as follows:

That part of Section 14, Township 17 South, Range 30 East Volusia County, Florida being more particularly described as follows:

COMMENCE at the Southwest corner of the Southeast 1/4 of Section 14, Township 17 South, Range 30 East Volusia County, Florida, thence N89°31'09"E 736.35 feet along the South boundary of the Southeast 1/4 of said Section 14 for the POINT OF BEGINNING, said point being the beginning of a non-tangent curve concave Northeasterly and having a radius of 25.00 feet and a central angle of 90°00'00"; thence from a tangent bearing of S89°31'09"W run Northwesterly run 39.27 feet along the arc of said curve to the end of said curve; thence run N00°28'51"W a distance of 109.24 feet to the beginning of a tangent curve concave Easterly and having a radius of 150.00 feet and a central angle of 22°02'52"; thence run Northerly 57.72 feet along the arc of said curve to a to the end of said curve; thence run N21°34'01"E a distance of 14.93 feet to the beginning of a tangent curve concave Southeasterly and having a radius of 25.00 feet and a central angle of 63°18'22"; thence run Northeasterly 37.62 feet along the arc of said curve to a to the end of said curve; thence run S00°28'51"E a distance of 114.92 feet; thence run N89°31'09"E a distance of 780.00 feet; thence run N00°28'51"W a distance of 115.00 feet; thence run N89°31'09"E a distance of 5.00 feet; thence run N00°28'51"W a distance of 86.00 feet; thence run S89°31'09"W a distance of 52.78 feet to the beginning of a tangent curve concave Northeasterly and having a radius of 25.00 feet and a central angle of 90°00'00"; thence run Northwesterly 39.27 feet along the arc of said curve to a to the end of said curve; thence run N00°28'51"W a distance of 2.50 feet; thence run N89°31'09"E a distance of 115.00 feet to POINT "A"(SEE LESS TRACT J); thence run N00°28'51"W a distance of 230.00 feet; thence run S89°31'09"W a distance of 7.84 feet; thence run N00°28'51"W a distance of 60.00 feet; thence run S89°31'09"W a distance of 115.00 feet; thence run S43°24'48"W a distance of 29.54 feet to the beginning of a non-tangent curve concave Southeasterly and having a radius of 70.00 feet and a central angle of 133°53'40"; thence from a tangent bearing of N46°35'11"W run Westerly 163.58 feet along the arc of said curve to a to the end of said curve and POINT "B"(SEE LESS TRACT F); thence run S00°28'51"E a distance of 55.77 feet to the beginning of a tangent curve concave Easterly and having a radius of 250.00 feet and a central angle of 26°44'26"; thence Southerly 116.68 feet along the arc of said curve to a to the end of said curve; thence run S27°13'17"E a distance of 15.53 feet to the beginning of a tangent curve concave Northeasterly and having a radius of 100.00 feet and a central angle of 39°05'42"; thence Southeasterly 68.23 feet along the arc of said curve to a to the end of said curve and the beginning of a reverse curve concave Southwesterly and having a radius of 25.00 feet and a central angle of 65°50'08"; thence run Southeasterly 28.73 feet along the arc of said curve to a to the end of said curve; thence run S00°28'51"E a distance of 5.59 feet to the beginning of a tangent curve concave Northwesterly and having a radius of 25.00 feet and a central angle of 90°00'00"; thence Southwesterly 39.27 feet along the arc of said curve to a to the end of said curve; thence run S89°31'09"W a distance of 360.00 feet; thence run N00°28'51"W a distance of 115.00 feet; thence run S89°31'09"W a distance of 180.00 feet; thence run S00°28'51"E a distance of 115.00 feet; thence run S89°31'09"W a distance of 49.69 feet to the beginning of a tangent curve concave Northeasterly and having a radius of 25.00 feet and a central angle of 112°02'52"; thence Northwesterly 48.89 feet along the arc of said curve to a to the end of said curve; thence run N21°34'01"E a distance of 97.46 feet; thence run N89°04'01"E a distance of 144.85 feet; thence run N00°55'59"W a distance of 60.00 feet; thence run N89°04'01"E a distance of 23.54 feet; thence run N00°55'59"W a distance of 60.00 feet; thence run N89°04'01"E a distance of 10.73 feet; thence run N00°55'59"W a distance of



170.00 feet; thence run S89°04'01"W a distance of 5.00 feet; thence run N00°55'59"W a distance of 50.00 feet to POINT "C"(SEE LESS TRACT E); thence run S89°04'01"W a distance of 115.00 feet; thence run N00°55'59"W a distance of 134.15 feet; thence run N89°04'01"E a distance of 115.00 feet; thence run N00°55'59"W a distance of 60.00 feet; thence run N89°04'01"E a distance of 5.00 feet; thence run N00°55'59"W a distance of 70.00 feet; thence run N89°04'01"E a distance of 120.00 feet; thence run N00°55'59"W a distance of 120.00 feet; thence run N89°04'01"E a distance of 196.23 feet to the beginning of a tangent curve concave Southerly and having a radius of 197.00 feet and a central angle of 24°10'39"; thence Easterly 83.13 feet along the arc of said curve to a to the end of said curve; thence run S66°45'20"E a distance of 19.59 feet; thence run S23°14'40"W a distance of 115.00 feet; thence run S66°45'20"E a distance of 124.98 feet to the beginning of a tangent curve concave Northerly and having a radius of 668.00 feet and a central angle of 04°30'14"; thence Easterly 52.51 feet along the arc of said curve to a to the end of said curve; thence run N18°44'26"E a distance of 115.00 feet to the beginning of a non-tangent curve concave Northerly and having a radius of 553.00 feet and a central angle of 19°40'25"; thence from a tangent bearing of S71°15'34"E run Easterly 189.88 feet along the arc of said curve to a to the end of said curve; thence run N89°04'01"E a distance of 17.12 feet; thence run S45°55'59"E a distance of 19.80 feet; thence run N89°04'01"E a distance of 123.72 feet to the beginning of a tangent curve concave Southwesterly and having a radius of 25.00 feet and a central angle of 90°42'43"; thence Southeasterly 39.58 feet along the arc of said curve to a to the end of said curve; thence run S00°13'16"E a distance of 591.81 feet; thence run S89°46'43"W a distance of 300.00 feet; thence run S00°13'16"E a distance of 307.91 feet; thence run N89°31'01"E a distance of 300.00 feet; thence run S00°13'16"E a distance of 35.13 feet; thence run S44°38'57"W a distance of 42.33 feet; thence run S89°31'09"W a distance of 1144.21 feet to a to the point of beginning. Containing: 17.253 acres, more or less.

#### LESS TRACT J

COMMENCE at POINT "A" thence run N26°33'37"E 68.78 to the POINT OF BEGINNING; thence run S87°27'26"E a distance of 78.23 feet; thence run N85°13'28"E a distance of 98.30 feet; thence run N51°58'26"E a distance of 112.38 feet; thence run N09°40'57"E a distance of 50.21 feet; thence run N06°39'27"W a distance of 97.42 feet; thence run N20°25'56"E a distance of 94.35 feet; thence run N04°24'36"E a distance of 21.51 feet; thence run N09°10'29"W a distance of 68.44 feet; thence run N69°54'14"W a distance of 13.66 feet; thence run S61°51'35"W distance of 21.83 feet; thence run N75°59'08"W a distance of 32.90 feet; thence run N70°02'29"W a distance of 42.16 feet; thence run N74°09'03"W a distance of 44.69 feet; thence run N49°45'35"W a distance of 30.97 feet; thence run N42°50'57"W a distance of 52.71 feet; thence run N30°36'25"W a distance of 31.59 feet; thence run N10°49'52"W a distance of 33.54 feet; thence run N27°30'44"W a distance of 30.25 feet; thence run N47°24'18"W a distance of 55.06 feet; thence run N43°58'36"W a distance of 5.37 feet; thence run N76°58'43"W a distance of 15.12 feet; thence run S14°21'17"W a distance of 19.70 feet; thence run N75°38'43"W a distance of 20.00 feet; thence run N14°21'17"E a distance of 19.80 feet; thence run S59°33'22"W a distance of 8.15 feet; thence run S38°51'53"W a distance of 36.44 feet; thence run S26°30'45"W a distance of 36.92 feet; thence run S18°44'26"W a distance of 36.62 feet; thence run N71°28'20"W a distance of 5.00 feet; thence run S26°30'44"W a distance of 4.98 feet; thence run S16°23'43"W a distance of 36.70 feet; thence run S15°22'06"E a distance of 51.36 feet; thence run S20°56'45"E a distance of 84.95 feet; thence run S03°29'46"E a distance of 88.44 feet; thence run S23°05'46"E a distance of 35.89 feet; thence run N89°31'09"E a distance of 11.28 feet; thence run S00°28'51"E a distance of 61.07 feet; thence run S57°58'07"E a distance of 9.30 feet; thence run S00°28'51"E a distance of 145.95 feet; thence run S50°53'57"E a distance of 34.08 feet to a to the Point of Beginning. Containing: 3.673 acres, more or less.

#### AND LESS TRACT F

COMMENCE at POINT "B" thence run N25°02'01"W 25.29 feet to the POINT OF BEGINNING; thence run N37°57'28"W a distance of 27.04 feet; thence run N15°12'36"E a distance of 21.03 feet; thence run N36°23'35"E a distance of 21.38 feet; thence run N53°10'26"E a distance of 23.74 feet; thence run N02°15'08"W a distance of 16.86 feet; thence run N60°49'02"W a distance of 33.84 feet; thence run N36°26'41"W a distance of 22.81 feet; thence run N75°18'30"W a distance of 99.47 feet; thence run



S64°09'07"W a distance of 66.27 feet; thence run S09°12'03"W a distance of 84.05 feet; thence run S37°41'20"W a distance of 49.67 feet; thence run S11°31'01"W a distance of 79.46 feet; thence run S02°41'20"W a distance of 87.72 feet; thence run S52°42'35"W a distance of 18.68 feet; thence run S00°29'37"W a distance of 21.28 feet; thence run S03°16'44"E a distance of 41.73 feet; thence run S28°32'36"E a distance of 33.84 feet; thence run S82°38'15"E a distance of 34.18 feet; thence run S82°31'21"E a distance of 36.54 feet; thence run N89°31'09"E a distance of 190.49 feet; thence run N00°42'27"E a distance of 5.06 feet; thence run N89°31'09"E a distance of 46.84 feet; thence run N14°05'01"E a distance of 18.71 feet; thence run N37°34'15"W a distance of 66.19 feet; thence run N32°01'44"W a distance of 15.38 feet; thence run N20°46'13"W a distance of 61.86 feet; thence run N14°23'22"W a distance of 50.34 feet; thence run N00°40'41"E a distance of 39.56 feet; thence run N10°30'59"W a distance of 26.48 feet; thence run N03°05'28"W a distance of 38.30 feet to a to the Point of Beginning. Containing: 2.226 acres, more or less.

**AND LESS TRACT E**

COMMENCE at POINT "C" thence run N02°14'37"W 34.54 to the POINT OF BEGINNING; thence run N37°57'28"W a distance of 27.04 feet; thence run N58°15'19"W a distance of 32.27 feet; thence run N79°18'36"E a distance of 29.47 feet; thence run N37°57'28"W a distance of 14.00 feet; thence run N47°45'29"E a distance of 14.45 feet; thence run S79°18'36"W a distance of 44.33 feet; thence run N37°57'28"W a distance of 12.10 feet; thence run N48°25'10"E a distance of 41.09 feet; thence run N89°04'01"E a distance of 29.98 feet; thence run N47°45'29"E a distance of 10.09 feet; thence run N00°55'59"W a distance of 34.43 feet; thence run N25°22'02"E a distance of 64.68 feet; thence run N76°13'47"E a distance of 55.83 feet; thence run S71°06'00"E a distance of 50.47 feet; thence run N22°10'24"E a distance of 60.69 feet; thence run N00°55'59"W a distance of 77.83 feet; thence run N80°26'14"E a distance of 44.35 feet; thence run S80°01'54"E a distance of 52.98 feet; thence run N86°32'09"E a distance of 81.20 feet; thence run S46°20'43"E a distance of 31.82 feet; thence run S08°21'34"W a distance of 57.15 feet; thence run S38°39'07"E a distance of 23.41 feet; thence run S11°19'34"W a distance of 6.53 feet; thence run S38°39'07"E a distance of 10.30 feet; thence run S66°45'20"E a distance of 21.26 feet; thence run S47°44'02"E a distance of 122.16 feet; thence run S12°03'48"W a distance of 107.02 feet; thence run S18°55'08"W a distance of 101.25 feet; thence run S82°25'05"W a distance of 92.32 feet; thence run N23°58'58"W a distance of 83.76 feet; thence run N78°43'20"W a distance of 92.79 feet; thence run N52°13'45"W a distance of 43.34 feet; thence run S75°13'10"W a distance of 45.53 feet; thence run S53°22'51"W a distance of 67.49 feet; thence run N76°09'28"W a distance of 74.27 feet to a to the Point of Beginning. Containing: 2.899 acres, more or less.

IN AGGREGATE: 8.455 acres more or less.

**Roadway and Water Utility Improvements:** Roadway improvements including paving, curb, gutter, storm piping, and sidewalks (collectively, "Roadway Improvements") and all potable water and reclaimed water facilities from the points of delivery or connection, including the potable water system, fire protection lines and hydrants, publicly owned reclaim water mains and lines, publicly owned pipes, and related equipment (collectively, "Water Utility Improvements"), all constructed in and for the development of Trinity Gardens Phase 1, located in public right-of-ways to be known as Greenborough Street, Hopefields Street, Fairfields Street, Bee Valley Street, Birdswill Street, Gracebloom Street, as described in the following legal description:

That part of Section 14, Township 17 South, Range 30 East, Volusia County, Florida being more particularly described as follows:

COMMENCE at the Southwest corner of the Southeast 1/4 of Section 14, Township 17 South, Range 30 East Volusia County, Florida, thence N89°31'09"E 636.35 feet along the South boundary of the Southeast 1/4 of said Section 14 to the POINT OF BEGINNING, said point being on the West right of way line of Farfields Street, said point is the beginning of a tangent curve concave Northwesterly and having a radius of 25.00 feet and a central angle of 90°00'00"; thence along the right of way lines of Farfields Street, Greenborough Street, Hopefields Street, Gracebloom Street, Birdswill Street and Beevalley Street the following courses



and distances Northeasterly 39.27 feet along the arc of said curve to the end of said curve; thence run N00°28'51"W a distance of 109.24 feet to the beginning of a tangent curve concave Easterly and having a radius of 200.00 feet and a central angle of 18°19'46"; thence Northerly 63.98 feet along the arc of said curve to the end of said curve and the beginning of a reverse curve concave Southwesterly and having a radius of 25.00 feet and a central angle of 108°19'46"; thence Northwesterly 47.27 feet along the arc of said curve to the end of said curve; thence run S89°31'09"W a distance of 319.42 feet; thence run N00°28'51"W a distance of 86.00 feet; thence run N89°31'09"E a distance of 158.96 feet to the beginning of a tangent curve concave Southerly and having a radius of 75.00 feet and a central angle of 33°25'29"; thence Southeasterly 43.75 feet along the arc of said curve to the end of said curve; thence run S57°03'22"E a distance of 20.32 feet to the beginning of a tangent curve concave Northerly and having a radius of 75.00 feet and a central angle of 33°25'29"; thence Southeasterly 43.75 feet along the arc of said curve to the end of said curve; thence run N89°31'09"E a distance of 100.86 feet to the beginning of a tangent curve concave Northwesterly and having a radius of 25.00 feet and a central angle of 67°57'08"; thence Northeasterly 29.65 feet along the arc of said curve to the end of said curve; thence run N21°34'01"E a distance of 231.93 feet to the beginning of a tangent curve concave Westerly and having a radius of 200.00 feet and a central angle of 22°30'00"; thence Northerly 78.54 feet along the arc of said curve to the end of said curve; thence run N00°55'59"W a distance of 173.67 feet to the beginning of a tangent curve concave Southwesterly and having a radius of 25.00 feet and a central angle of 89°56'02"; thence Northwesterly 39.24 feet along the arc of said curve to the end of said curve; thence run S89°07'59"W a distance of 666.47 feet; thence run N00°52'01"W a distance of 50.00 feet to the beginning of a non-tangent curve concave Northwesterly and having a radius of 25.00 feet; thence from a tangent Bearing of N89°07'59"E run Northeasterly 39.47 feet through a central angle of 90°27'00" to the end of said curve; thence run N89°34'59"E a distance of 50.00 feet to the beginning of a non-tangent curve concave Northeasterly and having a radius of 25.00 feet and a central angle of 89°33'00"; thence Southeasterly 39.07 feet along the arc of said curve to the end of said curve; thence run N89°07'59"E a distance of 150.00 feet to the beginning of a tangent curve concave Northwesterly and having a radius of 25.00 feet and a central angle of 90°27'00"; thence Northeasterly 39.47 feet along the arc of said curve to the end of said curve; thence run N89°34'59"E a distance of 50.00 feet to the beginning of a non-tangent curve concave Northeasterly and having a radius of 25.00 feet and a central angle of 89°33'00"; thence from a tangent bearing of S01°19'01"E run Southeasterly 39.07 feet along the arc of said curve to the end of said curve; thence run N89°07'59"E a distance of 316.34 feet to the beginning of a tangent curve concave Northwesterly and having a radius of 25.00 feet and a central angle of 90°03'58"; thence Northeasterly 39.30 feet along the arc of said curve to the end of said curve; thence run N00°55'59"W a distance of 707.36 feet to Point "A" said point being the beginning of a tangent curve concave Southwesterly and having a radius of 25.00 feet and a central angle of 90°00'00"; thence Northwesterly 39.27 feet along the arc of said curve to the end of said curve; thence run S89°04'01"W a distance of 106.37 feet to the beginning of a tangent curve concave Southerly and having a radius of 100.00 feet and a central angle of 10°44'13"; thence Westerly 18.74 feet along the arc of said curve to the end of said curve; thence run N00°55'59"W a distance of 50.60 feet to the beginning of a non-tangent curve concave Southerly and having a radius of 150.00 feet and a central angle of 07°08'05"; thence from a tangent bearing of N81°55'56"E run Easterly 18.68 feet along the arc of said curve to the end of said curve; thence run N89°04'01"E a distance of 370.37 feet to the beginning of a tangent curve concave Northwesterly and having a radius of 25.00 feet and a central angle of 90°00'00"; thence run Northeasterly 39.27 feet along the arc of said curve to the end of said curve; thence run N00°55'59"W a distance of 95.00 feet; thence run N89°04'01"E a distance of 86.00 feet; thence run S00°55'59"E a distance of 566.34 feet to the beginning of a tangent curve concave Northeasterly and having a radius of 25.00 feet and a central angle of 90°00'00"; thence run Southeasterly 39.27 feet along the arc of said curve to the end of said curve; thence run N89°04'01"E a distance of 111.22 feet to the beginning of a tangent curve concave Southerly and having a radius of 250.00 feet and a central angle of 24°10'39"; thence Southeasterly 105.49 feet along the arc of said curve to the end of said curve; thence run S66°45'20"E a distance of 144.57 feet to the beginning of a tangent curve concave Northerly and having a radius of 500.00 feet and a central angle of 24°10'39"; thence run Easterly 210.99 feet along the arc of said curve to the end of said curve; thence run N89°04'01"E a distance of 156.29 feet to the beginning of a tangent curve concave Northwesterly and having a radius of 25.00 feet and a central angle of 89°17'17"; thence run Northeasterly 38.96 feet along



the arc of said curve to the end of said curve; thence run S00°13'16"E a distance of 117.00 feet to the beginning of a non-tangent curve concave Southwesterly and having a radius of 25.00 feet and a central angle of 90°42'43"; thence from a tangent bearing of N00°13'16"W run Northwesterly 39.58 feet along the arc of said curve to the end of said curve; thence run S89°04'01"W a distance of 123.72 feet; thence run N45°55'59"W a distance of 19.80 feet; thence run S89°04'01"W a distance of 17.12 feet to the beginning of a tangent curve concave Northerly and having a radius of 553.00 feet and a central angle of 24°10'39"; thence Westerly 233.35 feet along the arc of said curve to the end of said curve; thence run N66°45'20"W a distance of 144.57 feet to the beginning of a tangent curve concave Southerly and having a radius of 197.00 feet and a central angle of 24°10'39"; thence Westerly 83.13 feet along the arc of said curve to the end of said curve; thence run S89°04'01"W a distance of 411.22 feet to the beginning of a tangent curve concave Southeasterly and having a radius of 25.00 feet and a central angle of 90°00'00"; thence Southwesterly 39.27 feet along the arc of said curve to the end of said curve; thence run S00°55'59"E a distance of 506.69 feet to the beginning of a tangent curve concave Westerly and having a radius of 250.00 feet and a central angle of 22°30'00"; thence Southerly 98.17 feet along the arc of said curve to the end of said curve; thence run S21°34'01"W a distance of 202.22 feet to the beginning of a tangent curve concave Northeasterly and having a radius of 25.00 feet and a central angle of 112°02'52"; thence run Southeasterly 48.89 feet along the arc of said curve to the end of said curve; thence run N89°31'09"E a distance of 589.69 feet to the beginning of a tangent curve concave Northwesterly and having a radius of 25.00 feet and a central angle of 90°00'00"; thence run Northeasterly 39.27 feet along the arc of said curve to the end of said curve; thence run N00°28'51"W a distance of 5.59 feet to the beginning of a tangent curve concave Southwesterly and having a radius of 25.00 feet and a central angle of 65°50'08"; thence Northwesterly 28.73 feet along the arc of said curve to the end of said curve and the beginning of a reverse curve concave Northeasterly and having a radius of 100.00 feet and a central angle of 39°05'42"; thence Northwesterly 68.23 feet along the arc of said curve to the end of said curve; thence run N27°13'17"W a distance of 15.53 feet to the beginning of a tangent curve concave Easterly and having a radius of 250.00 feet and a central angle of 26°44'26"; thence Northwesterly 116.68 feet along the arc of said curve to the end of said curve; thence run N00°28'51"W a distance of 55.77 feet to the beginning of a tangent curve concave Southerly and having a radius of 70.00 feet and a central angle of 169°45'12"; thence Easterly 207.39 feet along the arc of said curve to the end of said curve and the beginning of a compound curve concave Westerly and having a radius of 500.00 feet and a central angle of 10°14'48"; thence Southerly 89.42 feet along the arc of said curve to the end of said curve and Point "B"; thence run S00°28'51"E a distance of 144.28 feet to the beginning of a tangent curve concave Northeasterly and having a radius of 25.00 feet and a central angle of 90°00'00"; thence Southeasterly 39.27 feet along the arc of said curve to the end of said curve; thence run N89°31'09"E a distance of 52.78 feet; thence run S00°28'51"E a distance of 86.00 feet; thence run S89°31'09"W a distance of 782.98 feet to the beginning of a tangent curve concave Southeasterly and having a radius of 25.00 feet and a central angle of 67°57'08"; thence run Southerly 29.65 feet along the arc of said curve to the end of said curve; thence run S21°34'01"W a distance of 14.93 feet to the beginning of a tangent curve concave Easterly and having a radius of 150.00 feet and a central angle of 22°02'52"; thence Southerly 57.72 feet along the arc of said curve to the end of said curve; thence run S00°28'51"E a distance of 109.24 feet to the beginning of a tangent curve concave Northeasterly and having a radius of 25.00 feet and a central angle of 90°00'00"; thence Southeasterly 39.27 feet along the arc of said curve to the end of said curve; thence run S89°31'09"W a distance of 100.00 feet to a to the Point of Beginning. Containing: 10.334 acres, more or less.

AND

BEGIN at the aforesaid Point "A" thence leaving said right of way line run N89°04'01"E a distance of 50.00 feet to a point on said right of way line and continue along said right of way line the following courses and distances; said point being the beginning of a non-tangent curve concave Southeasterly and having a radius of 25.00 feet and a central angle of 90°00'00"; thence Northeasterly 39.27 feet along the arc of said curve to the end of said curve; thence run N89°04'01"E a distance of 200.00 feet to the beginning of a tangent curve concave Southwesterly and having a radius of 25.00 feet and a central angle of 90°00'00"; thence Southeasterly 39.27 feet along the arc of said curve to the end of said curve; thence run S00°55'59"E a



distance of 371.34 feet to the beginning of a tangent curve concave Northwesterly and having a radius of 25.00 feet and a central angle of 90°00'00"; thence Southwesterly 39.27 feet along the arc of said curve to the end of said curve; thence run S89°04'01"W a distance of 200.00 feet to the beginning of a tangent curve concave Northeasterly and having a radius of 25.00 feet and a central angle of 90°00'00"; thence Northwesterly 39.27 feet along the arc of said curve to the end of said curve; thence run N00°55'59"W a distance of 371.34 feet to a to the Point of Beginning. Containing: 2.406 acres, more or less.

AND

COMMENCE at the aforesaid Point "B", thence leaving said right of way line run N89°31'09"E a distance of 36.00 feet to a to the POINT OF BEGINNING, said point being on said right of way line and continue along said right of way line the following courses and distances; thence run S00°28'51"E a distance of 109.88 feet to the beginning of a tangent curve concave Northwesterly and having a radius of 10.00 feet and a central angle of 114°04'36"; thence Southwesterly 19.91 feet along the arc of said curve to the end of said curve to the beginning of a compound curve concave Northeasterly and having a radius of 64.00 feet and a central angle of 39°02'45"; thence run Northwesterly 43.61 feet along the arc of said curve to a to the end of said curve; thence run N27°13'17"W a distance of 15.53 feet to the beginning of a tangent curve concave Easterly and having a radius of 214.00 feet and a central angle of 26°44'26"; thence Northerly 99.98 feet along the arc of said curve to the end of said curve; thence run N00°28'51"W a distance of 55.77 feet to the beginning of a tangent curve concave Southerly and having a radius of 34.00 feet and a central angle of 169°45'12"; thence run Easterly 100.73 feet along the arc of said curve the end of said curve and the beginning of a compound curve concave Westerly and having a radius of 464.00 feet and a central angle of 10°14'48"; thence Southerly 82.98 feet along the arc of said curve to the end of said curve and the Point of Beginning. Containing: 0.321 acres, more or less.

IN AGGREGATE CONTAINING: 13.061 acres, more or less.



## **BILL OF SALE**

KNOW ALL MEN BY THESE PRESENTS, that **Landsea Homes of Florida LLC**, a Delaware limited liability company, whose address for purposes hereof is 2420 S. Lakemont Avenue, Suite 450, Orlando, Florida 32814 ("**Seller**"), and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, to it paid by the **Kepler Road Community Development District**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes* ("**District**") whose address is 219 East Livingston Street, Orlando, Florida 32801, the receipt whereof is hereby acknowledged, has granted, bargained, sold, transferred and delivered, and by these presents does grant, bargain, sell, transfer, and deliver unto the District, its successors and assigns, the following described property, assets and rights, to-wit:

### **SEE EXHIBIT A ("PROPERTY")**

TO HAVE AND TO HOLD all of the foregoing unto the District, its successors and assigns, for its own use forever, free and clear and discharged of and from any and all obligations, claims or liens.

AND the Seller does hereby covenant to and with the District, its successors and assigns, that they are the lawful owners of the above-described personal property and assets; that said personal property and assets are free from all liens and encumbrances; that Seller has good right to sell said personal property and assets; that all contractors, subcontractors and material men furnishing labor or materials relative to the construction of the personal property and assets have been paid in full; and that Seller will warrant and defend the sale of its said personal property and assets hereby made, unto the District, its successors and assigns, against the lawful claims and demands of all persons whosoever.

*[signature contained on following page]*

IN WITNESS WHEREOF, the Seller has caused this instrument to be executed in its name to be effective as of December 11, 2024, regardless of the date of actual signing of this document.

Signed, sealed and delivered  
in the presence of:

**LANDSEA HOMES OF FLORIDA LLC,**  
a Delaware limited liability company

Witnessed:

Print Name: Krys Guillaune

Print Name: KALI RUSSELL

By:

Print Name: Daniel Kaiser

Print Title: VP

STATE OF Florida  
COUNTY OF Orange

I hereby certify that on this day, before me by means of ☐ physical presence or ☐ online notarization, an officer duly authorized to take acknowledgments, Daniel Kaiser as VP of Landsea Homes of Florida LLC, a Delaware limited liability company, on behalf of the company, who executed the foregoing instrument, acknowledged before me that he executed the same on behalf of the foregoing entity and was identified in the manner indicated below.

Witness my hand and official seal this 20 day of December, 2024.

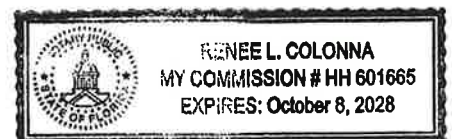
Renee L. Colonna  
Notary Public

Personally known: ☒

Produced Identification: \_\_\_\_\_

Type of Identification: \_\_\_\_\_

**EXHIBIT A:** DESCRIPTION OF IMPROVEMENTS



## EXHIBIT A

### Acquisition Costs:

Improvement	Contract / Invoices	Total Contract Costs <sup>1</sup>	Eligible Costs <sup>2</sup>	Retainage and Balance to Finish	Requisition Amount <sup>3</sup>
Stormwater, Potable Water, Reclaimed Water, and Roadway Improvements	Blue Ox Enterprises, LLC	\$8,814,741.96	\$7,026,991.06	\$477,157.19	\$6,549,833.87
	<b>Total:</b>	\$8,814,741.96	<b>\$7,026,991.06</b> (NTE Acquisition Cost)	\$477,157.19	<b>\$6,549,833.87</b>

<sup>1</sup> Total project costs under the applicable Contract, including any and all change orders and work authorizations, as applicable

<sup>2</sup> Portion of Total Contract Cost eligible for payment from bond proceeds and within the scope of the current acquisition, also referred to as "NTE Acquisition Cost"

<sup>3</sup> Portion of NTE Acquisition Cost paid to date for Requisition to Series 2024 Acquisition and Construction Fund, when available

### Description of Improvements to be Acquired and Location:

#### **Trinity Gardens Phase 1 Master Improvements:**

**Stormwater Improvements:** All ponds/stormwater management facilities, together with master drainage pipes, including but not limited to structures, inlets, manholes, mitered end sections, headwalls, water control structures catch-basins and related stormwater facilities, in and for the development Trinity Gardens Phase 1, all located on portions of the real property described in the following legal description:

**Tract B** of the preliminary plat known Trinity Gardens Phase 1 to be recorded in Official Records of Volusia County, Florida, more particularly described as follows:

That part of Section 14, Township 17 South, Range 30 East Volusia County, Florida being more particularly described as follows.

COMMENCE at the Southeast corner of the Northeast 1/4 of the Southeast 1/4 of Section 14, Township 17 South, Range 30 East Volusia County, Florida, thence run N88°58'45"E a distance of 40.85 feet; thence run S26°14'04"E a distance of 64.11 feet; thence run S10°50'33"E a distance of 55.88 feet; thence run S06°26'25"E a distance of 47.71 feet; thence run S66°45'20"E a distance of 117.85 feet; thence run N85°44'49"E a distance of 35.04 feet; thence run N20°26'08"E a distance of 76.35 feet; thence run N20°13'29"E a distance of 12.68 feet; thence run N00°09'57"E a distance of 27.97 feet; thence run N01°01'15"W a distance of 96.17 feet; thence run N88°58'45"E a distance of 334.29 feet to the beginning of a non-tangent curve concave Westerly and having a radius of 3900.00 feet and a central angle of 00°59'04"; thence from a Tangent bearing of S01°12'20"E run 67.02 feet along the arc of said curve to the end of said curve; thence run S00°13'16"E a distance of 184.25 feet to the beginning of a tangent curve concave Northwesterly and having a radius of 25.00 feet and a central angle of 89°17'17"; thence run Southwesterly 38.96 feet along the arc of said curve to the end of said curve; thence run S89°04'01"W a distance of 56.51 feet; thence run N00°55'59"W a distance of 120.00 feet; thence run S89°04'01"W a distance of 99.79 feet to the beginning of a tangent curve concave Northerly and having a radius of 380.00 feet and a central angle of 20°06'05"; thence Westerly 133.32 feet along the arc of said curve to the end of said curve; thence run S19°10'06"W a distance of 120.00 feet to the beginning of a non-tangent curve concave Northerly and having a radius of 500.00 feet and a central angle of 04°04'34"; thence Westerly 35.57 feet along the arc of said curve to the end of said curve; thence run N66°45'20"W a distance of 144.57 feet to the beginning of a tangent curve concave Southerly and having a radius of 250.00 feet and a central



angle of 12°41'09"; thence Westerly 55.35 feet along the arc of said curve to the end of said curve; thence run N10°33'31"E a distance of 120.00 feet to the beginning of a non-tangent curve concave Southerly and having a radius of 370.00 feet and a central angle of 11°29'30"; thence run Westerly 74.21 feet along the arc of said curve to the end of said curve; thence run S89°04'01"W a distance of 16.22 feet; thence run N00°55'59"W a distance of 400.00 feet; thence run S89°04'01"W a distance of 5.00 feet; thence run N00°55'59"W a distance of 50.00 feet; thence run S89°04'01"W a distance of 115.00 feet; thence run N00°55'59"W a distance of 21.34 feet; thence run S89°04'01"W a distance of 500.00 feet; thence run N00°55'59"W a distance of 563.93 feet; thence run S87°19'38"E a distance of 45.57 feet; thence run N84°44'09"E a distance of 38.51 feet; thence run S58°58'36"E a distance of 68.18 feet; thence run S33°04'39"E a distance of 44.12 feet; thence run S39°49'03"E a distance of 63.30 feet; thence run S72°23'07"E a distance of 52.80 feet; thence run S41°42'11"E a distance of 61.35 feet; thence run S27°05'59"E a distance of 67.71 feet; thence run S56°53'34"E a distance of 73.33 feet; thence run S47°07'27"E a distance of 82.44 feet; thence run S69°05'16"E a distance of 30.37 feet; thence run S41°32'02"E a distance of 33.23 feet; thence run S31°59'24"E a distance of 68.52 feet; thence run S38°24'04"E a distance of 71.69 feet; thence run S23°42'46"E a distance of 63.69 feet; thence run S44°37'16"E a distance of 28.02 feet; thence run S23°42'46"E a distance of 63.22 feet; thence run S00°56'16"E a distance of 25.83 feet; thence run S23°42'46"E a distance of 63.67 feet; thence run S00°56'16"E a distance of 286.48 feet to a to the Point of Beginning.

CONTAINING: 6.990 acres, more or less.

TOGETHER WITH:

**Tract D** of the preliminary plat known Trinity Gardens Phase 1 to be recorded in Official Records of Volusia County, Florida, more particularly described as follows:

That part of Section 14, Township 17 South, Range 30 East Volusia County, Florida being more particularly described as follows:

COMMENCE at the Southwest corner of the Southeast 1/4 of Section 14, Township 17 South, Range 30 East Volusia County, Florida, thence N89°31'09"E 736.35 feet along the South boundary of the Southeast 1/4 of said Section 14 for the POINT OF BEGINNING, said point being the beginning of a non-tangent curve concave Northeasterly and having a radius of 25.00 feet and a central angle of 90°00'00"; thence from a tangent bearing of S89°31'09"W run Northwesterly run 39.27 feet along the arc of said curve to the end of said curve; thence run N00°28'51"W a distance of 109.24 feet to the beginning of a tangent curve concave Easterly and having a radius of 150.00 feet and a central angle of 22°02'52"; thence run Northerly 57.72 feet along the arc of said curve to a to the end of said curve; thence run N21°34'01"E a distance of 14.93 feet to the beginning of a tangent curve concave Southeasterly and having a radius of 25.00 feet and a central angle of 63°18'22"; thence run Northeasterly 37.62 feet along the arc of said curve to a to the end of said curve; thence run S00°28'51"E a distance of 114.92 feet; thence run N89°31'09"E a distance of 780.00 feet; thence run N00°28'51"W a distance of 115.00 feet; thence run N89°31'09"E a distance of 5.00 feet; thence run N00°28'51"W a distance of 86.00 feet; thence run S89°31'09"W a distance of 52.78 feet to the beginning of a tangent curve concave Northeasterly and having a radius of 25.00 feet and a central angle of 90°00'00"; thence run Northwesterly 39.27 feet along the arc of said curve to a to the end of said curve; thence run N00°28'51"W a distance of 2.50 feet; thence run N89°31'09"E a distance of 115.00 feet to POINT "A"(SEE LESS TRACT J); thence run N00°28'51"W a distance of 230.00 feet; thence run S89°31'09"W a distance of 7.84 feet; thence run N00°28'51"W a distance of 60.00 feet; thence run S89°31'09"W a distance of 115.00 feet; thence run S43°24'48"W a distance of 29.54 feet to the beginning of a non-tangent curve concave Southeasterly and having a radius of 70.00 feet and a central angle of 133°53'40"; thence from a tangent bearing of N46°35'11"W run Westerly 163.58 feet along the arc of said curve to a to the end of said curve and POINT "B"(SEE LESS TRACT F); thence run S00°28'51"E a distance of 55.77 feet to the beginning of a tangent curve concave Easterly and having a radius of 250.00 feet and a central angle of 26°44'26"; thence Southerly 116.68 feet along the arc of said curve to a to the end of said

curve; thence run S27°13'17"E a distance of 15.53 feet to the beginning of a tangent curve concave Northeasterly and having a radius of 100.00 feet and a central angle of 39°05'42"; thence Southeasterly 68.23 feet along the arc of said curve to a to the end of said curve and the beginning of a reverse curve concave Southwesterly and having a radius of 25.00 feet and a central angle of 65°50'08"; thence run Southeasterly 28.73 feet along the arc of said curve to a to the end of said curve; thence run S00°28'51"E a distance of 5.59 feet to the beginning of a tangent curve concave Northwesterly and having a radius of 25.00 feet and a central angle of 90°00'00"; thence Southwesterly 39.27 feet along the arc of said curve to a to the end of said curve; thence run S89°31'09"W a distance of 360.00 feet; thence run N00°28'51"W a distance of 115.00 feet; thence run S89°31'09"W a distance of 180.00 feet; thence run S00°28'51"E a distance of 115.00 feet; thence run S89°31'09"W a distance of 49.69 feet to the beginning of a tangent curve concave Northeasterly and having a radius of 25.00 feet and a central angle of 112°02'52"; thence Northwesterly 48.89 feet along the arc of said curve to a to the end of said curve; thence run N21°34'01"E a distance of 97.46 feet; thence run N89°04'01"E a distance of 144.85 feet; thence run N00°55'59"W a distance of 60.00 feet; thence run N89°04'01"E a distance of 23.54 feet; thence run N00°55'59"W a distance of 60.00 feet; thence run N89°04'01"E a distance of 10.73 feet; thence run N00°55'59"W a distance of 170.00 feet; thence run S89°04'01"W a distance of 5.00 feet; thence run N00°55'59"W a distance of 50.00 feet to POINT "C"(SEE LESS TRACT E); thence run S89°04'01"W a distance of 115.00 feet; thence run N00°55'59"W a distance of 134.15 feet; thence run N89°04'01"E a distance of 115.00 feet; thence run N00°55'59"W a distance of 60.00 feet; thence run N89°04'01"E a distance of 5.00 feet; thence run N00°55'59"W a distance of 70.00 feet; thence run N89°04'01"E a distance of 120.00 feet; thence run N00°55'59"W a distance of 120.00 feet; thence run N89°04'01"E a distance of 196.23 feet to the beginning of a tangent curve concave Southerly and having a radius of 197.00 feet and a central angle of 24°10'39"; thence Easterly 83.13 feet along the arc of said curve to a to the end of said curve; thence run S66°45'20"E a distance of 19.59 feet; thence run S23°14'40"W a distance of 115.00 feet; thence run S66°45'20"E a distance of 124.98 feet to the beginning of a tangent curve concave Northerly and having a radius of 668.00 feet and a central angle of 04°30'14"; thence Easterly 52.51 feet along the arc of said curve to a to the end of said curve; thence run N18°44'26"E a distance of 115.00 feet to the beginning of a non-tangent curve concave Northerly and having a radius of 553.00 feet and a central angle of 19°40'25"; thence from a tangent bearing of S71°15'34"E run Easterly 189.88 feet along the arc of said curve to a to the end of said curve; thence run N89°04'01"E a distance of 17.12 feet; thence run S45°55'59"E a distance of 19.80 feet; thence run N89°04'01"E a distance of 123.72 feet to the beginning of a tangent curve concave Southwesterly and having a radius of 25.00 feet and a central angle of 90°42'43"; thence Southeasterly 39.58 feet along the arc of said curve to a to the end of said curve; thence run S00°13'16"E a distance of 591.81 feet; thence run S89°46'43"W a distance of 300.00 feet; thence run S00°13'16"E a distance of 307.91 feet; thence run N89°31'01"E a distance of 300.00 feet; thence run S00°13'16"E a distance of 35.13 feet; thence run S44°38'57"W a distance of 42.33 feet; thence run S89°31'09"W a distance of 1144.21 feet to a to the point of beginning. Containing: 17.253 acres, more or less.

#### LESS TRACT J

COMMENCE at POINT "A" thence run N26°33'37"E 68.78 to the POINT OF BEGINNING; thence run S87°27'26"E a distance of 78.23 feet; thence run N85°13'28"E a distance of 98.30 feet; thence run N51°58'26"E a distance of 112.38 feet; thence run N09°40'57"E a distance of 50.21 feet; thence run N06°39'27"W a distance of 97.42 feet; thence run N20°25'56"E a distance of 94.35 feet; thence run N04°24'36"E a distance of 21.51 feet; thence run N09°10'29"W a distance of 68.44 feet; thence run N69°54'14"W a distance of 13.66 feet; thence run S61°51'35"W distance of 21.83 feet; thence run N75°59'08"W a distance of 32.90 feet; thence run N70°02'29"W a distance of 42.16 feet; thence run N74°09'03"W a distance of 44.69 feet; thence run N49°45'35"W a distance of 30.97 feet; thence run N42°50'57"W a distance of 52.71 feet; thence run N30°36'25"W a distance of 31.59 feet; thence run N10°49'52"W a distance of 33.54 feet; thence run N27°30'44"W a distance of 30.25 feet; thence run N47°24'18"W a distance of 55.06 feet; thence run N43°58'36"W a distance of 5.37 feet; thence run N76°58'43"W a distance of 15.12 feet; thence run S14°21'17"W a distance of 19.70 feet; thence run N75°38'43"W a distance of 20.00 feet; thence run N14°21'17"E a distance of 19.80 feet; thence run S59°33'22"W a distance of 8.15 feet; thence run S38°51'53"W a distance of 36.44 feet; thence run



S26°30'45"W a distance of 36.92 feet; thence run S18°44'26"W a distance of 36.62 feet; thence run N71°28'20"W a distance of 5.00 feet; thence run S26°30'44"W a distance of 4.98 feet; thence run S16°23'43"W a distance of 36.70 feet; thence run S15°22'06"E a distance of 51.36 feet; thence run S20°56'45"E a distance of 84.95 feet; thence run S03°29'46"E a distance of 88.44 feet; thence run S23°05'46"E a distance of 35.89 feet; thence run N89°31'09"E a distance of 11.28 feet; thence run S00°28'51"E a distance of 61.07 feet; thence run S57°58'07"E a distance of 9.30 feet; thence run S00°28'51"E a distance of 145.95 feet; thence run S50°53'57"E a distance of 34.08 feet to a to the Point of Beginning. Containing: 3.673 acres, more or less.

**AND LESS TRACT F**

COMMENCE at POINT "B" thence run N25°02'01"W 25.29 feet to the POINT OF BEGINNING; thence run N37°57'28"W a distance of 27.04 feet; thence run N15°12'36"E a distance of 21.03 feet; thence run N36°23'35"E a distance of 21.38 feet; thence run N53°10'26"E a distance of 23.74 feet; thence run N02°15'08"W a distance of 16.86 feet; thence run N60°49'02"W a distance of 33.84 feet; thence run N36°26'41"W a distance of 22.81 feet; thence run N75°18'30"W a distance of 99.47 feet; thence run S64°09'07"W a distance of 66.27 feet; thence run S09°12'03"W a distance of 84.05 feet; thence run S37°41'20"W a distance of 49.67 feet; thence run S11°31'01"W a distance of 79.46 feet; thence run S02°41'20"W a distance of 87.72 feet; thence run S52°42'35"W a distance of 18.68 feet; thence run S00°29'37"W a distance of 21.28 feet; thence run S03°16'44"E a distance of 41.73 feet; thence run S28°32'36"E a distance of 33.84 feet; thence run S82°38'15"E a distance of 34.18 feet; thence run S82°31'21"E a distance of 36.54 feet; thence run N89°31'09"E a distance of 190.49 feet; thence run N00°42'27"E a distance of 5.06 feet; thence run N89°31'09"E a distance of 46.84 feet; thence run N14°05'01"E a distance of 18.71 feet; thence run N37°34'15"W a distance of 66.19 feet; thence run N32°01'44"W a distance of 15.38 feet; thence run N20°46'13"W a distance of 61.86 feet; thence run N14°23'22"W a distance of 50.34 feet; thence run N00°40'41"E a distance of 39.56 feet; thence run N10°30'59"W a distance of 26.48 feet; thence run N03°05'28"W a distance of 38.30 feet to a to the Point of Beginning. Containing: 2.226 acres, more or less.

**AND LESS TRACT E**

COMMENCE at POINT "C" thence run N02°14'37"W 34.54 to the POINT OF BEGINNING; thence run N37°57'28"W a distance of 27.04 feet; thence run N58°15'19"W a distance of 32.27 feet; thence run N79°18'36"E a distance of 29.47 feet; thence run N37°57'28"W a distance of 14.00 feet; thence run N47°45'29"E a distance of 14.45 feet; thence run S79°18'36"W a distance of 44.33 feet; thence run N37°57'28"W a distance of 12.10 feet; thence run N48°25'10"E a distance of 41.09 feet; thence run N89°04'01"E a distance of 29.98 feet; thence run N47°45'29"E a distance of 10.09 feet; thence run N00°55'59"W a distance of 34.43 feet; thence run N25°22'02"E a distance of 64.68 feet; thence run N76°13'47"E a distance of 55.83 feet; thence run S71°06'00"E a distance of 50.47 feet; thence run N22°10'24"E a distance of 60.69 feet; thence run N00°55'59"W a distance of 77.83 feet; thence run N80°26'14"E a distance of 44.35 feet; thence run S80°01'54"E a distance of 52.98 feet; thence run N86°32'09"E a distance of 81.20 feet; thence run S46°20'43"E a distance of 31.82 feet; thence run S08°21'34"W a distance of 57.15 feet; thence run S38°39'07"E a distance of 23.41 feet; thence run S11°19'34"W a distance of 6.53 feet; thence run S38°39'07"E a distance of 10.30 feet; thence run S66°45'20"E a distance of 21.26 feet; thence run S47°44'02"E a distance of 122.16 feet; thence run S12°03'48"W a distance of 107.02 feet; thence run S18°55'08"W a distance of 101.25 feet; thence run S82°25'05"W a distance of 92.32 feet; thence run N23°58'58"W a distance of 83.76 feet; thence run N78°43'20"W a distance of 92.79 feet; thence run N52°13'45"W a distance of 43.34 feet; thence run S75°13'10"W a distance of 45.53 feet; thence run S53°22'51"W a distance of 67.49 feet; thence run N76°09'28"W a distance of 74.27 feet to a to the Point of Beginning. Containing: 2.899 acres, more or less.

IN AGGREGATE: 8.455 acres more or less.

**Roadway and Water Utility Improvements:** Roadway improvements including paving, curb, gutter, storm piping, and sidewalks (collectively, "Roadway Improvements") and all potable water and reclaimed water facilities from the

points of delivery or connection, including the potable water system, fire protection lines and hydrants, publicly owned reclaim water mains and lines, publicly owned pipes, and related equipment (collectively, "Water Utility Improvements"), all constructed in and for the development of Trinity Gardens Phase 1, located in public right-of-ways to be known as Greenborough Street, Hopefields Street, Fairfields Street, Bee Valley Street, Birdswill Street, Gracebloom Street, as described in the following legal description:

That part of Section 14, Township 17 South, Range 30 East, Volusia County, Florida being more particularly described as follows:

COMMENCE at the Southwest corner of the Southeast 1/4 of Section 14, Township 17 South, Range 30 East Volusia County, Florida, thence N89°31'09"E 636.35 feet along the South boundary of the Southeast 1/4 of said Section 14 to the POINT OF BEGINNING, said point being on the West right of way line of Farfields Street, said point is the beginning of a tangent curve concave Northwesterly and having a radius of 25.00 feet and a central angle of 90°00'00"; thence along the right of way lines of Farfields Street, Greenborough Street, Hopefields Street, Gracebloom Street, Birdswill Street and Beevalley Street the following courses and distances Northeasterly 39.27 feet along the arc of said curve to the end of said curve; thence run N00°28'51"W a distance of 109.24 feet to the beginning of a tangent curve concave Easterly and having a radius of 200.00 feet and a central angle of 18°19'46"; thence Northerly 63.98 feet along the arc of said curve to the end of said curve and the beginning of a reverse curve concave Southwesterly and having a radius of 25.00 feet and a central angle of 108°19'46"; thence Northwesterly 47.27 feet along the arc of said curve to the end of said curve; thence run S89°31'09"W a distance of 319.42 feet; thence run N00°28'51"W a distance of 86.00 feet; thence run N89°31'09"E a distance of 158.96 feet to the beginning of a tangent curve concave Southerly and having a radius of 75.00 feet and a central angle of 33°25'29"; thence Southeasterly 43.75 feet along the arc of said curve to the end of said curve; thence run S57°03'22"E a distance of 20.32 feet to the beginning of a tangent curve concave Northerly and having a radius of 75.00 feet and a central angle of 33°25'29"; thence Southeasterly 43.75 feet along the arc of said curve to the end of said curve; thence run N89°31'09"E a distance of 100.86 feet to the beginning of a tangent curve concave Northwesterly and having a radius of 25.00 feet and a central angle of 67°57'08"; thence Northeasterly 29.65 feet along the arc of said curve to the end of said curve; thence run N21°34'01"E a distance of 231.93 feet to the beginning of a tangent curve concave Westerly and having a radius of 200.00 feet and a central angle of 22°30'00"; thence Northerly 78.54 feet along the arc of said curve to the end of said curve; thence run N00°55'59"W a distance of 173.67 feet to the beginning of a tangent curve concave Southwesterly and having a radius of 25.00 feet and a central angle of 89°56'02"; thence Northwesterly 39.24 feet along the arc of said curve to the end of said curve; thence run S89°07'59"W a distance of 666.47 feet; thence run N00°52'01"W a distance of 50.00 feet to the beginning of a non-tangent curve concave Northwesterly and having a radius of 25.00 feet; thence from a tangent Bearing of N89°07'59"E run Northeasterly 39.47 feet through a central angle of 90°27'00" to the end of said curve; thence run N89°34'59"E a distance of 50.00 feet to the beginning of a non-tangent curve concave Northeasterly and having a radius of 25.00 feet and a central angle of 89°33'00"; thence Southeasterly 39.07 feet along the arc of said curve to the end of said curve; thence run N89°07'59"E a distance of 150.00 feet to the beginning of a tangent curve concave Northwesterly and having a radius of 25.00 feet and a central angle of 90°27'00"; thence Northeasterly 39.47 feet along the arc of said curve to the end of said curve; thence run N89°34'59"E a distance of 50.00 feet to the beginning of a non-tangent curve concave Northeasterly and having a radius of 25.00 feet and a central angle of 89°33'00"; thence from a tangent bearing of S01°19'01"E run Southeasterly 39.07 feet along the arc of said curve to the end of said curve; thence run N89°07'59"E a distance of 316.34 feet to the beginning of a tangent curve concave Northwesterly and having a radius of 25.00 feet and a central angle of 90°03'58"; thence Northeasterly 39.30 feet along the arc of said curve to the end of said curve; thence run N00°55'59"W a distance of 707.36 feet to Point "A" said point being the beginning of a tangent curve concave Southwesterly and having a radius of 25.00 feet and a central angle of 90°00'00"; thence Northwesterly 39.27 feet along the arc of said curve to the end of said curve; thence run S89°04'01"W a distance of 106.37 feet to the beginning of a tangent curve concave Southerly and having a radius of 100.00 feet and a central angle of 10°44'13"; thence Westerly 18.74 feet along the arc of said curve to the end of said curve; thence run N00°55'59"W a distance of 50.60 feet to the beginning of a non-tangent curve



concave Southerly and having a radius of 150.00 feet and a central angle of 07°08'05"; thence from a tangent bearing of N81°55'56"E run Easterly 18.68 feet along the arc of said curve to the end of said curve; thence run N89°04'01"E a distance of 370.37 feet to the beginning of a tangent curve concave Northwesterly and having a radius of 25.00 feet and a central angle of 90°00'00"; thence run Northeasterly 39.27 feet along the arc of said curve to the end of said curve; thence run N00°55'59"W a distance of 95.00 feet; thence run N89°04'01"E a distance of 86.00 feet; thence run S00°55'59"E a distance of 566.34 feet to the beginning of a tangent curve concave Northeasterly and having a radius of 25.00 feet and a central angle of 90°00'00"; thence run Southeasterly 39.27 feet along the arc of said curve to the end of said curve; thence run N89°04'01"E a distance of 111.22 feet to the beginning of a tangent curve concave Southerly and having a radius of 250.00 feet and a central angle of 24°10'39"; thence Southeasterly 105.49 feet along the arc of said curve to the end of said curve; thence run S66°45'20"E a distance of 144.57 feet to the beginning of a tangent curve concave Northerly and having a radius of 500.00 feet and a central angle of 24°10'39"; thence run Easterly 210.99 feet along the arc of said curve to the end of said curve; thence run N89°04'01"E a distance of 156.29 feet to the beginning of a tangent curve concave Northwesterly and having a radius of 25.00 feet and a central angle of 89°17'17"; thence run Northeasterly 38.96 feet along the arc of said curve to the end of said curve; thence run S00°13'16"E a distance of 117.00 feet to the beginning of a non-tangent curve concave Southwesterly and having a radius of 25.00 feet and a central angle of 90°42'43"; thence from a tangent bearing of N00°13'16"W run Northwesterly 39.58 feet along the arc of said curve to the end of said curve; thence run S89°04'01"W a distance of 123.72 feet; thence run N45°55'59"W a distance of 19.80 feet; thence run S89°04'01"W a distance of 17.12 feet to the beginning of a tangent curve concave Northerly and having a radius of 553.00 feet and a central angle of 24°10'39"; thence Westerly 233.35 feet along the arc of said curve to the end of said curve; thence run N66°45'20"W a distance of 144.57 feet to the beginning of a tangent curve concave Southerly and having a radius of 197.00 feet and a central angle of 24°10'39"; thence Westerly 83.13 feet along the arc of said curve to the end of said curve; thence run S89°04'01"W a distance of 411.22 feet to the beginning of a tangent curve concave Southeasterly and having a radius of 25.00 feet and a central angle of 90°00'00"; thence Southwesterly 39.27 feet along the arc of said curve to the end of said curve; thence run S00°55'59"E a distance of 506.69 feet to the beginning of a tangent curve concave Westerly and having a radius of 250.00 feet and a central angle of 22°30'00"; thence Southerly 98.17 feet along the arc of said curve to the end of said curve; thence run S21°34'01"W a distance of 202.22 feet to the beginning of a tangent curve concave Northeasterly and having a radius of 25.00 feet and a central angle of 112°02'52"; thence run Southeasterly 48.89 feet along the arc of said curve to the end of said curve; thence run N89°31'09"E a distance of 589.69 feet to the beginning of a tangent curve concave Northwesterly and having a radius of 25.00 feet and a central angle of 90°00'00"; thence run Northeasterly 39.27 feet along the arc of said curve to the end of said curve; thence run N00°28'51"W a distance of 5.59 feet to the beginning of a tangent curve concave Southwesterly and having a radius of 25.00 feet and a central angle of 65°50'08"; thence Northwesterly 28.73 feet along the arc of said curve to the end of said curve and the beginning of a reverse curve concave Northeasterly and having a radius of 100.00 feet and a central angle of 39°05'42"; thence Northwesterly 68.23 feet along the arc of said curve to the end of said curve; thence run N27°13'17"W a distance of 15.53 feet to the beginning of a tangent curve concave Easterly and having a radius of 250.00 feet and a central angle of 26°44'26"; thence Northwesterly 116.68 feet along the arc of said curve to the end of said curve; thence run N00°28'51"W a distance of 55.77 feet to the beginning of a tangent curve concave Southerly and having a radius of 70.00 feet and a central angle of 169°45'12"; thence Easterly 207.39 feet along the arc of said curve to the end of said curve and the beginning of a compound curve concave Westerly and having a radius of 500.00 feet and a central angle of 10°14'48"; thence Southerly 89.42 feet along the arc of said curve to the end of said curve and Point "B"; thence run S00°28'51"E a distance of 144.28 feet to the beginning of a tangent curve concave Northeasterly and having a radius of 25.00 feet and a central angle of 90°00'00"; thence Southeasterly 39.27 feet along the arc of said curve to the end of said curve; thence run N89°31'09"E a distance of 52.78 feet; thence run S00°28'51"E a distance of 86.00 feet; thence run S89°31'09"W a distance of 782.98 feet to the beginning of a tangent curve concave Southeasterly and having a radius of 25.00 feet and a central angle of 67°57'08"; thence run Southerly 29.65 feet along the arc of said curve to the end of said curve; thence run S21°34'01"W a distance of 14.93 feet to the beginning of a tangent curve concave Easterly and having a radius of 150.00 feet and a central angle of 22°02'52";

thence Southerly 57.72 feet along the arc of said curve to the end of said curve; thence run S00°28'51"E a distance of 109.24 feet to the beginning of a tangent curve concave Northeasterly and having a radius of 25.00 feet and a central angle of 90°00'00"; thence Southeasterly 39.27 feet along the arc of said curve to the end of said curve; thence run S89°31'09"W a distance of 100.00 feet to a to the Point of Beginning. Containing: 10.334 acres, more or less.

AND

BEGIN at the aforesaid Point "A" thence leaving said right of way line run N89°04'01"E a distance of 50.00 feet to a point on said right of way line and continue along said right of way line the following courses and distances; said point being the beginning of a non-tangent curve concave Southeasterly and having a radius of 25.00 feet and a central angle of 90°00'00"; thence Northeasterly 39.27 feet along the arc of said curve to the end of said curve; thence run N89°04'01"E a distance of 200.00 feet to the beginning of a tangent curve concave Southwesterly and having a radius of 25.00 feet and a central angle of 90°00'00"; thence Southeasterly 39.27 feet along the arc of said curve to the end of said curve; thence run S00°55'59"E a distance of 371.34 feet to the beginning of a tangent curve concave Northwesterly and having a radius of 25.00 feet and a central angle of 90°00'00"; thence Southwesterly 39.27 feet along the arc of said curve to the end of said curve; thence run S89°04'01"W a distance of 200.00 feet to the beginning of a tangent curve concave Northeasterly and having a radius of 25.00 feet and a central angle of 90°00'00"; thence Northwesterly 39.27 feet along the arc of said curve to the end of said curve; thence run N00°55'59"W a distance of 371.34 feet to a to the Point of Beginning. Containing: 2.406 acres, more or less.

AND

COMMENCE at the aforesaid Point "B", thence leaving said right of way line run N89°31'09"E a distance of 36.00 feet to a to the POINT OF BEGINNING, said point being on said right of way line and continue along said right of way line the following courses and distances; thence run S00°28'51"E a distance of 109.88 feet to the beginning of a tangent curve concave Northwesterly and having a radius of 10.00 feet and a central angle of 114°04'36"; thence Southwesterly 19.91 feet along the arc of said curve to the end of said curve to the beginning of a compound curve concave Northeasterly and having a radius of 64.00 feet and a central angle of 39°02'45"; thence run Northwesterly 43.61 feet along the arc of said curve to a to the end of said curve; thence run N27°13'17"W a distance of 15.53 feet to the beginning of a tangent curve concave Easterly and having a radius of 214.00 feet and a central angle of 26°44'26"; thence Northerly 99.98 feet along the arc of said curve to the end of said curve; thence run N00°28'51"W a distance of 55.77 feet to the beginning of a tangent curve concave Southerly and having a radius of 34.00 feet and a central angle of 169°45'12"; thence run Easterly 100.73 feet along the arc of said curve the end of said curve and the beginning of a compound curve concave Westerly and having a radius of 464.00 feet and a central angle of 10°14'48"; thence Southerly 82.98 feet along the arc of said curve to the end of said curve and the Point of Beginning. Containing: 0.321 acres, more or less.

IN AGGREGATE CONTAINING: 13.061 acres, more or less.

**Description of Work Product to be Acquired:**

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, 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 stormwater improvements, water improvements, of the Kepler Road Community Development District for the portion of development known as Trinity Gardens Phase 1, Site Development Plan permit #PSB22-138

## **BILL OF SALE**

KNOW ALL MEN BY THESE PRESENTS, that **Kepler Road Community Development District**, a local unit of special purpose government organized under Chapter 190, Florida Statutes, with a mailing address of 219 East Livingston Street, Orlando, Florida 32801 ("**Grantor**"), and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, to it paid by the **City of DeLand**, a political subdivision of the State of Florida ("**City**"), the receipt whereof is hereby acknowledged, has granted, bargained, sold, transferred and delivered, and by these presents does grant, bargain, sell, transfer, and deliver unto the City, its successors and assigns, the following described property, assets and rights, to-wit:

**See Exhibit A.**

TO HAVE AND TO HOLD all of the foregoing unto the City, its successors and assigns, for its own use forever, free and clear and discharged of and from any and all obligations, claims or liens.

AND the Grantor does hereby covenant to and with the City, its successors and assigns, that they are the lawful owners of the above-described personal property and assets; that said personal property and assets are free from all liens and encumbrances; that Grantor has good right to sell said personal property and assets; that all contractors, subcontractors and material men furnishing labor or materials relative to the construction of the personal property and assets have been paid in full; and that Grantor will warrant and defend the sale of its said personal property and assets hereby made, unto the City, its successors and assigns, against the lawful claims and demands of all persons whosoever.

[SIGNATURES TO FOLLOW]



IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed in its name  
this 11 day of December 2024.

Signed, sealed and delivered by:

**WITNESSES**

By: [Signature]  
Name: TAN TRAN  
Title: Land Analyst

By: [Signature]  
Name: JASON LAMAS  
Title: RECORDER

**KEPLER ROAD COMMUNITY DEVELOPMENT  
DISTRICT**

[Signature]  
Name: Anthony Jara  
Title: Chairman

**STATE OF FLORIDA**

**COUNTY OF ORANGE**

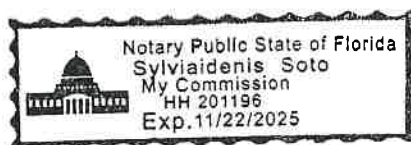
The foregoing instrument was acknowledged before me by means of ☒ physical presence  
or ☐ online notarization this 11 day of 12 2024, by  
Anthony Jara as Chairman of Kepler Road Community Development  
District, who appeared before me this day in person, and who is either personally known to me,  
or produced \_\_\_\_\_ as identification.

[Signature]  
NOTARY PUBLIC, STATE OF FLORIDA

(NOTARY SEAL)

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

**EXHIBIT A: DESCRIPTION OF IMPROVEMENTS**



## Exhibit A

**Roadway and Water Utility Improvements:** Roadway improvements including paving, curb, gutter, storm piping, and sidewalks (collectively, "Roadway Improvements") and all potable water and reclaimed water facilities from the points of delivery or connection, including the potable water system, fire protection lines and hydrants, publicly owned reclaim water mains and lines, publicly owned pipes, and related equipment (collectively, "Water Utility Improvements"), all constructed in and for the development of Trinity Gardens Phase 1, located in public right-of-ways to be known as Greenborough Street, Hopefields Street, Fairfields Street, Bee Valley Street, Birdswill Street, Gracebloom Street, as described in the following legal description:

That part of Section 14, Township 17 South, Range 30 East, Volusia County, Florida being more particularly described as follows:

COMMENCE at the Southwest corner of the Southeast 1/4 of Section 14, Township 17 South, Range 30 East Volusia County, Florida, thence N89°31'09"E 636.35 feet along the South boundary of the Southeast 1/4 of said Section 14 to the POINT OF BEGINNING, said point being on the West right of way line of Farfields Street, said point is the beginning of a tangent curve concave Northwesterly and having a radius of 25.00 feet and a central angle of 90°00'00"; thence along the right of way lines of Farfields Street, Greenborough Street, Hopefields Street, Gracebloom Street, Birdswill Street and Beevalley Street the following courses and distances Northeasterly 39.27 feet along the arc of said curve to the end of said curve; thence run N00°28'51"W a distance of 109.24 feet to the beginning of a tangent curve concave Easterly and having a radius of 200.00 feet and a central angle of 18°19'46"; thence Northerly 63.98 feet along the arc of said curve to the end of said curve and the beginning of a reverse curve concave Southwesterly and having a radius of 25.00 feet and a central angle of 108°19'46"; thence Northwesterly 47.27 feet along the arc of said curve to a to the end of said curve; thence run S89°31'09"W a distance of 319.42 feet; thence run N00°28'51"W a distance of 86.00 feet; thence run N89°31'09"E a distance of 158.96 feet to the beginning of a tangent curve concave Southerly and having a radius of 75.00 feet and a central angle of 33°25'29"; thence Southeasterly 43.75 feet along the arc of said curve to the end of said curve; thence run S57°03'22"E a distance of 20.32 feet to the beginning of a tangent curve concave Northerly and having a radius of 75.00 feet and a central angle of 33°25'29"; thence Southeasterly 43.75 feet along the arc of said curve to the end of said curve; thence run N89°31'09"E a distance of 100.86 feet to the beginning of a tangent curve concave Northwesterly and having a radius of 25.00 feet and a central angle of 67°57'08"; thence Northeasterly 29.65 feet along the arc of said curve to the end of said curve; thence run N21°34'01"E a distance of 231.93 feet to the beginning of a tangent curve concave Westerly and having a radius of 200.00 feet and a central angle of 22°30'00"; thence Northerly 78.54 feet along the arc of said curve to the end of said curve; thence run N00°55'59"W a distance of 173.67 feet to the beginning of a tangent curve concave Southwesterly and having a radius of 25.00 feet and a central angle of 89°56'02"; thence Northwesterly 39.24 feet along the arc of said curve to the end of said curve; thence run S89°07'59"W a distance of 666.47 feet; thence run N00°52'01"W a distance of 50.00 feet to the beginning of a non-tangent curve concave Northwesterly and having a radius of 25.00 feet; thence from a tangent Bearing of N89°07'59"E run Northeasterly 39.47 feet through a central angle of 90°27'00" to the end of said curve; thence run N89°34'59"E a distance of 50.00 feet to the beginning of a non-tangent curve concave Northeasterly and having a radius of 25.00 feet and a central angle of 89°33'00"; thence Southeasterly 39.07 feet along the arc of said curve to the end of said curve; thence run N89°07'59"E a distance of 150.00 feet to the beginning of a tangent curve concave Northwesterly and having a radius of 25.00 feet and a central angle of 90°27'00"; thence Northeasterly 39.47 feet along the arc of said curve to the end of said curve; thence run N89°34'59"E a distance of 50.00 feet to the beginning of a non-tangent curve concave Northeasterly and having a radius of 25.00 feet and a central angle of 89°33'00"; thence from a tangent bearing of S01°19'01"E run Southeasterly 39.07 feet along the arc of said curve to the end of said curve; thence run N89°07'59"E a distance of 316.34 feet to the beginning of a tangent curve concave Northwesterly and having a radius of 25.00 feet and a central angle of 90°03'58"; thence Northeasterly 39.30 feet along the arc of said curve to the end of said curve; thence run N00°55'59"W a distance of 707.36 feet to Point "A" said point being the beginning of a tangent curve

concave Southwesterly and having a radius of 25.00 feet and a central angle of 90°00'00"; thence Northwesterly 39.27 feet along the arc of said curve to the end of said curve; thence run S89°04'01"W a distance of 106.37 feet to the beginning of a tangent curve concave Southerly and having a radius of 100.00 feet and a central angle of 10°44'13"; thence Westerly 18.74 feet along the arc of said curve to the end of said curve; thence run N00°55'59"W a distance of 50.60 feet to the beginning of a non-tangent curve concave Southerly and having a radius of 150.00 feet and a central angle of 07°08'05"; thence from a tangent bearing of N81°55'56"E run Easterly 18.68 feet along the arc of said curve to the end of said curve; thence run N89°04'01"E a distance of 370.37 feet to the beginning of a tangent curve concave Northwesterly and having a radius of 25.00 feet and a central angle of 90°00'00"; thence run Northeasterly 39.27 feet along the arc of said curve to the end of said curve; thence run N00°55'59"W a distance of 95.00 feet; thence run N89°04'01"E a distance of 86.00 feet; thence run S00°55'59"E a distance of 566.34 feet to the beginning of a tangent curve concave Northeasterly and having a radius of 25.00 feet and a central angle of 90°00'00"; thence run Southeasterly 39.27 feet along the arc of said curve to the end of said curve; thence run N89°04'01"E a distance of 111.22 feet to the beginning of a tangent curve concave Southerly and having a radius of 250.00 feet and a central angle of 24°10'39"; thence Southeasterly 105.49 feet along the arc of said curve to the end of said curve; thence run S66°45'20"E a distance of 144.57 feet to the beginning of a tangent curve concave Northerly and having a radius of 500.00 feet and a central angle of 24°10'39"; thence run Easterly 210.99 feet along the arc of said curve to the end of said curve; thence run N89°04'01"E a distance of 156.29 feet to the beginning of a tangent curve concave Northwesterly and having a radius of 25.00 feet and a central angle of 89°17'17"; thence run Northeasterly 38.96 feet along the arc of said curve to the end of said curve; thence run S00°13'16"E a distance of 117.00 feet to the beginning of a non-tangent curve concave Southwesterly and having a radius of 25.00 feet and a central angle of 90°42'43"; thence from a tangent bearing of N00°13'16"W run Northwesterly 39.58 feet along the arc of said curve to the end of said curve; thence run S89°04'01"W a distance of 123.72 feet; thence run N45°55'59"W a distance of 19.80 feet; thence run S89°04'01"W a distance of 17.12 feet to the beginning of a tangent curve concave Northerly and having a radius of 553.00 feet and a central angle of 24°10'39"; thence Westerly 233.35 feet along the arc of said curve to the end of said curve; thence run N66°45'20"W a distance of 144.57 feet to the beginning of a tangent curve concave Southerly and having a radius of 197.00 feet and a central angle of 24°10'39"; thence Westerly 83.13 feet along the arc of said curve to the end of said curve; thence run S89°04'01"W a distance of 411.22 feet to the beginning of a tangent curve concave Southeasterly and having a radius of 25.00 feet and a central angle of 90°00'00"; thence Southwesterly 39.27 feet along the arc of said curve to the end of said curve; thence run S00°55'59"E a distance of 506.69 feet to the beginning of a tangent curve concave Westerly and having a radius of 250.00 feet and a central angle of 22°30'00"; thence Southerly 98.17 feet along the arc of said curve to the end of said curve; thence run S21°34'01"W a distance of 202.22 feet to the beginning of a tangent curve concave Northeasterly and having a radius of 25.00 feet and a central angle of 112°02'52"; thence run Southeasterly 48.89 feet along the arc of said curve to the end of said curve; thence run N89°31'09"E a distance of 589.69 feet to the beginning of a tangent curve concave Northwesterly and having a radius of 25.00 feet and a central angle of 90°00'00"; thence run Northeasterly 39.27 feet along the arc of said curve to the end of said curve; thence run N00°28'51"W a distance of 5.59 feet to the beginning of a tangent curve concave Southwesterly and having a radius of 25.00 feet and a central angle of 65°50'08"; thence Northwesterly 28.73 feet along the arc of said curve to the end of said curve and the beginning of a reverse curve concave Northeasterly and having a radius of 100.00 feet and a central angle of 39°05'42"; thence Northwesterly 68.23 feet along the arc of said curve to the end of said curve; thence run N27°13'17"W a distance of 15.53 feet to the beginning of a tangent curve concave Easterly and having a radius of 250.00 feet and a central angle of 26°44'26"; thence Northwesterly 116.68 feet along the arc of said curve to the end of said curve; thence run N00°28'51"W a distance of 55.77 feet to the beginning of a tangent curve concave Southerly and having a radius of 70.00 feet and a central angle of 169°45'12"; thence Easterly 207.39 feet along the arc of said curve to the end of said curve and the beginning of a compound curve concave Westerly and having a radius of 500.00 feet and a central angle of 10°14'48"; thence Southerly 89.42 feet along the arc of said curve to the end of said curve and Point "B"; thence run S00°28'51"E a distance of 144.28 feet to the beginning of a tangent curve concave Northeasterly and having a radius of 25.00 feet and a central angle of 90°00'00"; thence Southeasterly 39.27 feet along the arc of said curve to the end of said curve;



thence run N89°31'09"E a distance of 52.78 feet; thence run S00°28'51"E a distance of 86.00 feet; thence run S89°31'09"W a distance of 782.98 feet to the beginning of a tangent curve concave Southeasterly and having a radius of 25.00 feet and a central angle of 67°57'08"; thence run Southerly 29.65 feet along the arc of said curve to the end of said curve; thence run S21°34'01"W a distance of 14.93 feet to the beginning of a tangent curve concave Easterly and having a radius of 150.00 feet and a central angle of 22°02'52"; thence Southerly 57.72 feet along the arc of said curve to the end of said curve; thence run S00°28'51"E a distance of 109.24 feet to the beginning of a tangent curve concave Northeasterly and having a radius of 25.00 feet and a central angle of 90°00'00"; thence Southeasterly 39.27 feet along the arc of said curve to the end of said curve; thence run S89°31'09"W a distance of 100.00 feet to a to the Point of Beginning. Containing: 10.334 acres, more or less.

AND

BEGIN at the aforesaid Point "A" thence leaving said right of way line run N89°04'01"E a distance of 50.00 feet to a point on said right of way line and continue along said right of way line the following courses and distances; said point being the beginning of a non-tangent curve concave Southeasterly and having a radius of 25.00 feet and a central angle of 90°00'00"; thence Northeasterly 39.27 feet along the arc of said curve to the end of said curve; thence run N89°04'01"E a distance of 200.00 feet to the beginning of a tangent curve concave Southwesterly and having a radius of 25.00 feet and a central angle of 90°00'00"; thence Southeasterly 39.27 feet along the arc of said curve to the end of said curve; thence run S00°55'59"E a distance of 371.34 feet to the beginning of a tangent curve concave Northwesterly and having a radius of 25.00 feet and a central angle of 90°00'00"; thence Southwesterly 39.27 feet along the arc of said curve to the end of said curve; thence run S89°04'01"W a distance of 200.00 feet to the beginning of a tangent curve concave Northeasterly and having a radius of 25.00 feet and a central angle of 90°00'00"; thence Northwesterly 39.27 feet along the arc of said curve to the end of said curve; thence run N00°55'59"W a distance of 371.34 feet to a to the Point of Beginning. Containing: 2.406 acres, more or less.

AND

COMMENCE at the aforesaid Point "B", thence leaving said right of way line run N89°31'09"E a distance of 36.00 feet to a to the POINT OF BEGINNING, said point being on said right of way line and continue along said right of way line the following courses and distances; thence run S00°28'51"E a distance of 109.88 feet to the beginning of a tangent curve concave Northwesterly and having a radius of 10.00 feet and a central angle of 114°04'36"; thence Southwesterly 19.91 feet along the arc of said curve to the end of said curve to the beginning of a compound curve concave Northeasterly and having a radius of 64.00 feet and a central angle of 39°02'45"; thence run Northwesterly 43.61 feet along the arc of said curve to a to the end of said curve; thence run N27°13'17"W a distance of 15.53 feet to the beginning of a tangent curve concave Easterly and having a radius of 214.00 feet and a central angle of 26°44'26"; thence Northerly 99.98 feet along the arc of said curve to the end of said curve; thence run N00°28'51"W a distance of 55.77 feet to the beginning of a tangent curve concave Southerly and having a radius of 34.00 feet and a central angle of 169°45'12"; thence run Easterly 100.73 feet along the arc of said curve the end of said curve and the beginning of a compound curve concave Westerly and having a radius of 464.00 feet and a central angle of 10°14'48"; thence Southerly 82.98 feet along the arc of said curve to the end of said curve and the Point of Beginning. Containing: 0.321 acres, more or less.

IN AGGREGATE CONTAINING: 13.061 acres, more or less.

**CERTIFICATE OF DISTRICT ENGINEER TO  
KEPLER ROAD COMMUNITY DEVELOPMENT DISTRICT  
REGARDING TRINITY GARDENS – PHASE 1 IMPROVEMENTS**

Dec. 11, 2024

Board of Supervisors  
Kepler Road Community Development District

Re: Kepler Road Community Development District  
Trinity Gardens – Phase 1 Improvements

Ladies and Gentlemen:

The undersigned, a representative of Kelly, Collins & Gentry, Inc. ("**District Engineer**"), as District Engineer for the Kepler Road Community Development District ("**District**"), hereby makes the following certifications in connection with an acquisition of certain Trinity Gardens - Phase 1 improvements (collectively, the "**Improvements**"), as described in **Exhibit A** attached hereto. The undersigned, an authorized representative of the District Engineer, hereby certifies that:

1. I have reviewed certain documentation relating to the Improvements, including but not limited to, the forms of agreement, plans, as-builts, applicable permits, and other documents. I, or my authorized agent, have conducted on-site observations of the Improvements, including but not limited to on-going observation of the construction of such improvements.
2. The Improvements are within the scope of the public infrastructure improvements for Phase 1 of the District's capital improvement plan as set forth in the *Master Engineer's Report* dated February 12, 2024, as amended and supplemented by *2024 Supplemental Engineer's Report (Phases 1 & 2)*, dated October 23, 2024 (together, the "Engineer's Report"), as may be amended, for the Kepler Road Community Development District, and specially benefits property within the District as further described in the Engineer's Report.
3. The Improvements have been completed in substantial compliance with the applicable permit requirements and in substantial accordance with the permitted plans and specifications, are free from obstruction, and are functional for their intended purpose.
4. The total Acquisition Costs associated with the Improvements are stated in **Exhibit A** attached here ("Acquisition Costs"). Such Acquisition Costs are equal to or less than each of the following: (i) actual costs paid or caused to be paid by or on behalf of Landsea Homes of Florida LLC to create and/or construct the Improvements, and (ii) the reasonable fair market value of the Improvements as installed.
5. Copies of plans, permits and specifications necessary for the future 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 future operations and maintenance responsibilities.

6. With this document, I hereby certify that it is appropriate at this time to acquire the Improvements.

Under penalties of perjury, I declare that I have read the foregoing certificate and that the facts stated in it are true.

KELLY, COLLINS & GENTRY, INC.

By: Sean Fortier

Name: Sean Fortier, P.E.

STATE OF FLORIDA

COUNTY OF Orange

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 11 day of December, 2024, by Sean Fortier, P.E., an authorized representative of Kelly, Collins & Gentry, Inc., who [ ] is personally known to me or [ ] produced \_\_\_\_\_ as identification.

(NOTARY SEAL)



Kristine Tillman  
Notary Public Signature

Kristine Tillman  
(Name typed, printed or stamped)  
Notary Public, State of Florida  
Commission No. HH 463136  
My Commission Expires: 11-12-27



## Exhibit A

### Acquisition Costs:

Improvement	Contract / Invoices	Total Contract Costs <sup>1</sup>	Eligible Costs <sup>2</sup>	Retainage and Balance to Finish	Requisition Amount <sup>3</sup>
Stormwater, Potable Water, Reclaimed Water, and Roadway Improvements	Blue Ox Enterprises, LLC	\$8,814,741.96	\$7,026,991.06	\$477,157.19	\$6,549,833.87
	<b>Total:</b>	\$8,814,741.96	<b>\$7,026,991.06</b> <b>(NTE Acquisition Cost)</b>	\$477,157.19	<b>\$6,549,833.87</b>

<sup>1</sup> Total project costs under the applicable Contract, including any and all change orders and work authorizations, as applicable

<sup>2</sup> Portion of Total Contract Cost eligible for payment from bond proceeds and within the scope of the current acquisition, also referred to as "NTE Acquisition Cost"

<sup>3</sup> Portion of NTE Acquisition Cost paid to date for Requisition to Series 2024 Acquisition and Construction Fund, when available

### Description of Improvements to be Acquired and Location:

#### **Trinity Gardens Phase 1 Master Improvements:**

**Stormwater Improvements:** All ponds/stormwater management facilities, together with master drainage pipes, including but not limited to structures, inlets, manholes, mitered end sections, headwalls, water control structures catch-basins and related stormwater facilities, in and for the development Trinity Gardens Phase 1, all located on portions of the real property described in the following legal description:

**Tract B** of the preliminary plat known Trinity Gardens Phase 1 to be recorded in Official Records of Volusia County, Florida, more particularly described as follows:

That part of Section 14, Township 17 South, Range 30 East Volusia County, Florida being more particularly described as follows.

COMMENCE at the Southeast corner of the Northeast 1/4 of the Southeast 1/4 of Section 14, Township 17 South, Range 30 East Volusia County, Florida, thence run N88°58'45"E a distance of 40.85 feet; thence run S26°14'04"E a distance of 64.11 feet; thence run S10°50'33"E a distance of 55.88 feet; thence run S06°26'25"E a distance of 47.71 feet; thence run S66°45'20"E a distance of 117.85 feet; thence run N85°44'49"E a distance of 35.04 feet; thence run N20°26'08"E a distance of 76.35 feet; thence run N20°13'29"E a distance of 12.68 feet; thence run N00°09'57"E a distance of 27.97 feet; thence run N01°01'15"W a distance of 96.17 feet; thence run N88°58'45"E a distance of 334.29 feet to the beginning of a non-tangent curve concave Westerly and having a radius of 3900.00 feet and a central angle of 00°59'04"; thence from a Tangent bearing of S01°12'20"E run 67.02 feet along the arc of said curve to the end of said curve; thence run S00°13'16"E a distance of 184.25 feet to the beginning of a tangent curve concave Northwesterly and having a radius of 25.00 feet and a central angle of 89°17'17"; thence run Southwesterly 38.96 feet along the arc of said curve to the end of said curve; thence run S89°04'01"W a distance of 56.51 feet; thence run N00°55'59"W a distance of 120.00 feet; thence run S89°04'01"W a distance of 99.79 feet to the beginning of a tangent curve concave Northerly and having a radius of 380.00 feet and a central angle of 20°06'05"; thence Westerly 133.32 feet along the arc of said curve to the end of said curve; thence run S19°10'06"W a distance of 120.00 feet to the beginning of a non-tangent curve concave Northerly and having a radius of 500.00 feet and a central angle of 04°04'34"; thence Westerly 35.57 feet along the arc of said curve to the end of said curve; thence run N66°45'20"W a distance of 144.57 feet to the beginning of a tangent curve concave Southerly and having a radius of 250.00 feet and a central

angle of 12°41'09"; thence Westerly 55.35 feet along the arc of said curve to the end of said curve; thence run N10°33'31"E a distance of 120.00 feet to the beginning of a non-tangent curve concave Southerly and having a radius of 370.00 feet and a central angle of 11°29'30"; thence run Westerly 74.21 feet along the arc of said curve to the end of said curve; thence run S89°04'01"W a distance of 16.22 feet; thence run N00°55'59"W a distance of 400.00 feet; thence run S89°04'01"W a distance of 5.00 feet; thence run N00°55'59"W a distance of 50.00 feet; thence run S89°04'01"W a distance of 115.00 feet; thence run N00°55'59"W a distance of 21.34 feet; thence run S89°04'01"W a distance of 500.00 feet; thence run N00°55'59"W a distance of 563.93 feet; thence run S87°19'38"E a distance of 45.57 feet; thence run N84°44'09"E a distance of 38.51 feet; thence run S58°58'36"E a distance of 68.18 feet; thence run S33°04'39"E a distance of 44.12 feet; thence run S39°49'03"E a distance of 63.30 feet; thence run S72°23'07"E a distance of 52.80 feet; thence run S41°42'11"E a distance of 61.35 feet; thence run S27°05'59"E a distance of 67.71 feet; thence run S56°53'34"E a distance of 73.33 feet; thence run S47°07'27"E a distance of 82.44 feet; thence run S69°05'16"E a distance of 30.37 feet; thence run S41°32'02"E a distance of 33.23 feet; thence run S31°59'24"E a distance of 68.52 feet; thence run S38°24'04"E a distance of 71.69 feet; thence run S23°42'46"E a distance of 63.69 feet; thence run S44°37'16"E a distance of 28.02 feet; thence run S23°42'46"E a distance of 63.22 feet; thence run S00°56'16"E a distance of 25.83 feet; thence run S23°42'46"E a distance of 63.67 feet; thence run S00°56'16"E a distance of 286.48 feet to a to the Point of Beginning.

CONTAINING: 6.990 acres, more or less.

TOGETHER WITH:

**Tract D** of the preliminary plat known Trinity Gardens Phase 1 to be recorded in Official Records of Volusia County, Florida, more particularly described as follows:

That part of Section 14, Township 17 South, Range 30 East Volusia County, Florida being more particularly described as follows:

COMMENCE at the Southwest corner of the Southeast 1/4 of Section 14, Township 17 South, Range 30 East Volusia County, Florida, thence N89°31'09"E 736.35 feet along the South boundary of the Southeast 1/4 of said Section 14 for the POINT OF BEGINNING, said point being the beginning of a non-tangent curve concave Northeasterly and having a radius of 25.00 feet and a central angle of 90°00'00"; thence from a tangent bearing of S89°31'09"W run Northwesterly run 39.27 feet along the arc of said curve to the end of said curve; thence run N00°28'51"W a distance of 109.24 feet to the beginning of a tangent curve concave Easterly and having a radius of 150.00 feet and a central angle of 22°02'52"; thence run Northerly 57.72 feet along the arc of said curve to a to the end of said curve; thence run N21°34'01"E a distance of 14.93 feet to the beginning of a tangent curve concave Southeasterly and having a radius of 25.00 feet and a central angle of 63°18'22"; thence run Northeasterly 37.62 feet along the arc of said curve to a to the end of said curve; thence run S00°28'51"E a distance of 114.92 feet; thence run N89°31'09"E a distance of 780.00 feet; thence run N00°28'51"W a distance of 115.00 feet; thence run N89°31'09"E a distance of 5.00 feet; thence run N00°28'51"W a distance of 86.00 feet; thence run S89°31'09"W a distance of 52.78 feet to the beginning of a tangent curve concave Northeasterly and having a radius of 25.00 feet and a central angle of 90°00'00"; thence run Northwesterly 39.27 feet along the arc of said curve to a to the end of said curve; thence run N00°28'51"W a distance of 2.50 feet; thence run N89°31'09"E a distance of 115.00 feet to POINT "A"(SEE LESS TRACT J); thence run N00°28'51"W a distance of 230.00 feet; thence run S89°31'09"W a distance of 7.84 feet; thence run N00°28'51"W a distance of 60.00 feet; thence run S89°31'09"W a distance of 115.00 feet; thence run S43°24'48"W a distance of 29.54 feet to the beginning of a non-tangent curve concave Southeasterly and having a radius of 70.00 feet and a central angle of 133°53'40"; thence from a tangent bearing of N46°35'11"W run Westerly 163.58 feet along the arc of said curve to a to the end of said curve and POINT "B"(SEE LESS TRACT F); thence run S00°28'51"E a distance of 55.77 feet to the beginning of a tangent curve concave Easterly and having a radius of 250.00 feet and a central angle of 26°44'26"; thence Southerly 116.68 feet along the arc of said curve to a to the end of said

curve; thence run S27°13'17"E a distance of 15.53 feet to the beginning of a tangent curve concave Northeasterly and having a radius of 100.00 feet and a central angle of 39°05'42"; thence Southeasterly 68.23 feet along the arc of said curve to a to the end of said curve and the beginning of a reverse curve concave Southwesterly and having a radius of 25.00 feet and a central angle of 65°50'08"; thence run Southeasterly 28.73 feet along the arc of said curve to a to the end of said curve; thence run S00°28'51"E a distance of 5.59 feet to the beginning of a tangent curve concave Northwesterly and having a radius of 25.00 feet and a central angle of 90°00'00"; thence Southwesterly 39.27 feet along the arc of said curve to a to the end of said curve; thence run S89°31'09"W a distance of 360.00 feet; thence run N00°28'51"W a distance of 115.00 feet; thence run S89°31'09"W a distance of 180.00 feet; thence run S00°28'51"E a distance of 115.00 feet; thence run S89°31'09"W a distance of 49.69 feet to the beginning of a tangent curve concave Northeasterly and having a radius of 25.00 feet and a central angle of 112°02'52"; thence Northwesterly 48.89 feet along the arc of said curve to a to the end of said curve; thence run N21°34'01"E a distance of 97.46 feet; thence run N89°04'01"E a distance of 144.85 feet; thence run N00°55'59"W a distance of 60.00 feet; thence run N89°04'01"E a distance of 23.54 feet; thence run N00°55'59"W a distance of 60.00 feet; thence run N89°04'01"E a distance of 10.73 feet; thence run N00°55'59"W a distance of 170.00 feet; thence run S89°04'01"W a distance of 5.00 feet; thence run N00°55'59"W a distance of 50.00 feet to POINT "C"(SEE LESS TRACT E); thence run S89°04'01"W a distance of 115.00 feet; thence run N00°55'59"W a distance of 134.15 feet; thence run N89°04'01"E a distance of 115.00 feet; thence run N00°55'59"W a distance of 60.00 feet; thence run N89°04'01"E a distance of 5.00 feet; thence run N00°55'59"W a distance of 70.00 feet; thence run N89°04'01"E a distance of 120.00 feet; thence run N00°55'59"W a distance of 120.00 feet; thence run N89°04'01"E a distance of 196.23 feet to the beginning of a tangent curve concave Southerly and having a radius of 197.00 feet and a central angle of 24°10'39"; thence Easterly 83.13 feet along the arc of said curve to a to the end of said curve; thence run S66°45'20"E a distance of 19.59 feet; thence run S23°14'40"W a distance of 115.00 feet; thence run S66°45'20"E a distance of 124.98 feet to the beginning of a tangent curve concave Northerly and having a radius of 668.00 feet and a central angle of 04°30'14"; thence Easterly 52.51 feet along the arc of said curve to a to the end of said curve; thence run N18°44'26"E a distance of 115.00 feet to the beginning of a non-tangent curve concave Northerly and having a radius of 553.00 feet and a central angle of 19°40'25"; thence from a tangent bearing of S71°15'34"E run Easterly 189.88 feet along the arc of said curve to a to the end of said curve; thence run N89°04'01"E a distance of 17.12 feet; thence run S45°55'59"E a distance of 19.80 feet; thence run N89°04'01"E a distance of 123.72 feet to the beginning of a tangent curve concave Southwesterly and having a radius of 25.00 feet and a central angle of 90°42'43"; thence Southeasterly 39.58 feet along the arc of said curve to a to the end of said curve; thence run S00°13'16"E a distance of 591.81 feet; thence run S89°46'43"W a distance of 300.00 feet; thence run S00°13'16"E a distance of 307.91 feet; thence run N89°31'01"E a distance of 300.00 feet; thence run S00°13'16"E a distance of 35.13 feet; thence run S44°38'57"W a distance of 42.33 feet; thence run S89°31'09"W a distance of 1144.21 feet to a to the point of beginning. Containing: 17.253 acres, more or less.

#### LESS TRACT J

COMMENCE at POINT "A" thence run N26°33'37"E 68.78 to the POINT OF BEGINNING; thence run S87°27'26"E a distance of 78.23 feet; thence run N85°13'28"E a distance of 98.30 feet; thence run N51°58'26"E a distance of 112.38 feet; thence run N09°40'57"E a distance of 50.21 feet; thence run N06°39'27"W a distance of 97.42 feet; thence run N20°25'56"E a distance of 94.35 feet; thence run N04°24'36"E a distance of 21.51 feet; thence run N09°10'29"W a distance of 68.44 feet; thence run N69°54'14"W a distance of 13.66 feet; thence run S61°51'35"W distance of 21.83 feet; thence run N75°59'08"W a distance of 32.90 feet; thence run N70°02'29"W a distance of 42.16 feet; thence run N74°09'03"W a distance of 44.69 feet; thence run N49°45'35"W a distance of 30.97 feet; thence run N42°50'57"W a distance of 52.71 feet; thence run N30°36'25"W a distance of 31.59 feet; thence run N10°49'52"W a distance of 33.54 feet; thence run N27°30'44"W a distance of 30.25 feet; thence run N47°24'18"W a distance of 55.06 feet; thence run N43°58'36"W a distance of 5.37 feet; thence run N76°58'43"W a distance of 15.12 feet; thence run S14°21'17"W a distance of 19.70 feet; thence run N75°38'43"W a distance of 20.00 feet; thence run N14°21'17"E a distance of 19.80 feet; thence run S59°33'22"W a distance of 8.15 feet; thence run S38°51'53"W a distance of 36.44 feet; thence run



S26°30'45"W a distance of 36.92 feet; thence run S18°44'26"W a distance of 36.62 feet; thence run N71°28'20"W a distance of 5.00 feet; thence run S26°30'44"W a distance of 4.98 feet; thence run S16°23'43"W a distance of 36.70 feet; thence run S15°22'06"E a distance of 51.36 feet; thence run S20°56'45"E a distance of 84.95 feet; thence run S03°29'46"E a distance of 88.44 feet; thence run S23°05'46"E a distance of 35.89 feet; thence run N89°31'09"E a distance of 11.28 feet; thence run S00°28'51"E a distance of 61.07 feet; thence run S57°58'07"E a distance of 9.30 feet; thence run S00°28'51"E a distance of 145.95 feet; thence run S50°53'57"E a distance of 34.08 feet to a to the Point of Beginning. Containing: 3.673 acres, more or less.

AND LESS TRACT F

COMMENCE at POINT "B" thence run N25°02'01"W 25.29 feet to the POINT OF BEGINNING; thence run N37°57'28"W a distance of 27.04 feet; thence run N15°12'36"E a distance of 21.03 feet; thence run N36°23'35"E a distance of 21.38 feet; thence run N53°10'26"E a distance of 23.74 feet; thence run N02°15'08"W a distance of 16.86 feet; thence run N60°49'02"W a distance of 33.84 feet; thence run N36°26'41"W a distance of 22.81 feet; thence run N75°18'30"W a distance of 99.47 feet; thence run S64°09'07"W a distance of 66.27 feet; thence run S09°12'03"W a distance of 84.05 feet; thence run S37°41'20"W a distance of 49.67 feet; thence run S11°31'01"W a distance of 79.46 feet; thence run S02°41'20"W a distance of 87.72 feet; thence run S52°42'35"W a distance of 18.68 feet; thence run S00°29'37"W a distance of 21.28 feet; thence run S03°16'44"E a distance of 41.73 feet; thence run S28°32'36"E a distance of 33.84 feet; thence run S82°38'15"E a distance of 34.18 feet; thence run S82°31'21"E a distance of 36.54 feet; thence run N89°31'09"E a distance of 190.49 feet; thence run N00°42'27"E a distance of 5.06 feet; thence run N89°31'09"E a distance of 46.84 feet; thence run N14°05'01"E a distance of 18.71 feet; thence run N37°34'15"W a distance of 66.19 feet; thence run N32°01'44"W a distance of 15.38 feet; thence run N20°46'13"W a distance of 61.86 feet; thence run N14°23'22"W a distance of 50.34 feet; thence run N00°40'41"E a distance of 39.56 feet; thence run N10°30'59"W a distance of 26.48 feet; thence run N03°05'28"W a distance of 38.30 feet to a to the Point of Beginning. Containing: 2.226 acres, more or less.

AND LESS TRACT E

COMMENCE at POINT "C" thence run N02°14'37"W 34.54 to the POINT OF BEGINNING; thence run N37°57'28"W a distance of 27.04 feet; thence run N58°15'19"W a distance of 32.27 feet; thence run N79°18'36"E a distance of 29.47 feet; thence run N37°57'28"W a distance of 14.00 feet; thence run N47°45'29"E a distance of 14.45 feet; thence run S79°18'36"W a distance of 44.33 feet; thence run N37°57'28"W a distance of 12.10 feet; thence run N48°25'10"E a distance of 41.09 feet; thence run N89°04'01"E a distance of 29.98 feet; thence run N47°45'29"E a distance of 10.09 feet; thence run N00°55'59"W a distance of 34.43 feet; thence run N25°22'02"E a distance of 64.68 feet; thence run N76°13'47"E a distance of 55.83 feet; thence run S71°06'00"E a distance of 50.47 feet; thence run N22°10'24"E a distance of 60.69 feet; thence run N00°55'59"W a distance of 77.83 feet; thence run N80°26'14"E a distance of 44.35 feet; thence run S80°01'54"E a distance of 52.98 feet; thence run N86°32'09"E a distance of 81.20 feet; thence run S46°20'43"E a distance of 31.82 feet; thence run S08°21'34"W a distance of 57.15 feet; thence run S38°39'07"E a distance of 23.41 feet; thence run S11°19'34"W a distance of 6.53 feet; thence run S38°39'07"E a distance of 10.30 feet; thence run S66°45'20"E a distance of 21.26 feet; thence run S47°44'02"E a distance of 122.16 feet; thence run S12°03'48"W a distance of 107.02 feet; thence run S18°55'08"W a distance of 101.25 feet; thence run S82°25'05"W a distance of 92.32 feet; thence run N23°58'58"W a distance of 83.76 feet; thence run N78°43'20"W a distance of 92.79 feet; thence run N52°13'45"W a distance of 43.34 feet; thence run S75°13'10"W a distance of 45.53 feet; thence run S53°22'51"W a distance of 67.49 feet; thence run N76°09'28"W a distance of 74.27 feet to a to the Point of Beginning. Containing: 2.899 acres, more or less.

IN AGGREGATE: 8.455 acres more or less.

**Roadway and Water Utility Improvements:** Roadway improvements including paving, curb, gutter, storm piping, and sidewalks (collectively, "Roadway Improvements") and all potable water and reclaimed water facilities from the

points of delivery or connection, including the potable water system, fire protection lines and hydrants, publicly owned reclaim water mains and lines, publicly owned pipes, and related equipment (collectively, "Water Utility Improvements"), all constructed in and for the development of Trinity Gardens Phase 1, located in public right-of-ways to be known as Greenborough Street, Hopefields Street, Fairfields Street, Bee Valley Street, Birdswill Street, Gracebloom Street, as described in the following legal description:

That part of Section 14, Township 17 South, Range 30 East, Volusia County, Florida being more particularly described as follows:

COMMENCE at the Southwest corner of the Southeast 1/4 of Section 14, Township 17 South, Range 30 East Volusia County, Florida, thence N89°31'09"E 636.35 feet along the South boundary of the Southeast 1/4 of said Section 14 to the POINT OF BEGINNING, said point being on the West right of way line of Farfields Street, said point is the beginning of a tangent curve concave Northwesterly and having a radius of 25.00 feet and a central angle of 90°00'00"; thence along the right of way lines of Farfields Street, Greenborough Street, Hopefields Street, Gracebloom Street, Birdswill Street and Beevalley Street the following courses and distances Northeasterly 39.27 feet along the arc of said curve to the end of said curve; thence run N00°28'51"W a distance of 109.24 feet to the beginning of a tangent curve concave Easterly and having a radius of 200.00 feet and a central angle of 18°19'46"; thence Northerly 63.98 feet along the arc of said curve to the end of said curve and the beginning of a reverse curve concave Southwesterly and having a radius of 25.00 feet and a central angle of 108°19'46"; thence Northwesterly 47.27 feet along the arc of said curve to the end of said curve; thence run S89°31'09"W a distance of 319.42 feet; thence run N00°28'51"W a distance of 86.00 feet; thence run N89°31'09"E a distance of 158.96 feet to the beginning of a tangent curve concave Southerly and having a radius of 75.00 feet and a central angle of 33°25'29"; thence Southeasterly 43.75 feet along the arc of said curve to the end of said curve; thence run S57°03'22"E a distance of 20.32 feet to the beginning of a tangent curve concave Northerly and having a radius of 75.00 feet and a central angle of 33°25'29"; thence Southeasterly 43.75 feet along the arc of said curve to the end of said curve; thence run N89°31'09"E a distance of 100.86 feet to the beginning of a tangent curve concave Northwesterly and having a radius of 25.00 feet and a central angle of 67°57'08"; thence Northeasterly 29.65 feet along the arc of said curve to the end of said curve; thence run N21°34'01"E a distance of 231.93 feet to the beginning of a tangent curve concave Westerly and having a radius of 200.00 feet and a central angle of 22°30'00"; thence Northerly 78.54 feet along the arc of said curve to the end of said curve; thence run N00°55'59"W a distance of 173.67 feet to the beginning of a tangent curve concave Southwesterly and having a radius of 25.00 feet and a central angle of 89°56'02"; thence Northwesterly 39.24 feet along the arc of said curve to the end of said curve; thence run S89°07'59"W a distance of 666.47 feet; thence run N00°52'01"W a distance of 50.00 feet to the beginning of a non-tangent curve concave Northwesterly and having a radius of 25.00 feet; thence from a tangent Bearing of N89°07'59"E run Northeasterly 39.47 feet through a central angle of 90°27'00" to the end of said curve; thence run N89°34'59"E a distance of 50.00 feet to the beginning of a non-tangent curve concave Northeasterly and having a radius of 25.00 feet and a central angle of 89°33'00"; thence Southeasterly 39.07 feet along the arc of said curve to the end of said curve; thence run N89°07'59"E a distance of 150.00 feet to the beginning of a tangent curve concave Northwesterly and having a radius of 25.00 feet and a central angle of 90°27'00"; thence Northeasterly 39.47 feet along the arc of said curve to the end of said curve; thence run N89°34'59"E a distance of 50.00 feet to the beginning of a non-tangent curve concave Northeasterly and having a radius of 25.00 feet and a central angle of 89°33'00"; thence from a tangent bearing of S01°19'01"E run Southeasterly 39.07 feet along the arc of said curve to the end of said curve; thence run N89°07'59"E a distance of 316.34 feet to the beginning of a tangent curve concave Northwesterly and having a radius of 25.00 feet and a central angle of 90°03'58"; thence Northeasterly 39.30 feet along the arc of said curve to the end of said curve; thence run N00°55'59"W a distance of 707.36 feet to Point "A" said point being the beginning of a tangent curve concave Southwesterly and having a radius of 25.00 feet and a central angle of 90°00'00"; thence Northwesterly 39.27 feet along the arc of said curve to the end of said curve; thence run S89°04'01"W a distance of 106.37 feet to the beginning of a tangent curve concave Southerly and having a radius of 100.00 feet and a central angle of 10°44'13"; thence Westerly 18.74 feet along the arc of said curve to the end of said curve; thence run N00°55'59"W a distance of 50.60 feet to the beginning of a non-tangent curve

concave Southerly and having a radius of 150.00 feet and a central angle of 07°08'05"; thence from a tangent bearing of N81°55'56"E run Easterly 18.68 feet along the arc of said curve to the end of said curve; thence run N89°04'01"E a distance of 370.37 feet to the beginning of a tangent curve concave Northwesterly and having a radius of 25.00 feet and a central angle of 90°00'00"; thence run Northeasterly 39.27 feet along the arc of said curve to the end of said curve; thence run N00°55'59"W a distance of 95.00 feet; thence run N89°04'01"E a distance of 86.00 feet; thence run S00°55'59"E a distance of 566.34 feet to the beginning of a tangent curve concave Northeasterly and having a radius of 25.00 feet and a central angle of 90°00'00"; thence run Southeasterly 39.27 feet along the arc of said curve to the end of said curve; thence run N89°04'01"E a distance of 111.22 feet to the beginning of a tangent curve concave Southerly and having a radius of 250.00 feet and a central angle of 24°10'39"; thence Southeasterly 105.49 feet along the arc of said curve to the end of said curve; thence run S66°45'20"E a distance of 144.57 feet to the beginning of a tangent curve concave Northerly and having a radius of 500.00 feet and a central angle of 24°10'39"; thence run Easterly 210.99 feet along the arc of said curve to the end of said curve; thence run N89°04'01"E a distance of 156.29 feet to the beginning of a tangent curve concave Northwesterly and having a radius of 25.00 feet and a central angle of 89°17'17"; thence run Northeasterly 38.96 feet along the arc of said curve to the end of said curve; thence run S00°13'16"E a distance of 117.00 feet to the beginning of a non-tangent curve concave Southwesterly and having a radius of 25.00 feet and a central angle of 90°42'43"; thence from a tangent bearing of N00°13'16"W run Northwesterly 39.58 feet along the arc of said curve to the end of said curve; thence run S89°04'01"W a distance of 123.72 feet; thence run N45°55'59"W a distance of 19.80 feet; thence run S89°04'01"W a distance of 17.12 feet to the beginning of a tangent curve concave Northerly and having a radius of 553.00 feet and a central angle of 24°10'39"; thence Westerly 233.35 feet along the arc of said curve to the end of said curve; thence run N66°45'20"W a distance of 144.57 feet to the beginning of a tangent curve concave Southerly and having a radius of 197.00 feet and a central angle of 24°10'39"; thence Westerly 83.13 feet along the arc of said curve to the end of said curve; thence run S89°04'01"W a distance of 411.22 feet to the beginning of a tangent curve concave Southeasterly and having a radius of 25.00 feet and a central angle of 90°00'00"; thence Southwesterly 39.27 feet along the arc of said curve to the end of said curve; thence run S00°55'59"E a distance of 506.69 feet to the beginning of a tangent curve concave Westerly and having a radius of 250.00 feet and a central angle of 22°30'00"; thence Southerly 98.17 feet along the arc of said curve to the end of said curve; thence run S21°34'01"W a distance of 202.22 feet to the beginning of a tangent curve concave Northeasterly and having a radius of 25.00 feet and a central angle of 112°02'52"; thence run Southeasterly 48.89 feet along the arc of said curve to the end of said curve; thence run N89°31'09"E a distance of 589.69 feet to the beginning of a tangent curve concave Northwesterly and having a radius of 25.00 feet and a central angle of 90°00'00"; thence run Northeasterly 39.27 feet along the arc of said curve to the end of said curve; thence run N00°28'51"W a distance of 5.59 feet to the beginning of a tangent curve concave Southwesterly and having a radius of 25.00 feet and a central angle of 65°50'08"; thence Northwesterly 28.73 feet along the arc of said curve to the end of said curve and the beginning of a reverse curve concave Northeasterly and having a radius of 100.00 feet and a central angle of 39°05'42"; thence Northwesterly 68.23 feet along the arc of said curve to the end of said curve; thence run N27°13'17"W a distance of 15.53 feet to the beginning of a tangent curve concave Easterly and having a radius of 250.00 feet and a central angle of 26°44'26"; thence Northwesterly 116.68 feet along the arc of said curve to the end of said curve; thence run N00°28'51"W a distance of 55.77 feet to the beginning of a tangent curve concave Southerly and having a radius of 70.00 feet and a central angle of 169°45'12"; thence Easterly 207.39 feet along the arc of said curve to the end of said curve and the beginning of a compound curve concave Westerly and having a radius of 500.00 feet and a central angle of 10°14'48"; thence Southerly 89.42 feet along the arc of said curve to the end of said curve and Point "B"; thence run S00°28'51"E a distance of 144.28 feet to the beginning of a tangent curve concave Northeasterly and having a radius of 25.00 feet and a central angle of 90°00'00"; thence Southeasterly 39.27 feet along the arc of said curve to the end of said curve; thence run N89°31'09"E a distance of 52.78 feet; thence run S00°28'51"E a distance of 86.00 feet; thence run S89°31'09"W a distance of 782.98 feet to the beginning of a tangent curve concave Southeasterly and having a radius of 25.00 feet and a central angle of 67°57'08"; thence run Southerly 29.65 feet along the arc of said curve to the end of said curve; thence run S21°34'01"W a distance of 14.93 feet to the beginning of a tangent curve concave Easterly and having a radius of 150.00 feet and a central angle of 22°02'52";



thence Southerly 57.72 feet along the arc of said curve to the end of said curve; then run S00°28'51"E a distance of 109.24 feet to the beginning of a tangent curve concave Northeasterly and having a radius of 25.00 feet and a central angle of 90°00'00"; then run Southeasterly 39.27 feet along the arc of said curve to the end of said curve; then run S89°31'09"W a distance of 100.00 feet to a to the Point of Beginning. Containing: 10.334 acres, more or less.

AND

BEGIN at the aforesaid Point "A" then leaving said right of way line run N89°04'01"E a distance of 50.00 feet to a point on said right of way line and continue along said right of way line the following courses and distances; said point being the beginning of a non-tangent curve concave Southeasterly and having a radius of 25.00 feet and a central angle of 90°00'00"; then run Northeasterly 39.27 feet along the arc of said curve to the end of said curve; then run N89°04'01"E a distance of 200.00 feet to the beginning of a tangent curve concave Southwesterly and having a radius of 25.00 feet and a central angle of 90°00'00"; then run Southeasterly 39.27 feet along the arc of said curve to the end of said curve; then run S00°55'59"E a distance of 371.34 feet to the beginning of a tangent curve concave Northwesterly and having a radius of 25.00 feet and a central angle of 90°00'00"; then run Southwesterly 39.27 feet along the arc of said curve to the end of said curve; then run S89°04'01"W a distance of 200.00 feet to the beginning of a tangent curve concave Northeasterly and having a radius of 25.00 feet and a central angle of 90°00'00"; then run Northwesterly 39.27 feet along the arc of said curve to the end of said curve; then run N00°55'59"W a distance of 371.34 feet to a to the Point of Beginning. Containing: 2.406 acres, more or less.

AND

COMMENCE at the aforesaid Point "B", then leaving said right of way line run N89°31'09"E a distance of 36.00 feet to a to the POINT OF BEGINNING, said point being on said right of way line and continue along said right of way line the following courses and distances; then run S00°28'51"E a distance of 109.88 feet to the beginning of a tangent curve concave Northwesterly and having a radius of 10.00 feet and a central angle of 114°04'36"; then run Southwesterly 19.91 feet along the arc of said curve to the end of said curve to the beginning of a compound curve concave Northeasterly and having a radius of 64.00 feet and a central angle of 39°02'45"; then run Northwesterly 43.61 feet along the arc of said curve to a to the end of said curve; then run N27°13'17"W a distance of 15.53 feet to the beginning of a tangent curve concave Easterly and having a radius of 214.00 feet and a central angle of 26°44'26"; then run Northerly 99.98 feet along the arc of said curve to the end of said curve; then run N00°28'51"W a distance of 55.77 feet to the beginning of a tangent curve concave Southerly and having a radius of 34.00 feet and a central angle of 169°45'12"; then run Easterly 100.73 feet along the arc of said curve the end of said curve and the beginning of a compound curve concave Westerly and having a radius of 464.00 feet and a central angle of 10°14'48"; then run Southerly 82.98 feet along the arc of said curve to the end of said curve and the Point of Beginning. Containing: 0.321 acres, more or less.

IN AGGREGATE CONTAINING: 13.061 acres, more or less.

**Description of Work Product to be Acquired:**

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, 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 stormwater improvements, water improvements, of the Kepler Road Community Development District for the portion of development known as Trinity Gardens Phase 1, Site Development Plan permit #PSB22-138.



### PROJECT WORK AGREEMENT (FLORIDA)

This Work Agreement is issued pursuant to and is hereby made a part of that certain Master Land Development Agreement (Florida) ("Master Agreement") dated July 10, 2023 between Landsea Homes of Florida LLC ("Landsea", "Contractor") and Blue Ox Enterprises ("Subcontractor"). This Work Agreement specifically incorporates herein by reference all the terms and conditions of said Master Agreement as if set forth in full. If any terms or conditions of this Work Agreement should conflict with any terms or conditions of the Master Agreement, then the Master Agreement shall prevail. Except as provided herein, all provisions of the Master Agreement shall remain in full force and effect. All Exhibits to this Work Agreement are incorporated herein by reference.

1. **GENERAL INFORMATION:**

- (a) Owner: Landsea Homes
- (b) The only person(s) with authority to sign and/or amend this Agreement or any Change Order on behalf of Subcontractor is Daniel David. The only person(s) with authority to sign and/or amend this Agreement or a Change Order on behalf of Landsea is Guy Trussell. Subcontractor represents and warrants that any person who executes this Work Agreement or any Change Order on behalf of Subcontractor has the authority to bind Subcontractor to this Work Agreement or any Change Order.
- (c) Project Contact: Guy Trussell Phone: 407-580-6010
- (d) Project Description: Trinity Gardens PH 1 – 110 Single Family Lots & PH 4 Earthwork Export

**SCOPE OF WORK:**

The Scope of Work is attached to this Work Agreement as Exhibit "A".

2. **PAYMENT SCHEDULE:**

The Payment Schedule for the Work is attached hereto as Exhibit "B".

3. **LIEN WAIVERS AND RELEASES:**

As a strict condition precedent to payment, Subcontractor shall submit to Landsea with Subcontractor's invoice, executed lien waivers and releases in the form attached as Exhibit "C" from Subcontractor and all persons and entities furnishing any labor, equipment, materials or services for the Project in any way concerning or relating to Subcontractor's Work, including, without limitation Subcontractor's, suppliers and subcontractors, for any and all labor, equipment, materials or services included in the current payment application. Subcontractor shall also submit with each payment application unconditional lien waivers and releases in the form attached as Exhibit "C" hereto from all such persons for any payments previously made. Prior to receipt of final payment, Subcontractor shall deliver to Landsea a conditional lien waiver and release on final payment in the form attached as Exhibit "C" hereto from Subcontractor and each of Subcontractor's payees, and after disbursement shall deliver unconditional lien waivers and releases from Subcontractor and all such persons in the form attached as Exhibit "C" hereto within three (3) days of receipt of payment.

4. **PLANS AND SPECIFICATIONS:**

Subcontractor acknowledges receipt of Landsea's Plans: 1.) KCG Preliminary Plat/Site Construction Plans for Trinity Gardens Sheets C-1.0 thru C-11.0 (dated 7/13/2023), 2.) Universal Engineering Sciences Geotechnical Stormwater Evaluation report (dated August 10, 2021 and 3.) Universal Engineering Sciences Geotechnical Evaluation - Additional Borings P-1 thru P-6 February 11, 2022).

Landsea Homes of Florida LLC

Subcontractor

By: Guy Trussell  
B267A7768B634EE

By: [Signature]

Print Name: Guy Trussell

Print Name: Matthew Lambrecht

Title: Director of Entitlements

Title: CFO

State License No. CWC057207  
Expiration Date: 8/31/24  
Workers Comp. No.: 093056551  
Expiration Date: 10/1/23  
General Liability No.: 7039675045  
Expiration Date: 7/1/24



Exhibit "A"  
Scope of Work

PROPOSAL #2022-223-03

500 NORTH WAY  
SANFORD FL, 32773  
PH 339-4800 FAX 339-4639

PROPOSAL FOR:

TRINITY GARDENS PH1  
LANDSEA

Date: 7/27/2023

Phase	Description	Qty	Units	Price	Total
SANITARY	1 8" PVC 0-6 SDR 26	445	LF	\$ 32.84	\$ 14,613.80
	2 8" PVC 6-8 SDR 26	1232	LF	\$ 34.52	\$ 42,528.64
	3 8" PVC 8-10 SDR 26	943	LF	\$ 38.09	\$ 35,918.87
	4 8" PVC 10-12 SDR 26	1422	LF	\$ 41.67	\$ 59,254.74
	5 8" PVC 12-14 SDR 26	460	LF	\$ 47.03	\$ 21,633.80
	6 8" PVC 14-16 SDR 26	556	LF	\$ 51.76	\$ 28,778.56
	7 8" PVC 16-18 SDR 26	880	LF	\$ 58.52	\$ 51,497.60
	8 10" PVC 16-18 SDR 26	378	LF	\$ 69.11	\$ 26,123.58
	9 10" PVC 18-20 SDR 26	22	LF	\$ 75.45	\$ 1,659.90
	10 MANHOLE 0-6	4	EA	\$ 5,570.46	\$ 22,281.84
	11 MANHOLE 6-8	6	EA	\$ 6,372.19	\$ 38,233.14
	12 MANHOLE 8-10	3	EA	\$ 7,447.40	\$ 22,342.20
	13 MANHOLE 10-12	5	EA	\$ 8,267.60	\$ 41,338.00
	14 MANHOLE 12-14	2	EA	\$ 8,949.40	\$ 17,898.80
	15 MANHOLE 14-16	2	EA	\$ 9,760.61	\$ 19,521.22
	16 MANHOLE 16-18	6	EA	\$ 10,619.61	\$ 63,717.66
	17 MANHOLE 18-20	1	EA	\$ 11,447.51	\$ 11,447.51
	18 SINGLE LATERAL	20	EA	\$ 917.50	\$ 18,350.00
	19 DOUBLE LATERAL	71	EA	\$ 999.33	\$ 70,952.43
	20 8" PVC FORCEMAIN	1432	LF	\$ 41.31	\$ 59,155.92
	21 FORCEMAIN FITTINGS	1	LS	\$ 27,584.45	\$ 27,584.45
	22 8" GATE VALVE	1	EA	\$ 2,604.61	\$ 2,604.61
	23 8" x 8" WET TAP	1	EA	\$ 6,697.53	\$ 6,697.53
	24 AIR RELEASE VALVE	1	EA	\$ 4,879.37	\$ 4,879.37
	25 LIFT STATION	1	LS	\$ 768,551.72	\$ 768,551.72
	26 CLEAN SANITARY LINES	6335	LF	\$ 1.88	\$ 11,909.80
	27 TEST SANITARY LINES	6335	LF	\$ 1.64	\$ 10,389.40
	28 TEST FORCEMAIN LINES	1432	LF	\$ 1.64	\$ 2,348.48
	29 T.V. SANITARY LINES	6335	LF	\$ 2.06	\$ 13,050.10
	30 DROP CONNECTION	2	EA	\$ 2,081.28	\$ 4,162.56
	31 WELL POINTS	6335	LF	\$ 16.55	\$ 104,844.25
Landsea Cost Category	14 SDev Sewer			<b>SANITARY TOTAL</b>	<b>\$ 1,624,270.48</b>

Phase	Description	Qty	Units	Price	Total
STORM	1 18" RCP	2945	LF	\$ 66.85	\$ 196,873.25
	2 24" RCP	1879	LF	\$ 94.81	\$ 178,147.99
	3 30" RCP	737	LF	\$ 138.62	\$ 102,162.94
	4 36" RCP	2906	LF	\$ 182.45	\$ 530,199.70
	5 42" RCP	1463	LF	\$ 246.87	\$ 361,170.81
	6 12" HDPE	50	LF	\$ 35.09	\$ 1,754.50
	7 STORM MANHOLE	14	EA	\$ 5,078.69	\$ 71,101.66
	8 J MANHOLE	11	EA	\$ 9,671.26	\$ 106,383.86
	9 12" MES	1	EA	\$ 750.25	\$ 750.25
	10 18" MES	2	EA	\$ 1,344.31	\$ 2,688.62
	11 24" MES	3	EA	\$ 1,748.76	\$ 5,246.28
	12 30" MES	3	EA	\$ 3,694.67	\$ 11,084.01
	13 36" MES	1	EA	\$ 4,702.61	\$ 4,702.61
	14 42" MES	1	EA	\$ 5,716.60	\$ 5,716.60
	15 TYPE P-5 INLET	20	EA	\$ 6,501.31	\$ 130,026.20
	16 TYPE P-6 INLET	20	EA	\$ 6,912.92	\$ 138,258.40
	17 TYPE J-6 INLET	3	EA	\$ 12,031.18	\$ 36,093.54
	18 TYPE C INLET	6	EA	\$ 4,261.61	\$ 25,569.66
	19 TYPE E INLET	8	EA	\$ 4,956.69	\$ 39,653.52
	20 TYPE H INLET	2	EA	\$ 8,288.12	\$ 16,576.24
	21 C CONTROL STRUCTURE	1	EA	\$ 5,709.12	\$ 5,709.12
	22 RIP RAP	6	SY	\$ 84.83	\$ 508.98
	23 CLEAN STORM	9980	LF	\$ 2.88	\$ 28,742.40
	24 T.V. STORM	9980	LF	\$ 1.88	\$ 18,762.40
	25 WELL POINTS	4078	LF	\$ 16.55	\$ 67,490.90
Landsea Cost Category	14 SDev Storm Drain			<b>STORM TOTAL</b>	<b>\$ 2,085,374.44</b>



Phase	Description	Qty	Units	Price	Total
WATER	1 4" PVC	820	LF	\$ 19.44	\$ 15,940.80
	2 6" PVC	590	LF	\$ 28.55	\$ 16,844.50
	3 8" PVC	280	LF	\$ 43.11	\$ 12,070.80
	4 10" PVC	740	LF	\$ 59.83	\$ 44,274.20
	5 12" PVC	3830	LF	\$ 78.02	\$ 298,816.60
	6 WM SINGLE SERVICE	24	EA	\$ 802.18	\$ 19,252.32
	7 WM DOUBLE SERVICE	44	EA	\$ 1,308.41	\$ 57,570.04
	8 WATER FITTINGS	1	LS	\$ 59,127.79	\$ 59,127.79
	9 4" GATE VALVE	3	EA	\$ 1,477.52	\$ 4,432.56
	10 6" GATE VALVE	4	EA	\$ 1,905.94	\$ 7,623.76
	11 8" GATE VALVE	2	EA	\$ 2,562.39	\$ 5,124.78
	12 10" GATE VALVE	2	EA	\$ 3,505.48	\$ 7,010.96
	13 12" GATE VALVE	16	EA	\$ 4,058.13	\$ 64,930.08
	14 FIRE HYDRANT	9	EA	\$ 8,081.87	\$ 72,736.83
	15 2" BLOW OFF	6	EA	\$ 1,474.82	\$ 8,848.92
	16 AIR RELEASE VALVE	4	EA	\$ 4,187.61	\$ 16,750.44
	17 TEST WATER LINES	6260	LF	\$ 2.25	\$ 14,085.00
	18 SAMPLE POINTS	7	EA	\$ 782.26	\$ 5,475.82
Landsea Cost Category	14 SDev Domestic Water				<b>WATER TOTAL \$ 730,916.20</b>

Phase	Description	Qty	Units	Price	Total
REUSE	1 6" PVC	6179	LF	\$ 28.55	\$ 176,410.45
	2 SINGLE SERVICE	18	EA	\$ 802.18	\$ 14,439.24
	3 DOUBLE SERVICE	46	EA	\$ 1,308.41	\$ 60,186.86
	4 1" IRRIGATION SERVICE	1	EA	\$ 1,231.10	\$ 1,231.10
	5 1.5" IRRIGATION SERVICE	1	EA	\$ 1,310.25	\$ 1,310.25
	6 RECLAIM FITTINGS	1	EA	\$ 40,664.99	\$ 40,664.99
	7 6" GATE VALVE	29	EA	\$ 1,905.94	\$ 55,272.26
	8 2" BLOW OFF	9	EA	\$ 1,024.37	\$ 9,219.33
	9 6" X 6" WET TAP	1	EA	\$ 5,943.81	\$ 5,943.81
	10 AIR RELEASE VALVE	4	EA	\$ 4,187.61	\$ 16,750.44
	11 TEST RECLAIM LINES	6179	LF	\$ 2.25	\$ 13,902.75
	12 TIE TO EXISTING REUSE	1	EA	\$ 1,780.40	\$ 1,780.40
Landsea Cost Category	14 SDev Recycled Water				<b>REUSE TOTAL \$ 397,111.88</b>

Phase	Description	Qty	Units	Price	Total
PAVING	1 ASPHALT S.P 9.5 2" (2 LIFTS)	19245	SY	\$ 19.63	\$ 377,779.35
	2 ASPHALT TRAIL 1"	311	SY	\$ 13.23	\$ 4,114.53
	3 TRAIL/LIMEROCK 6"	311	SY	\$ 15.72	\$ 4,888.92
	4 LIMEROCK 8"	19245	SY	\$ 20.75	\$ 399,333.75
	5 STABILIZER 12"	24024	SY	\$ 6.95	\$ 166,966.80
	6 TYPE F CURB SPILLOUT	1660	LF	\$ 23.76	\$ 39,441.60
	7 MIAMI CURB	11390	LF	\$ 20.82	\$ 237,139.80
	8 12" RIBBON CURB	50	LF	\$ 23.23	\$ 1,161.50
	9 5' SIDEWALK 4" THICK	3276	LF	\$ 35.72	\$ 117,018.72
	10 5' SIDEWALK 6" THICK	21	LF	\$ 47.11	\$ 989.31
	11 8' SIDEWALK 4" THICK	685	LF	\$ 56.64	\$ 38,798.40
	12 5' WHEEL CHAIR RAMP	18	EA	\$ 1,574.01	\$ 28,332.18
	13 8' WHEEL CHAIR RAMP	4	EA	\$ 1,885.11	\$ 7,540.44
	14 CONCRETE APRON	230	SF	\$ 20.31	\$ 4,671.30
	15 BRICK PAVERS	1990	SF	\$ 12.81	\$ 25,491.90
	16 SIGNS & PAVEMENT MARKINGS	1	LS	\$ 32,858.50	\$ 32,858.50
Landsea Cost Category	14 SDev Street Paving				<b>PAVING TOTAL \$ 1,486,527.00</b>

Phase	Description	Qty	Units	Price	Total
EARTHWORK PHASE 1	1 INLET PROTECTION	58	EA	\$ 129.79	\$ 7,527.82
	2 TREE PROTECTION	14190	LF	\$ 6.32	\$ 89,680.80
	3 SILT FENCE	8740	LF	\$ 1.40	\$ 12,236.00
	4 DOUBLE SILT FENCE	6867	LF	\$ 2.82	\$ 19,364.94
	5 CLEARING & CHIP	36	ACR	\$ 7,782.50	\$ 280,170.00
	6 STRIPPINGS	28016	CY	\$ 1.87	\$ 46,786.72
	7 EXCAVATION	221337	CY	\$ 2.03	\$ 449,314.11
	8 EMBANKMENT	115401	CY	\$ 0.73	\$ 84,242.73
	9 PAD GRADING	110	EA	\$ 195.63	\$ 21,519.30
	10 POND GRADING	12990	SY	\$ 0.68	\$ 8,833.20
	11 SWALE GRADING	1250	SY	\$ 0.68	\$ 850.00
	12 TIE IN GRADING	10216	SY	\$ 0.58	\$ 5,925.28
	13 R/W GRADING	17520	SY	\$ 0.58	\$ 10,161.60
	14 SLOPE GRADING	10156	SY	\$ 0.60	\$ 6,093.60
	15 POND SOD	12990	SY	\$ 3.19	\$ 41,438.10
	16 SWALE SOD	1250	SY	\$ 3.19	\$ 3,987.50
	17 R/W SOD	5834	SY	\$ 3.19	\$ 18,610.46
	18 SEED & MULCH	19	ACR	\$ 1,125.00	\$ 21,375.00
	19 MULCH PATH/FABRIC & LUMBER INC.	2260	SY	\$ 48.13	\$ 108,773.80
	20 STRIP SOD	3768	SY	\$ 3.19	\$ 12,019.92
	21 SLOPE SOD	10156	SY	\$ 3.19	\$ 32,397.64
	22 SOD TIE IN	10092	SY	\$ 3.19	\$ 32,193.48
	23 RETAINING WALL	12951	SF	\$ 32.44	\$ 420,130.44
	24 42" HANDRAIL	3021	LF	\$ 45.16	\$ 136,428.36
	25 DEWATERING	1	LS	\$ 221,765.00	\$ 221,765.00
Landsea Cost Category	14 SDev Rough Grading				<b>EARTHWORK PH 1 \$ 2,091,825.80</b>

Phase	Description	Qty	Units	Price	Total
EARTHWORK	1 SILT FENCE	4440	LF	1.40 \$	6,216.00
PHASE 4	2 TREE PROTECTION	4440	LF	6.32 \$	28,060.80
	3 CLEARING & CHIP	7.5	ACR	7,782.60 \$	58,368.75
	4 STRIPPINGS	5676	CY	1.67 \$	9,478.92
	5 STABILIZE ACCESS	2300	SY	6.83 \$	15,709.00
	6 STOCK PILE FROM PHASE 1	105936	CY	0.73 \$	77,333.28
	7 SLOPE GRADING	13700	SY	0.60 \$	8,220.00
	8 SLOPE SOD	13700	SY	3.19 \$	43,703.00
Landsea Cost Category	14 SDev Dirt Import Export			EARTHWORK PH 4 \$	247,089.75

Phase	Description	Qty	Units	Price	Total
OFFSITE S Kepler Road	1 24" RCP	38	LF	113.69 \$	4,320.22
STORM	2 30" RCP	147	LF	152.21 \$	22,374.87
	3 30" MES	2	EA	3,694.67 \$	7,389.34
	4 TYPE C INLET	1	EA	4,098.82 \$	4,098.82
	5 TIE IN TO EXISTING	1	EA	5,596.47 \$	5,596.47
	6 CLEAN STORM	185	LF	2.88 \$	532.80
	7 T.V. STORM	185	LF	1.88 \$	347.80
	8 WELL POINTS	185	LF	16.55 \$	3,061.75
WATER	9 12" PVC	83	LF	115.91 \$	9,620.53
	10 DIRECTIONAL DRILL 16"	60	EA	382.71 \$	22,962.60
	11 2" JUMPER	1	EA	1,964.86 \$	1,964.86
	12 12" x 12" WET TAP	2	EA	11,131.51 \$	22,263.02
	13 TEST WATER LINES	143	LF	2.25 \$	321.75
	14 SAMPLE POINTS	2	EA	782.26 \$	1,564.52
PAVING	15 1.25" MILL EXISTING	2845	SY	5.46 \$	15,533.70
	16 ASPHALT FC-9.5 1.25"	4470	SY	16.96 \$	75,811.20
	17 ASPHALT 2" S.P 12.5	1630	SY	17.42 \$	28,394.60
	18 LIMEROCK 16"	1630	SY	45.68 \$	25,066.80
	19 STABILIZER 12"	750	SY	6.95 \$	5,212.50
	20 REMOVE & REPLACE FENCE	193	LF	33.04 \$	6,376.72
	21 5' SIDEWALK 4" THICK	1386	LF	35.75 \$	49,549.50
	22 8' SIDEWALK 4" THICK	13	LF	56.64 \$	736.32
	23 5' WHEEL CHAIR RAMP	2	EA	1,574.01 \$	3,148.02
	24 12 WHEEL CHAIR RAMP	2	EA	3,048.44 \$	6,096.88
	25 SIGNS & PAVEMENT MARKINGS	1	LS	21,062.50 \$	21,062.50
	26 R/W GRADING	8526	SY	0.81 \$	6,906.06
	27 R/W SOD	8526	SY	3.19 \$	27,197.94
	28 SIGNS & PAVEMENT MARKINGS	1	LS	20,947.50 \$	20,947.50
	29 MOT	1	LS	30,045.00 \$	30,045.00
Landsea Cost Category	14 SDev Neighborhood Prop Imprv			OFFSITE TOTAL \$	428,504.59

Phase	Description	Qty	Units	Price	Total
MISC.	1 SURVEY	1	LS	37,935.63 \$	37,935.63
	2 ASBUILTS	1	LS	13,547.50 \$	13,547.50
	3 MOBILIZATION	1	LS	42,925.00 \$	42,925.00
	4 GEOTECH TESTING	1	LS	61,800.00 \$	61,800.00
	5 LOT TESTING	110	EA	150.00 \$	16,500.00
	6 ENVIRONMENTAL	1	LS	4,598.03 \$	4,598.03
	7 S.W.P.P.P.	1	LS	3,750.00 \$	3,750.00
Landsea Cost Category	14 SDev Misc In-Tract Cost			MISC. TOTAL \$	181,056.16

Landsea Cost Category	14 SDev Sewer			SANITARY TOTAL \$	1,624,270.48
Landsea Cost Category	14 SDev Storm Drain			STORM TOTAL \$	2,085,374.44
Landsea Cost Category	14 SDev Domestic Water			WATER TOTAL \$	730,916.20
Landsea Cost Category	14 SDev Recycled Water			REUSE TOTAL \$	397,111.88
Landsea Cost Category	14 SDev Street Paving			PAVING TOTAL \$	1,486,527.00
Landsea Cost Category	14 SDev Rough Grading			EARTHWORK PH 1 \$	2,091,825.80
Landsea Cost Category	14 SDev Dirt Import Export			EARTHWORK PH 4 \$	247,089.75
Landsea Cost Category	14 SDev Neighborhood Prop Imprv			OFFSITE TOTAL \$	428,504.59
Landsea Cost Category	14 SDev Misc In-Tract Cost			MISC. TOTAL \$	181,056.16
				TOTAL \$	9,272,676.30



ALTERNATE				
Description	Qty	Units	Price	
1 2" SINGLE POWER CROSSING	PER	LF	\$	20.35
2 3" SINGLE POWER CROSSING	PER	LF	\$	23.42
3 4" SINGLE POWER CROSSING	PER	LF	\$	33.26
4 6" SINGLE POWER CROSSING	PER	LF	\$	40.10
5 MUCK OVER EXCAVATION	PER	CY	\$	5.52

**NOTES**

- 1 Well or septic abandonment is not included in this Proposal.
- 2 Construction layout is included for Contractors scope of work only
- 3 Proposal is based on no unsuitable/contaminated material removal and/or replacement
- 4 Muck over excation price does not include removing from the site.
- 5 Contractors schedule is subject to revision should adverse or changed conditions occur
- 6 Proposal on lot grading to be left 8" below finished floor +/- 2 inches.
- 7 No hardscape, walls, fences, irrigation or landscaping in this proposal.
- 8 Chemical testing or treatment of any dewatering is not included.
- 9 All Pipe work is bid with the assumption that on-site fill is acceptable backfill material.
- 10 Proposal for pond and swales to be sodded and graded one time.
- 11 This proposal is subject to a mutually agreed upon contract and payment schedule
- 12 Sidewalk included for common areas only.
- 13 All permits and fees by others.
- 14 Relocation of existing utilities by others unless specifically listed above.
- 15 Paving proposal is for one lift and one mobilization only. Add \$5,400.00 for each addl. Mobilization
- 16 Modification of existing pump stations not included in this proposal unless specifically listed above
- 17 This proposal is based on KELLY, COLLINS GENTRY, INC. ENGINEERING plans dated 7-13-23, with no revisions .
- 18 Due to the current market volatility, Blue Ox can not guarantee the prices in this proposal for more than 30 days from the date of this proposal.



**EXHIBIT B**

**PAYMENT SCHEDULE**

To insure timely processing of all invoices submitted for payment, please make sure that your Billing and Accounts Receivable Departments are aware of the policies set forth in the Master Agreement, and the following policies pertaining to invoices and payments for all Projects. Invoices received without proper documentation will result in payments being delayed or invoices being returned.

A. Please send invoices to the following physical address:

landap@landseahomes.com  
2420 S. Lakemont Avenue, Suite 450  
Orlando, FL 32814

B. **Invoices must be received in our office by the 15<sup>th</sup> of each month** and payment will be sent out by the 15<sup>th</sup> of the following month. Invoices received after this date will be processed on the following month's payables. No faxed copies will be accepted.

C. **All work performed must be billed within 90 days of completion of the work.**

Any questions on the above stated policies should be directed to our Accounting/Finance Dept. at (407) 392-2608. You may also email your accounting representative.

**EXHIBIT C**

**CONDITIONAL WAIVER AND RELEASE ON PROGRESS PAYMENT**

Project: \_\_\_\_\_

Job No.: \_\_\_\_\_

The undersigned lienor, in consideration of the sum of \$ \_\_\_\_\_, hereby waives and releases its lien and right to claim a lien for labor, services, or materials furnished through (insert date) to (insert the name of your customer), on the job of (insert the name of the owner), to the following property:

(insert description of the property)

This waiver and release does not cover any retention or labor, services, or materials furnished after the date specified. Further, this Waiver and Release of Lien is conditioned upon payment of the consideration described above, and is not effective until said payment is received in paid funds.

Date: \_\_\_\_\_

\_\_\_\_\_  
(Company name)

By: \_\_\_\_\_  
(Signature)

\_\_\_\_\_  
(Title)

STATE OF FLORIDA                     )  
  )  
COUNTY OF \_\_\_\_\_            )

Sworn to (or affirmed) and subscribed by me by means of ☐ physical presence or ☐ online notarization this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by \_\_\_\_\_, who is personally known to me or produced \_\_\_\_\_ as identification, and did/did not take an oath.

(NOTARY SEAL)

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

[illegible]

Job No.: \_\_\_\_\_

(insert description of the property)

Date: \_\_\_\_\_

By: \_\_\_\_\_  
(Signature)

STATE OF FLORIDA )  
COUNTY OF \_\_\_\_\_ )

(NOTARY SEAL)

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





**UNCONDITIONAL WAIVER AND RELEASE ON FINAL PAYMENT**

Project: \_\_\_\_\_

Job No.: \_\_\_\_\_

The undersigned lienor, in consideration of final payment in the amount of \$\_\_\_\_\_, hereby waives and releases its lien and right to claim a lien for labor, services, or materials furnished to (insert the name of your customer), on the job of (insert the name of the owner), to the following property:

(insert description of the property)

Date: \_\_\_\_\_

\_\_\_\_\_  
(Company name)

By: \_\_\_\_\_  
(Signature)

\_\_\_\_\_  
(Title)

STATE OF FLORIDA )

COUNTY OF \_\_\_\_\_ )

Sworn to (or affirmed) and subscribed by me by means of ☐ physical presence or ☐ online notarization this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by \_\_\_\_\_, who is personally known to me or produced \_\_\_\_\_ as identification, and did/did not take an oath.

(NOTARY SEAL)

\_\_\_\_\_  
Notary Public, State of Florida

Print Name:

Commission No.:

My Commission Expires:



# CHANGE ORDER REQUEST

Blue Ox Enterprises, LLC  
2328. - Trinity Gardens

Page 1

DATE: 1/10/2024  
PCO#: EXTC001

To: Guy Trussell  
Landsea Homes LLC

From: Alex Teixeira  
Blue Ox Enterprises, LLC  
500 North Way  
Sanford FL 32773

Phone:

Phone: 407-339-4800

Fax:

Fax: 407-339-4839

Email: gtrussell@landseahomes.com

Email:

CC: Steve Lembrich - Blue Ox Enterprises, LLC - Phone: 407-339-4800 - Fax: 407-339-4839  
AIMEE KILPATRICK - Blue Ox Enterprises, LLC - Phone: 407-339-4800 - Fax: 407-339-4839  
Daniel David - Blue Ox Enterprises, LLC - Phone: 407-339-4800 - Fax: 407-339-4839

Below is the detail for our proposal to complete the following changes in contract work:

- External Change Order: TRINITY GARDENS PH 1 CO

PCO Item	Quantity	UM	Unit Price	Amount
1 : 8" PVC 6-8 SDR 26	27.00	LF	\$34.52	\$932.04
2 : 8" PVC 10-12 SDR 26	-452.00	LF	\$41.67	\$-18834.84
3 : 8" PVC 12-14 SDR 26	-127.00	LF	\$47.03	\$-5972.81
4 : 8" PVC 16-18 SDR 26	-12.00	LF	\$58.52	\$-702.24
5 : 10" PVC 16-18 SDR 26	-271.00	LF	\$69.11	\$-18728.81
6 : 12" PVC 18-20 SDR 26	57.00	LF	\$93.27	\$5316.39
7 : MANHOLE 10-12 (LABOR ONLY)	-1.00	EA	\$1,072.32	\$-1072.32
8 : MANHOLE 12-14 (LABOR ONLY)	-1.00	EA	\$1,072.32	\$-1072.32
9 : MANHOLE 16-18 (LABOR ONLY)	-1.00	EA	\$1,340.42	\$-1340.42
10 : DOUBLE LATERAL	-25.00	EA	\$999.33	\$-24983.25
11 : CLEAN SANITARY LINES	-775.00	LF	\$1.88	\$-1457.00
12 : TEST SANITARY LINES	-775.00	LF	\$1.64	\$-1271.00
13 : T.V. SANITARY LINES	-775.00	LF	\$2.06	\$-1596.50





# CHANGE ORDER REQUEST

Blue Ox Enterprises, LLC  
2328. - Trinity Gardens

Page 2

DATE: 1/10/2024  
PCO#: EXTCO01

14 : WELL POINTS	-775.00	LF	\$16.55	\$-12,826.25
15 : 24" RCP	-122.00	LF	\$94.81	\$-11,566.82
16 : 30" RCP	248.00	LF	\$138.62	\$34,377.76
17 : 36" RCP	-340.00	LF	\$182.45	\$-62,033.00
18 : J MANHOLE	1.00	EA	\$9,671.26	\$9671.26
19 : TYPE E INLET (LABOR ONLY)	-2.00	EA	\$711.61	\$-1,423.22
20 : TYPE H INLET ( LABOR ONLY)	-1.00	EA	\$711.61	\$-711.61
21 : CLEAN STORM	-214.00	LF	\$2.88	\$-616.32
22 : T.V. STORM	-214.00	LF	\$1.88	\$-402.32
23 : 2" BLOW OFF	1.00	EA	\$1,474.82	\$1,474.82
24 : ASPHALT S.P. 9.5 2" (2 LIFTS)	-147.00	SY	\$19.63	\$-2,885.61
25 : MIAMI CURB	-94.00	LF	\$20.82	\$-1,957.08
26 : 12" RIBBON CURB	60.00	LF	\$23.23	\$1,393.80
27 : 8' WHEEL CHAIR RAMP	1.00	EA	\$1,885.11	\$1,885.11
28 : BRICK PAVERS	2,518.00	SF	\$12.81	\$32,255.58
29 : SIGNS & PAVEMENT MARKINGS	1.00	LS	\$4,955.19	\$4,995.19
30 : TIE IN GRADING	141.00	SY	\$0.58	\$81.78
31 : SLOPE GRADING	503.00	SY	\$0.60	\$301.80
32 : MULCH PATH/ FABRIC & LUMBER INC	5.00	SY	\$48.13	\$240.65
33 : SLOPE SOD	503.00	SY	\$3.19	\$1,604.57
34 : SOD TIE IN	265.00	SY	\$3.19	\$845.35



# CHANGE ORDER REQUEST

Blue Ox Enterprises, LLC  
2328. - Trinity Gardens

Page 3

DATE: 1/10/2024  
PCO#: EXTCO01

35 : 19"X30" ERCP	147.00	LF	\$139.32	\$20,480.04
36 : 30" RCP	-147.00	LF	\$152.21	\$-22,374.87
37 : LIMEROCK AT COST	1630.00	SY	\$24.55	\$40,016.50
38 : TYPE D INLET	2.00	EA	\$4,262.61	\$8,525.22

**Total Amount** **\$-29,430.75**

Submitted By:

Alex Teixeira  
Blue Ox Enterprises, LLC

1/10/2024  
Date

Approved By:

Guy Trussell  
Landsea Homes LLC

01/13/24

Scott Busse Date



500 NORTH WAY  
SANFORD FL. 32773  
PH 339-4800 FAX 339-4839

PROPOSAL FOR:

TRINITY GARDENS  
LANDSEA HOMES

4/18/2024

Phase	DESCRIPTION	Qty	Units	Price	Total
	1 SURVEY FOR POWER CROSSINGS	1	LS	\$ 3,712.00	\$ 3,712.00
				<b>TOTAL</b>	<b>\$ 3,712.00</b>

NOTES:

1 Survey above is for Power Crossing layout Only.

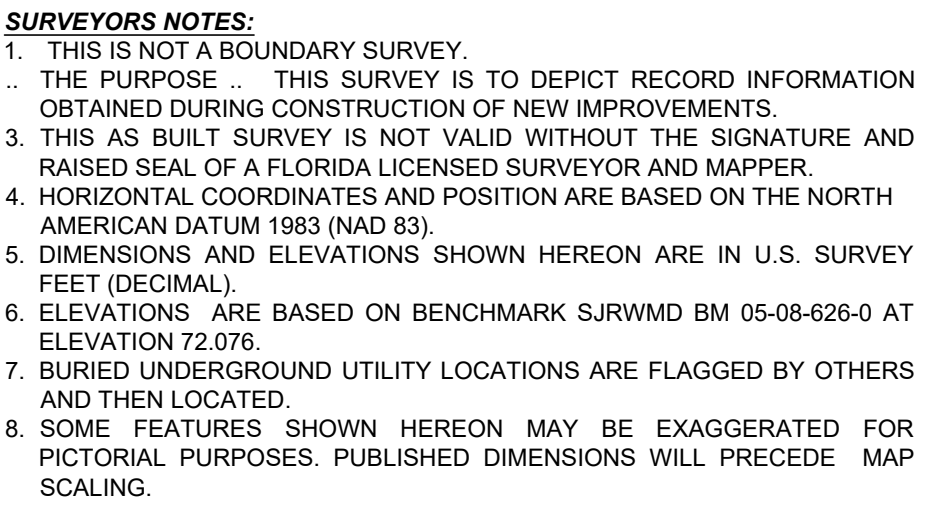
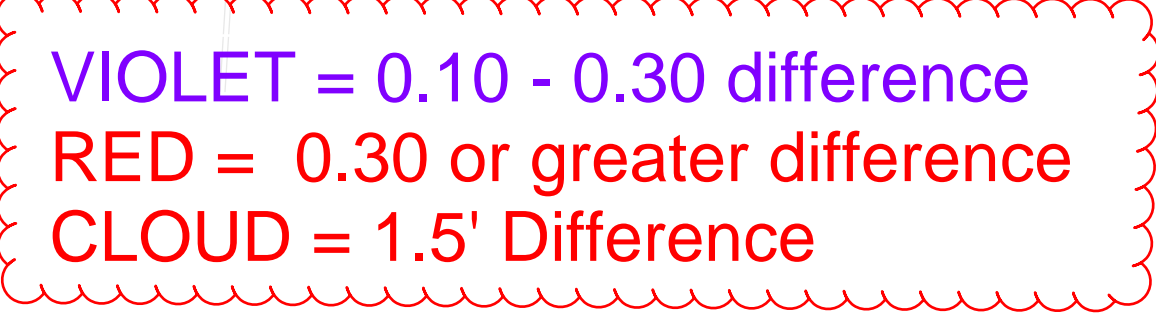
DocuSigned by:

Scott Bussen

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Alex Teixeira  
4/18/24





**SURVEY CERTIFICATE:**

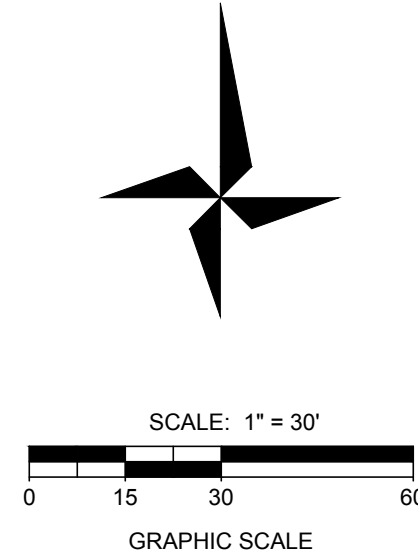
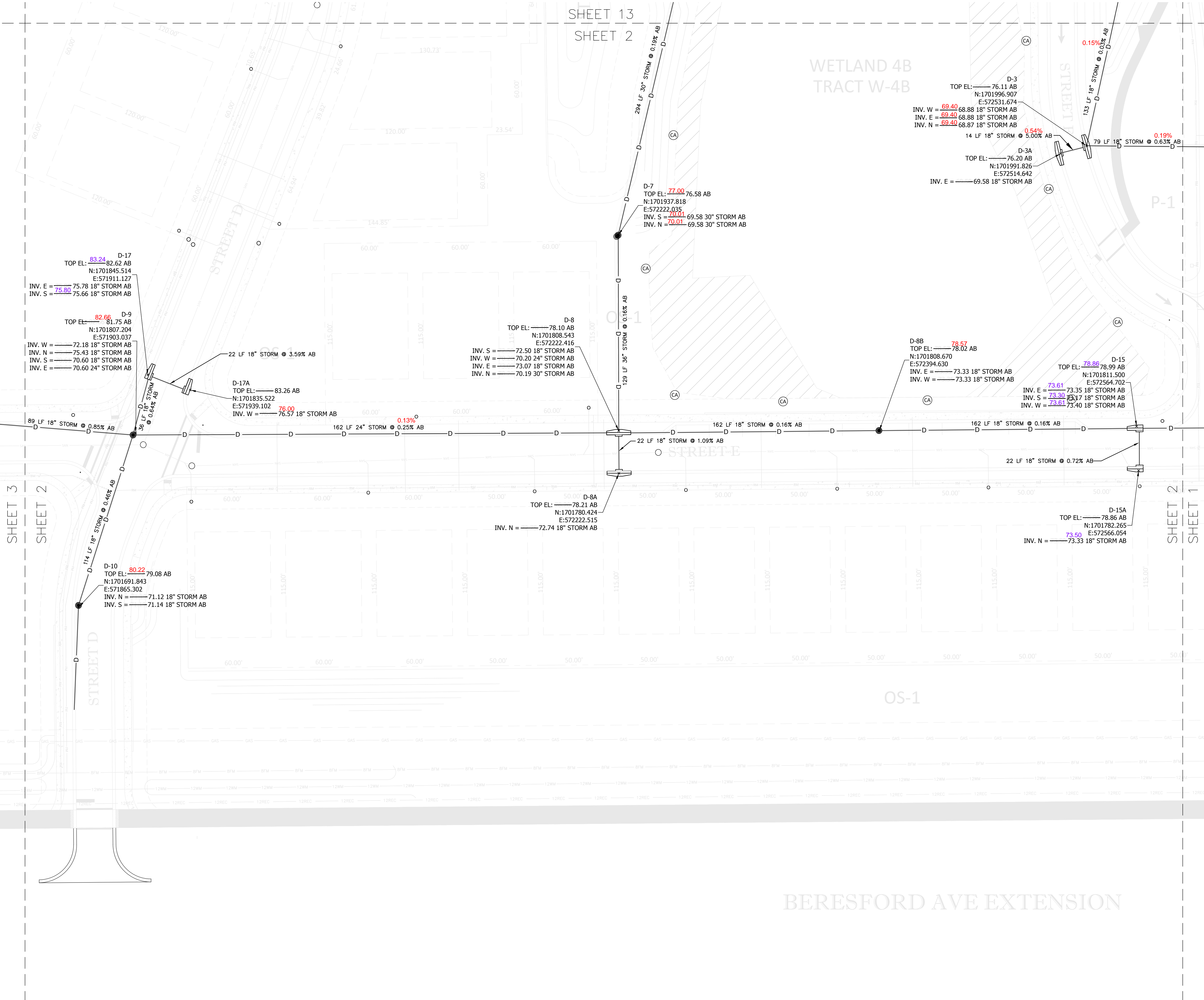
I HEREBY CERTIFY THAT THE ATTACHED PRINTS INDICATING RECORD SURVEY INFORMATION FOR THE PROJECT IS IN COMPLIANCE WITH THE APPLICABLE STANDARDS OF PRACTICE FOR FIELD SURVEYING SET FORTH IN RULE 5 J-17 ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS & MAPPERS, PURSUANT TO FLORIDA STATUTE 472.027, ONLY. UNLESS IT BEARS THE SIGNATURE & ORIGINAL SEAL OF A FLORIDA REGISTERED SURVEYOR AND MAPPER THIS MAP/REPORT IS FOR INFORMATIONAL PURPOSES ONLY.

The seal appearing on this document was authorized by  
Douglas Scott Willis, P.S.M. 5984 on 8/13/2024.

**BLUE OX LAND SERVICES**  
 500 North Way  
 Sanford, FL - 32773  
 407-339-4800

<b>Drawn by:</b> <i>L.G.R.</i>
<b>Checked by:</b> <i>M.E.B.</i>
<b>AB Date:</b> 8/13/2024
<b>Scale:</b> 1" = 30'
<b>AB-01</b>





**SURVEYORS NOTES:**  
1. THIS IS NOT A BOUNDARY SURVEY.  
2. THE PURPOSE OF THIS SURVEY IS TO DEPICT RECORD INFORMATION OBTAINED DURING CONSTRUCTION OF NEW IMPROVEMENTS.  
3. THIS AS BUILT SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.  
4. HORIZONTAL COORDINATES AND POSITION ARE BASED ON THE NORTH AMERICAN DATUM 1983 (NAD 83).  
5. DIMENSIONS AND ELEVATIONS SHOWN HEREON ARE IN U.S. SURVEY FEET (DECIMAL).  
6. ELEVATIONS ARE BASED ON BENCHMARK SJRWMD BM 05-08-626-0 AT ELEVATION 72.076.  
7. BURIED UNDERGROUND UTILITY LOCATIONS ARE FLAGGED BY OTHERS AND THEN LOCATED.  
8. SOME FEATURES SHOWN HEREON MAY BE EXAGGERATED FOR PICTORIAL PURPOSES. PUBLISHED DIMENSIONS WILL PRECEDE MAP SCALING.

**SURVEY CERTIFICATE:**  
I HEREBY CERTIFY THAT THE ATTACHED PRINTS INDICATING RECORD SURVEY INFORMATION FOR THE PROJECT IS IN COMPLIANCE WITH THE APPLICABLE STANDARDS OF PRACTICE FOR FIELD SURVEYING SET FORTH IN RULE 5 J-17 ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS & MAPPERS, PURSUANT TO FLORIDA STATUTE 472.027, ONLY. UNLESS IT BEARS THE SIGNATURE & ORIGINAL SEAL OF A FLORIDA REGISTERED SURVEYOR AND MAPPER THIS MAP/REPORT IS FOR INFORMATIONAL PURPOSES ONLY.

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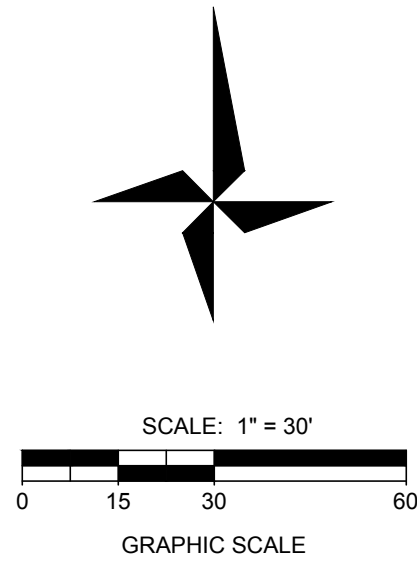
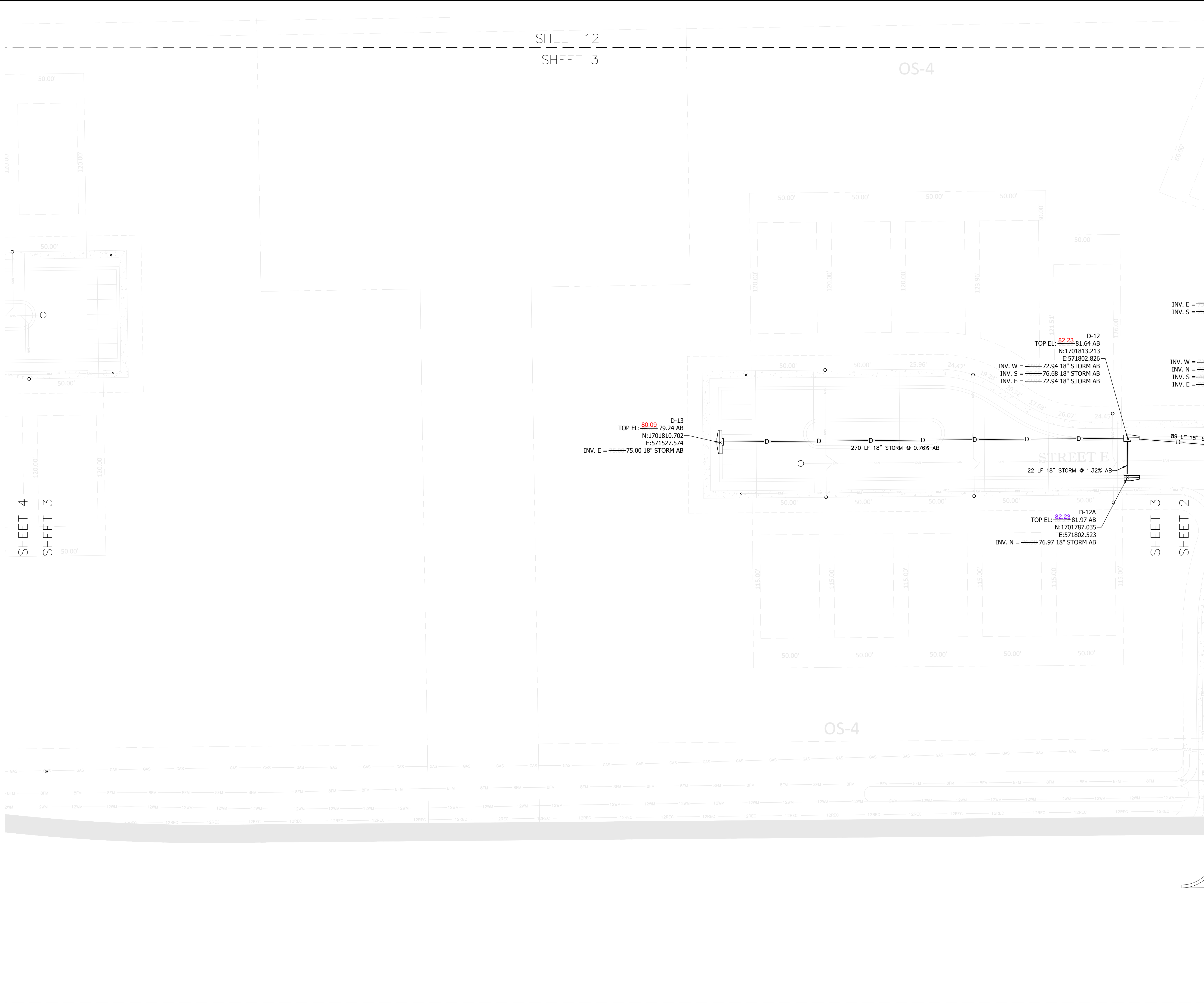
REV. #	DATE	DESCRIPTION

**TRINITY GARDENS**  
Storm As-Built Survey

**BLUE OX LAND SERVICES**  
500 North Way  
Sanford, FL - 32773  
407-339-4800

**Drawn by:**  
L.G.R.  
**Checked by:**  
M.E.B.  
**AB Date:**  
8/13/2024  
**Scale:**  
1" = 30'  
**AB-02**





**SURVEYORS NOTES:**  
1. THIS IS NOT A BOUNDARY SURVEY.  
2. THE PURPOSE OF THIS SURVEY IS TO DEPICT RECORD INFORMATION OBTAINED DURING CONSTRUCTION OF NEW IMPROVEMENTS.  
3. THIS AS BUILT SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.  
4. HORIZONTAL COORDINATES AND POSITION ARE BASED ON THE NORTH AMERICAN DATUM 1983 (NAD 83).  
5. DIMENSIONS AND ELEVATIONS SHOWN HEREON ARE IN U.S. SURVEY FEET (DECIMAL).  
6. ELEVATIONS ARE BASED ON BENCHMARK SJRWMD BM 05-08-626-0 AT ELEVATION 72.076.  
7. BURIED UNDERGROUND UTILITY LOCATIONS ARE FLAGGED BY OTHERS AND THEN LOCATED.  
8. SOME FEATURES SHOWN HEREON MAY BE EXAGGERATED FOR PICTORIAL PURPOSES. PUBLISHED DIMENSIONS WILL PRECEDE MAP SCALING.

**SURVEY CERTIFICATE:**  
I HEREBY CERTIFY THAT THE ATTACHED PRINTS INDICATING RECORD SURVEY INFORMATION FOR THE PROJECT IS IN COMPLIANCE WITH THE APPLICABLE STANDARDS OF PRACTICE FOR FIELD SURVEYING SET FORTH IN RULE 5 J-17 ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS & MAPPERS, PURSUANT TO FLORIDA STATUTE 472.027, ONLY. UNLESS IT BEARS THE SIGNATURE & ORIGINAL SEAL OF A FLORIDA REGISTERED SURVEYOR AND MAPPER THIS MAP/REPORT IS FOR INFORMATIONAL PURPOSES ONLY.

The seal appearing on this document was authorized by Douglas Scott Willis, P.S.M. 5984 on 8/13/2024.

REV. #	DATE	DESCRIPTION

**TRINITY GARDENS**  
Storm As-Built Survey

**BLUE OX LAND SERVICES**  
500 North Way  
Sanford, FL - 32773  
407-339-4800



**Drawn by:**  
L.G.R.

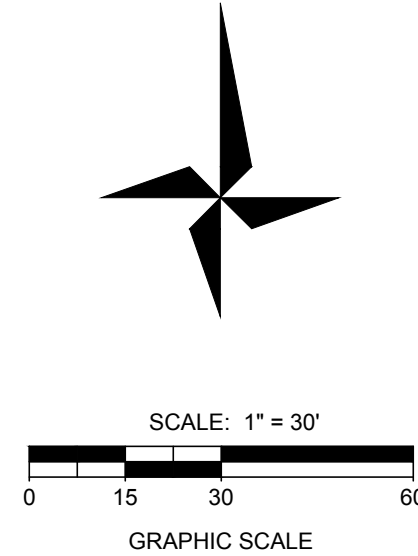
**Checked by:**  
M.E.B.

**AB Date:**  
8/13/2024

**Scale:**  
1" = 30'

**AB-03**



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**TRINITY GARDENS**  
Storm As-Built Survey

**BLUE OX LAND SERVICES**  
 500 North Way  
 Sanford, FL - 32773  
 407-339-4800

<b>Drawn by:</b> <i>L.G.R.</i>
<b>Checked by:</b> <i>M.E.B.</i>
<b>AB Date:</b> 8/13/2024
<b>Scale:</b> 1" = 30'
<b>AB-12</b>

**SURVEYS NOTES:**

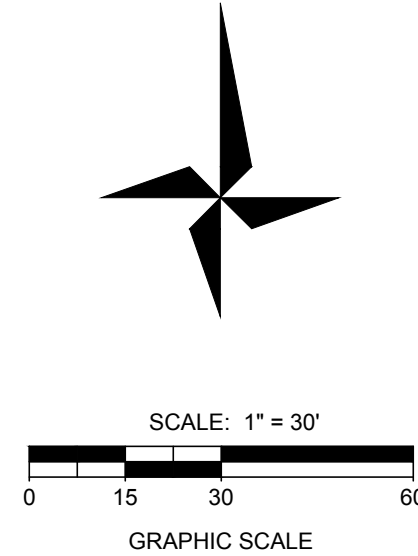
1. THIS IS NOT A BOUNDARY SURVEY.
2. THE PURPOSE OF THIS SURVEY IS TO DEPICT RECORD INFORMATION OBTAINED DURING CONSTRUCTION OF NEW IMPROVEMENTS.
3. THIS AS BUILT SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
4. HORIZONTAL COORDINATES AND POSITION ARE BASED ON THE NORTH AMERICAN DATUM 1983 (NAD 83).
5. DIMENSIONS AND ELEVATIONS SHOWN HEREON ARE IN U.S. SURVEY FEET (DECIMAL).
6. ELEVATIONS ARE BASED ON BENCHMARK SJRWMD BM 05-98-626-0 AT ELEVATION 72.076.
7. BURIED UNDERGROUND UTILITY LOCATIONS ARE FLAGGED BY OTHERS AND THEN LOCATED.
8. SCALING DIMENSIONS SHOWN HEREON MAY BE EXAGGERATED FOR PICTORIAL PURPOSES. PUBLISHED DIMENSIONS WILL PRECEDE MAP SCALING.

**SURVEY CERTIFICATE:**

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The seal appearing on this document was authorized by  
Douglas Scott Willis, P.S.M. 5984 on 8/13/2024.

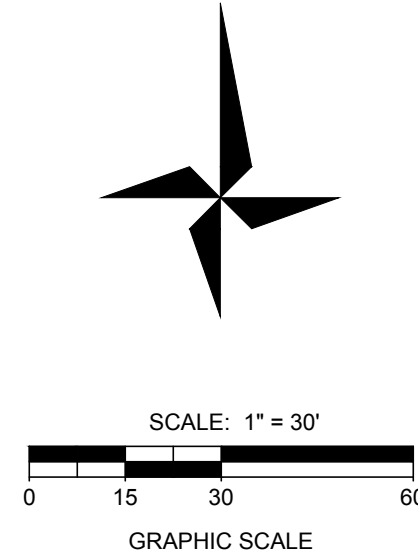
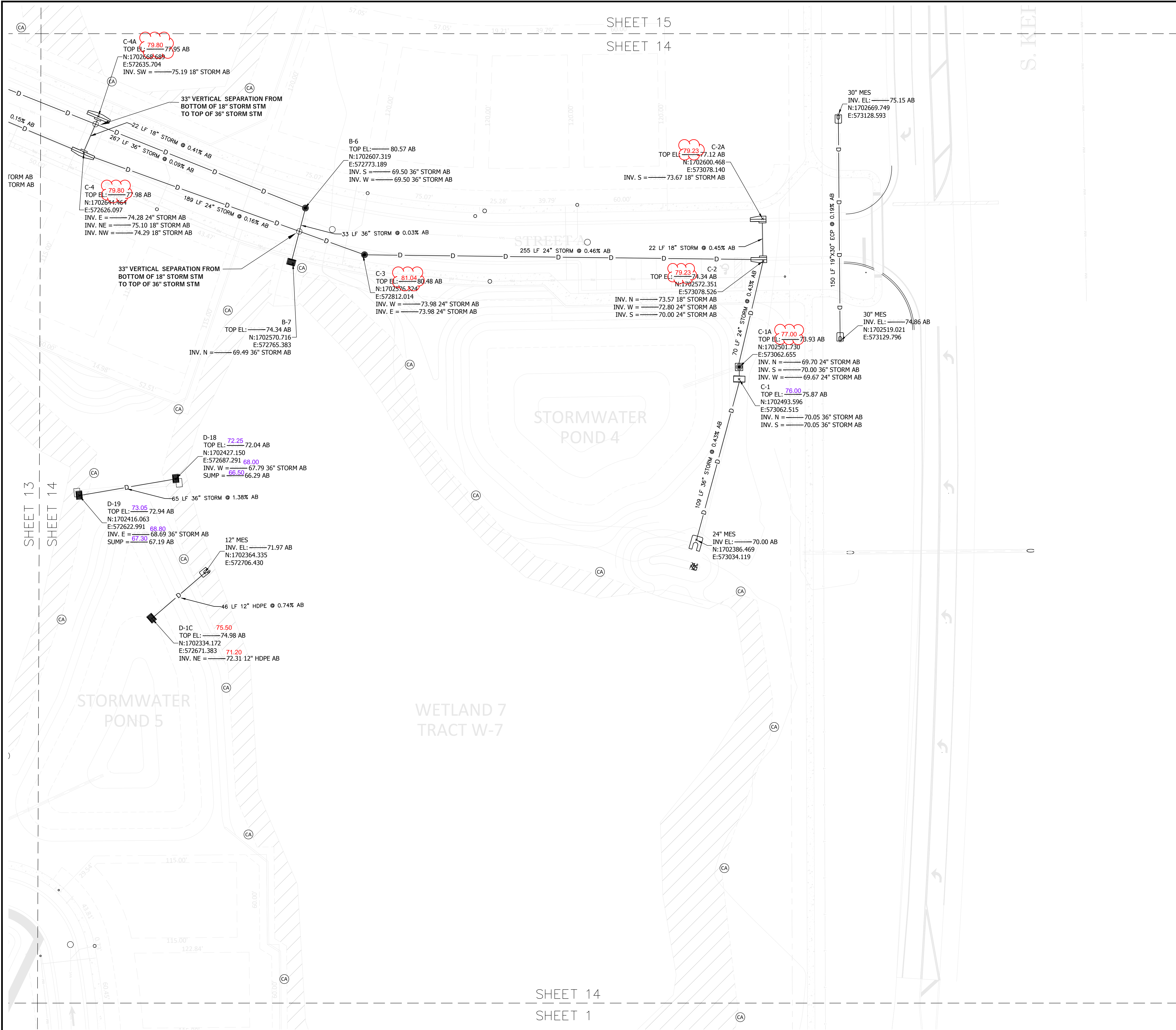




<b>Drawn by:</b> <i>L.G.R.</i>
<b>Checked by:</b> <i>M.E.B.</i>
<b>AB Date:</b> 7/15/2024
<b>Scale:</b> 1" = 30'
<b>AB-13</b>

The seal appearing on this document was authorized by  
Douglas Scott Willis, P.S.M. 5984 on 8/13/2024.





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REV. #	DATE	DESCRIPTION

**TRINITY GARDENS**  
Storm As-Built Survey

**BLUE OX LAND SERVICES**  
500 North Way  
Sanford, FL - 32773  
407-339-4800

**Drawn by:**  
L.G.R.

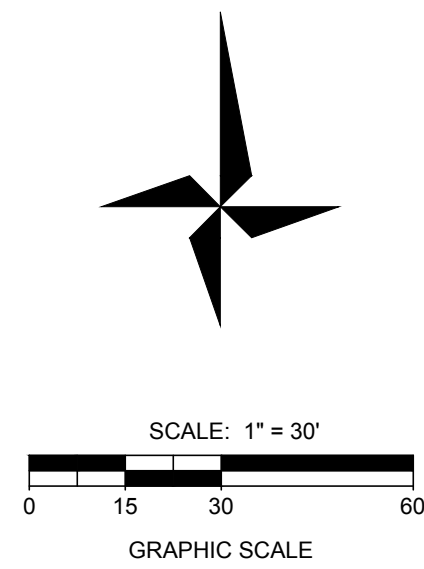
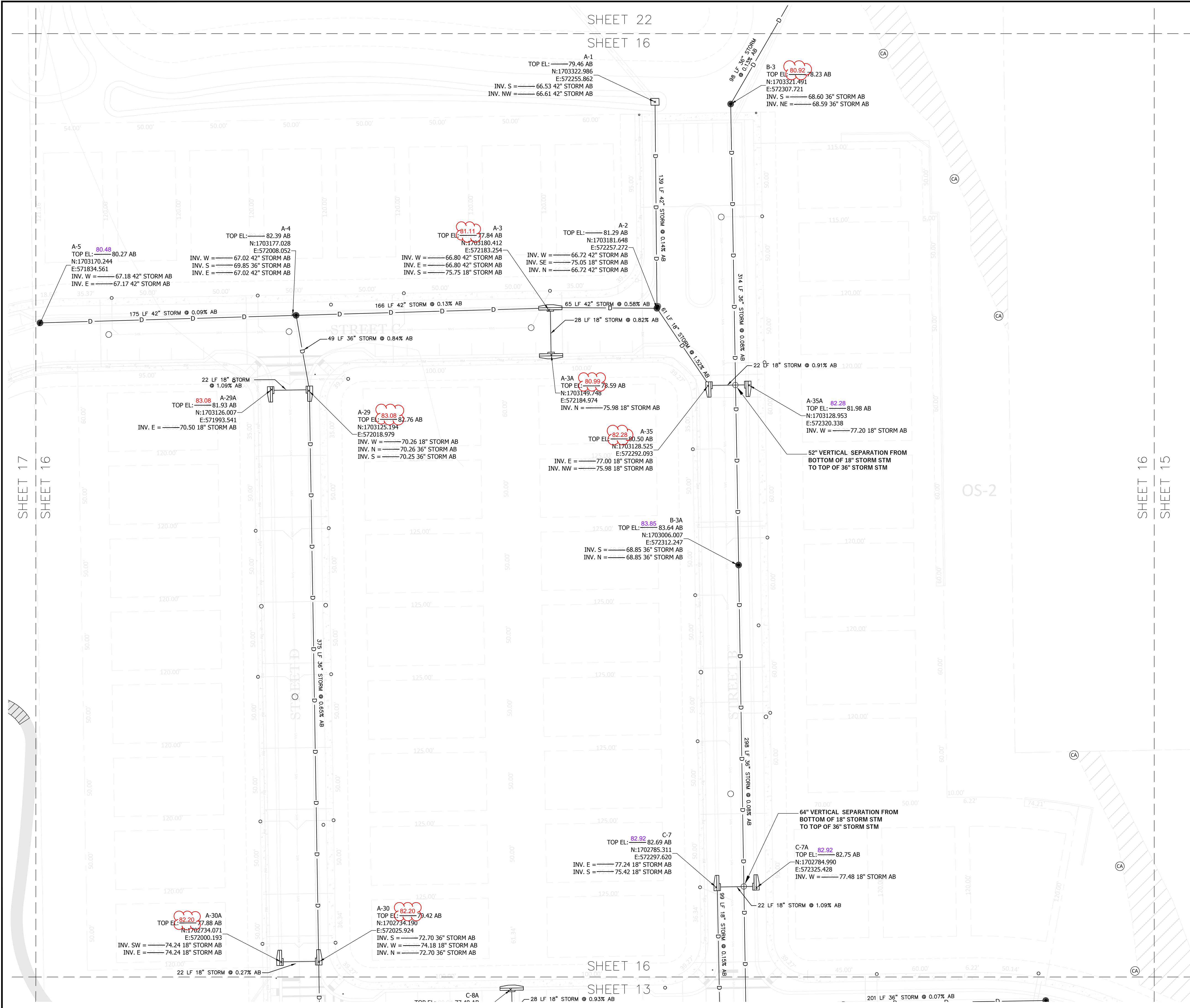
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M.E.B.

**AB Date:**  
8/13/2024

**Scale:**  
1" = 30'

**AB-14**





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REV. #	DATE	DESCRIPTION

**TRINITY GARDENS**  
Storm As-Built Survey

**BLUE OX LAND SERVICES**  
500 North Way  
Sanford, FL - 32773  
407-339-4800



**Drawn by:**  
L.G.R.

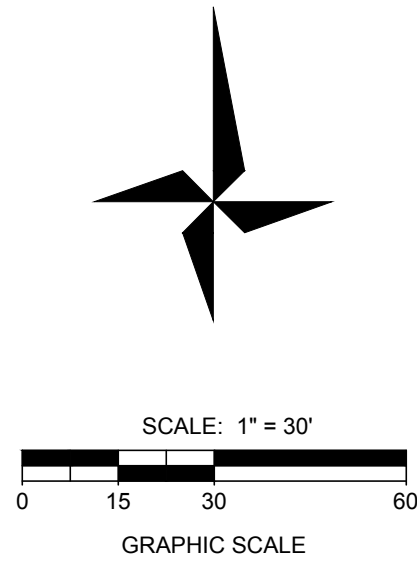
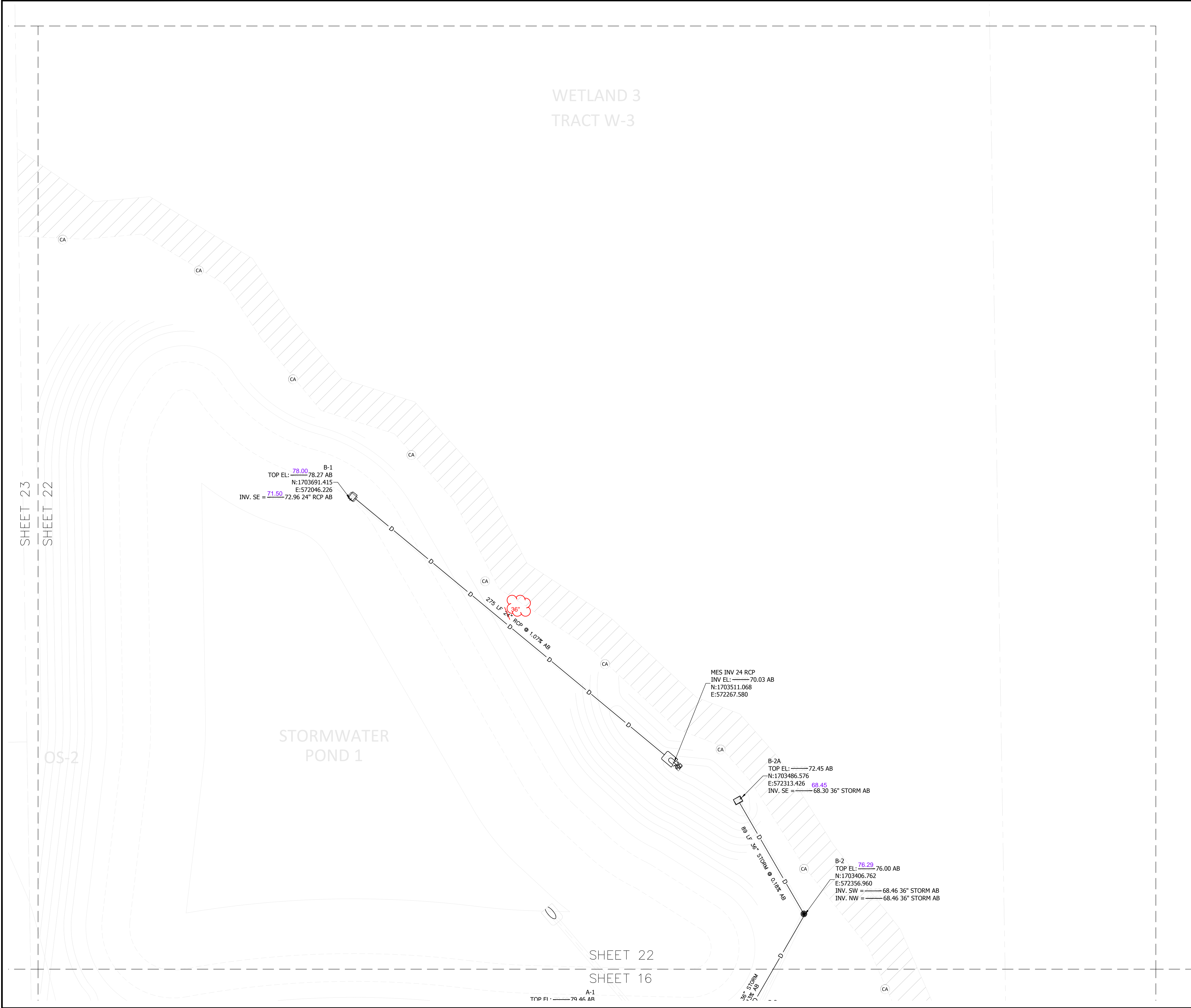
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M.E.B.

**AB Date:**  
8/13/2024

**Scale:**  
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**AB-16**





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REV. #	DATE	DESCRIPTION

**TRINITY GARDENS**  
Storm As-Built Survey

**BLUE OX LAND SERVICES**  
500 North Way  
Sunford, FL - 32773  
407-339-4800



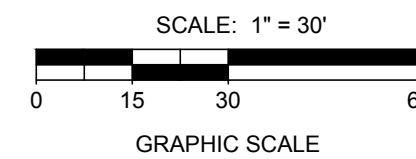
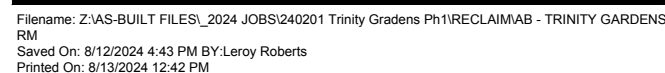
**Drawn by:**  
L.G.R.

**Checked by:**  
M.E.B.

**AB Date:**  
8/13/2024

**Scale:**  
1" = 30'

**AB-22**

[illegible]

## Trinity Gardens Reclaim As-Built Survey

**BLUE OX LAND SERVICES**  
500 North Way  
Sanford, FL - 32773  
407-339-4800

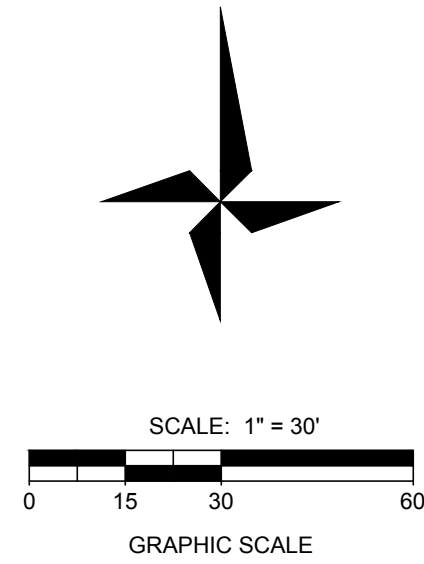
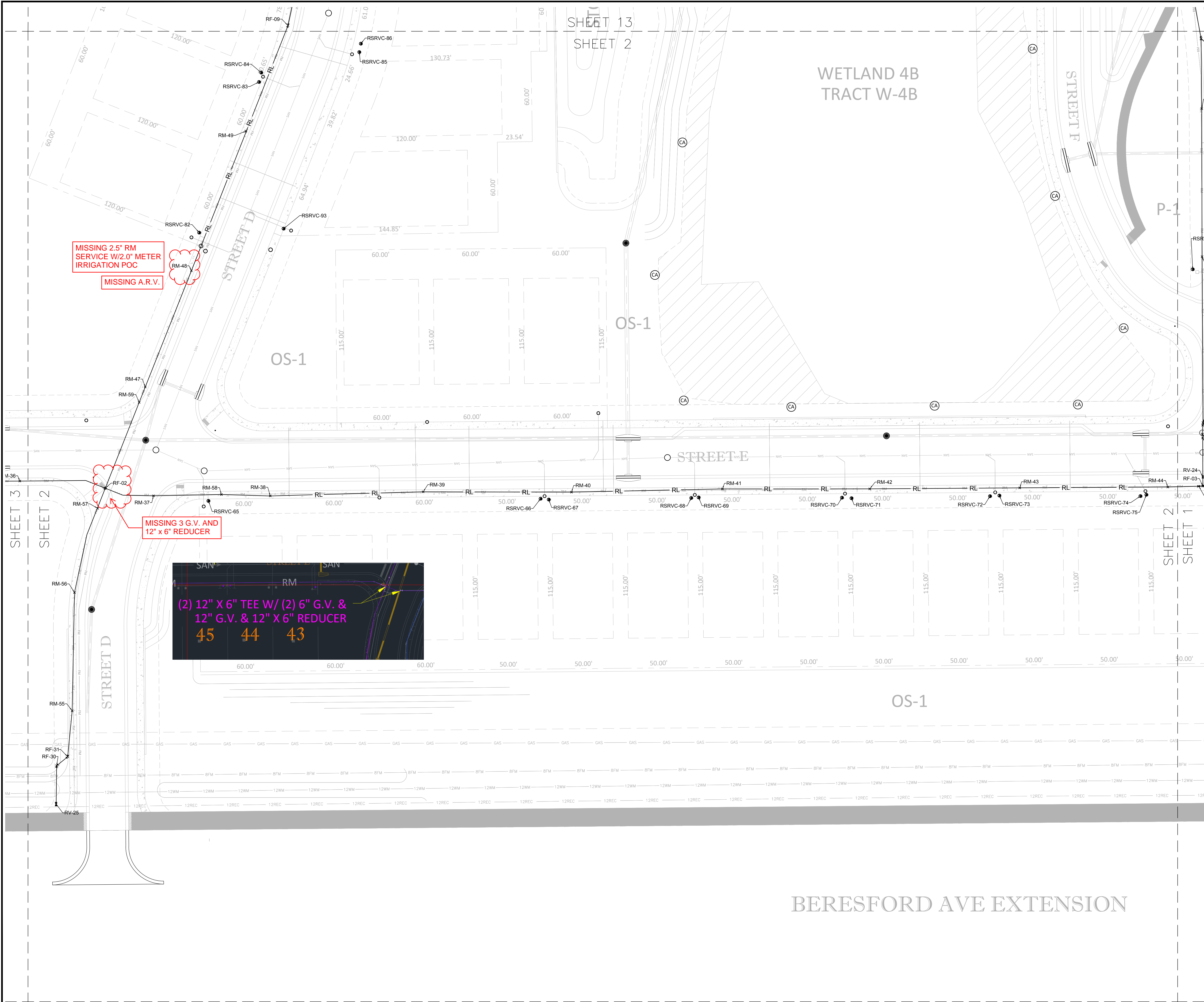
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<b>Checked by:</b> <i>M.E.B.</i>
<b>AB Date:</b> 8/13/2024
<b>Scale:</b> 1" = 30'
<b>AB-01</b>

- SURVEYORS NOTES:**
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  6. ELEVATIONS ARE BASED ON BENCHMARK SJRWBM MD 05-08-626-0 AT ELEVATION 72.076.
  7. BURIED UNDERGROUND UTILITY LOCATIONS ARE FLAGGED BY OTHERS AND THEN INDICATED.
  8. DIMENSIONS SHOWN HEREON MAY BE EXAGGERATED FOR PICTORIAL PURPOSES. PUBLISHED DIMENSIONS WILL PRECEDE MAP SCALING.

**SURVEY CERTIFICATE:**

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REV. #	DATE	DESCRIPTION

**Trinity Gardens**  
Reclaim As-Built Survey

**BLUE OX LAND SERVICES**  
500 North Way  
Sanford, FL - 32773  
407-339-4800

**Drawn by:**  
L.G.R.

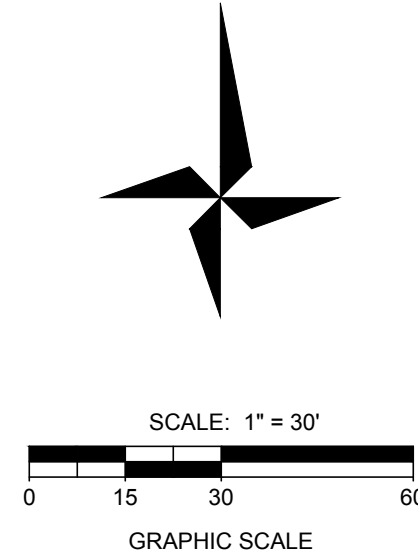
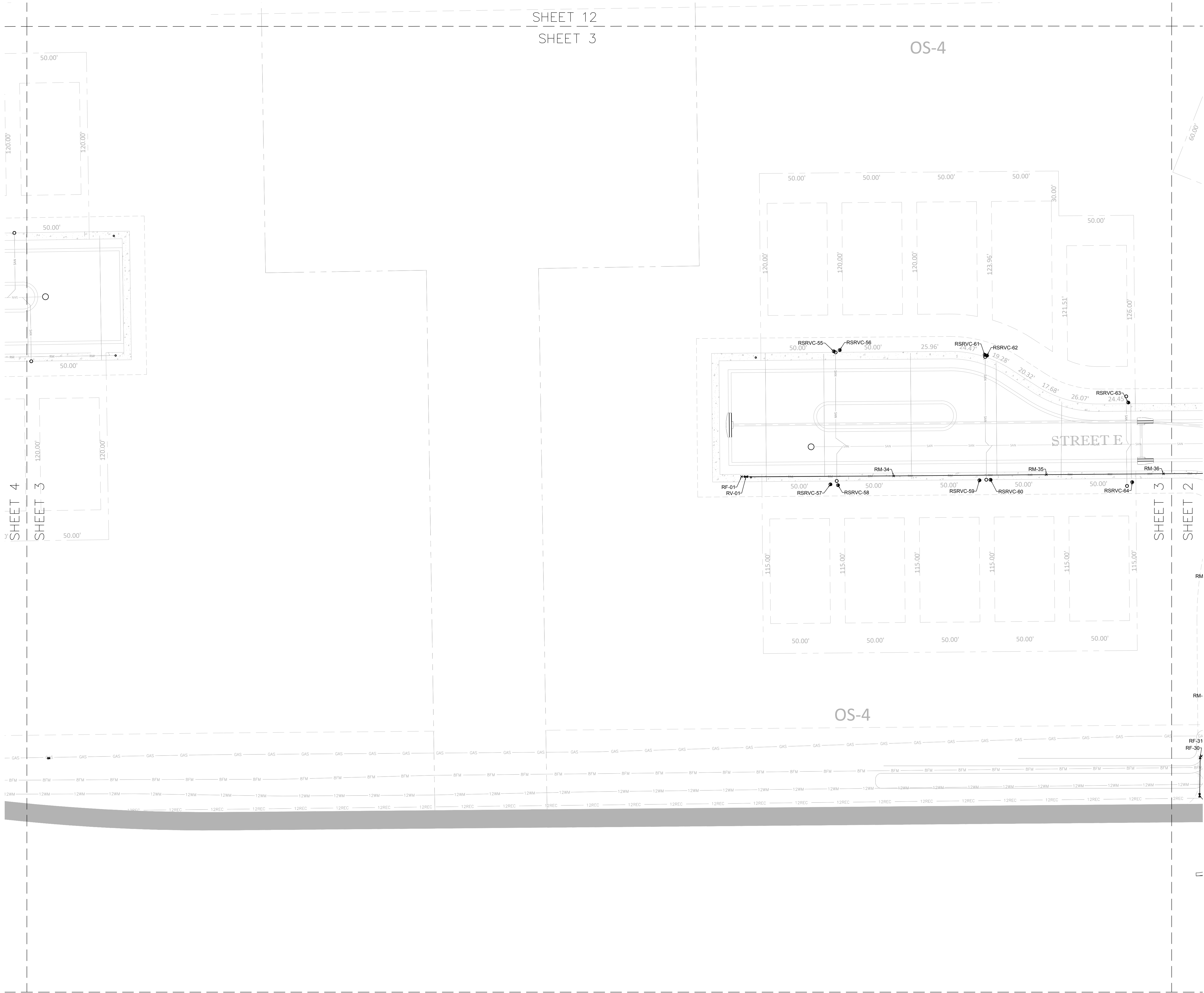
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M.E.B.

**AB Date:**  
8/13/2024

**Scale:**  
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**AB-02**





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REV. #	DATE	DESCRIPTION

**Trinity Gardens**  
Reclaim As-Built Survey

**BLUE OX LAND SERVICES**  
500 North Way  
Sanford, FL - 32773  
407-339-4800

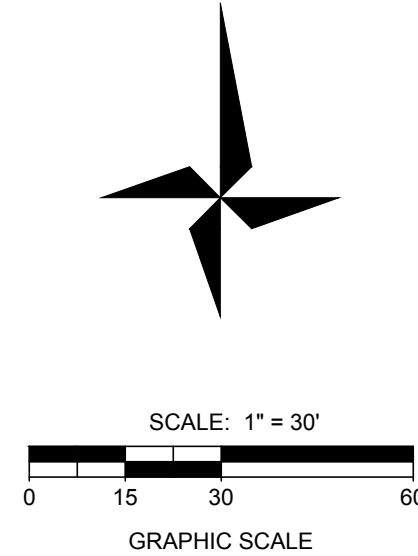
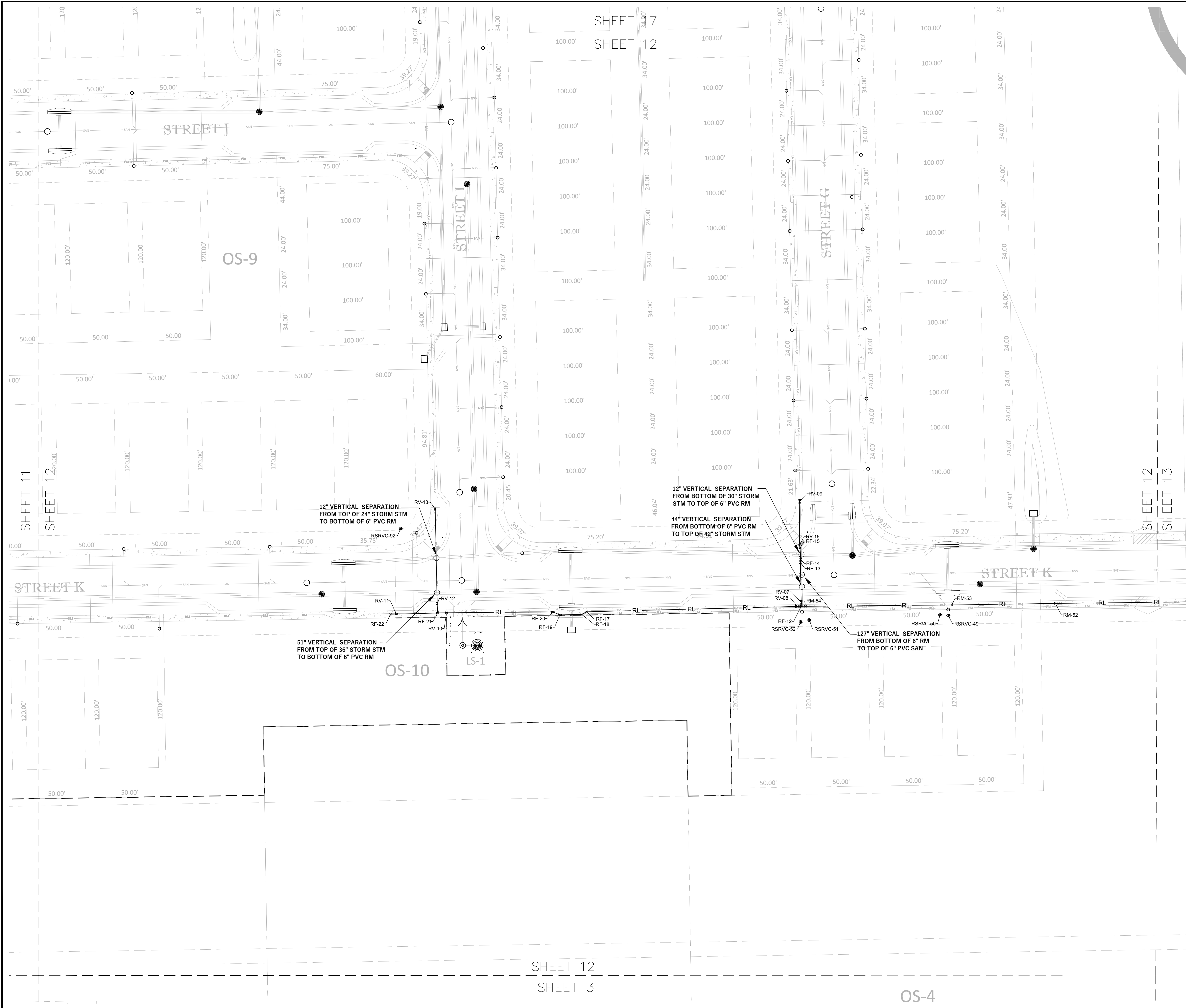
**Drawn by:**  
L.G.R.

**Checked by:**  
M.E.B.

**AB Date:**  
8/13/2024

**Scale:**  
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**AB-03**



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**Trinity Gardens**  
Reclaim As-Built Survey

**BLUE OX LAND SERVICES**  
500 North Way  
Sanford, FL - 32773  
407-339-4800



**Drawn by:**  
L.G.R.

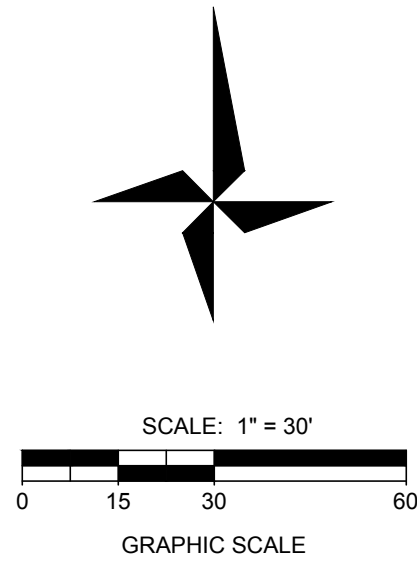
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M.E.B.

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8/13/2024

**Scale:**  
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**AB-12**





**SURVEYORS NOTES:**

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Reclaim As-Built Survey

**BLUE OX LAND SERVICES**  
500 North Way  
Sanford, FL - 32773  
407-339-4800



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L.G.R.

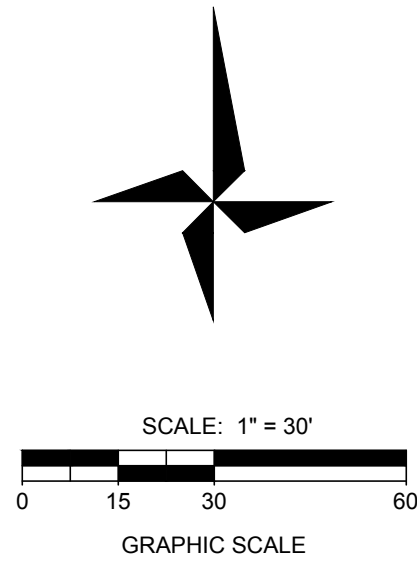
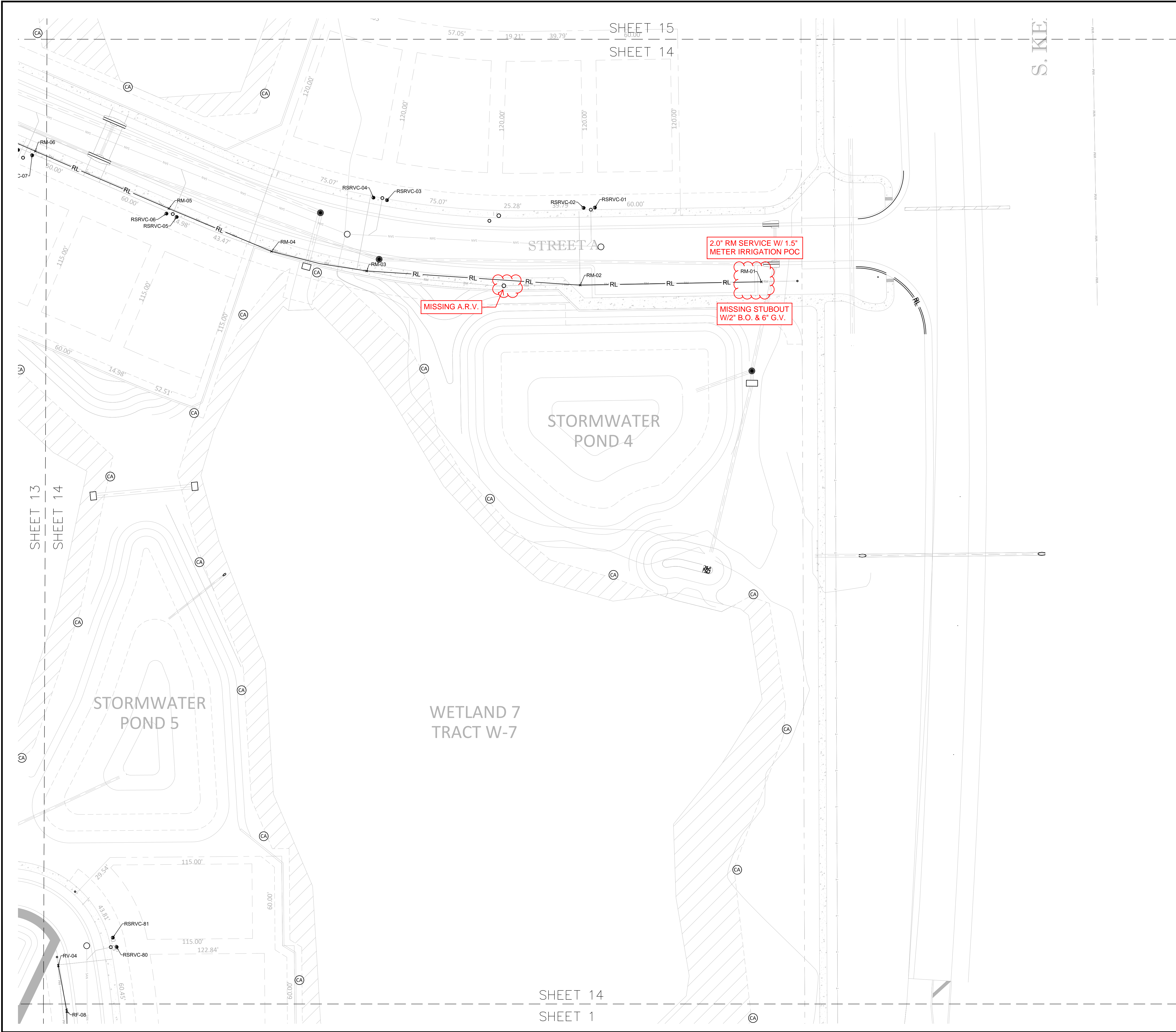
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M.E.B.

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Reclaim As-Built Survey

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500 North Way  
Sanford, FL - 32773  
407-339-4800

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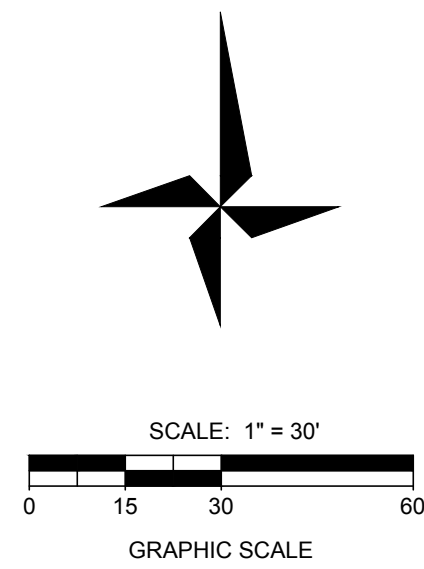
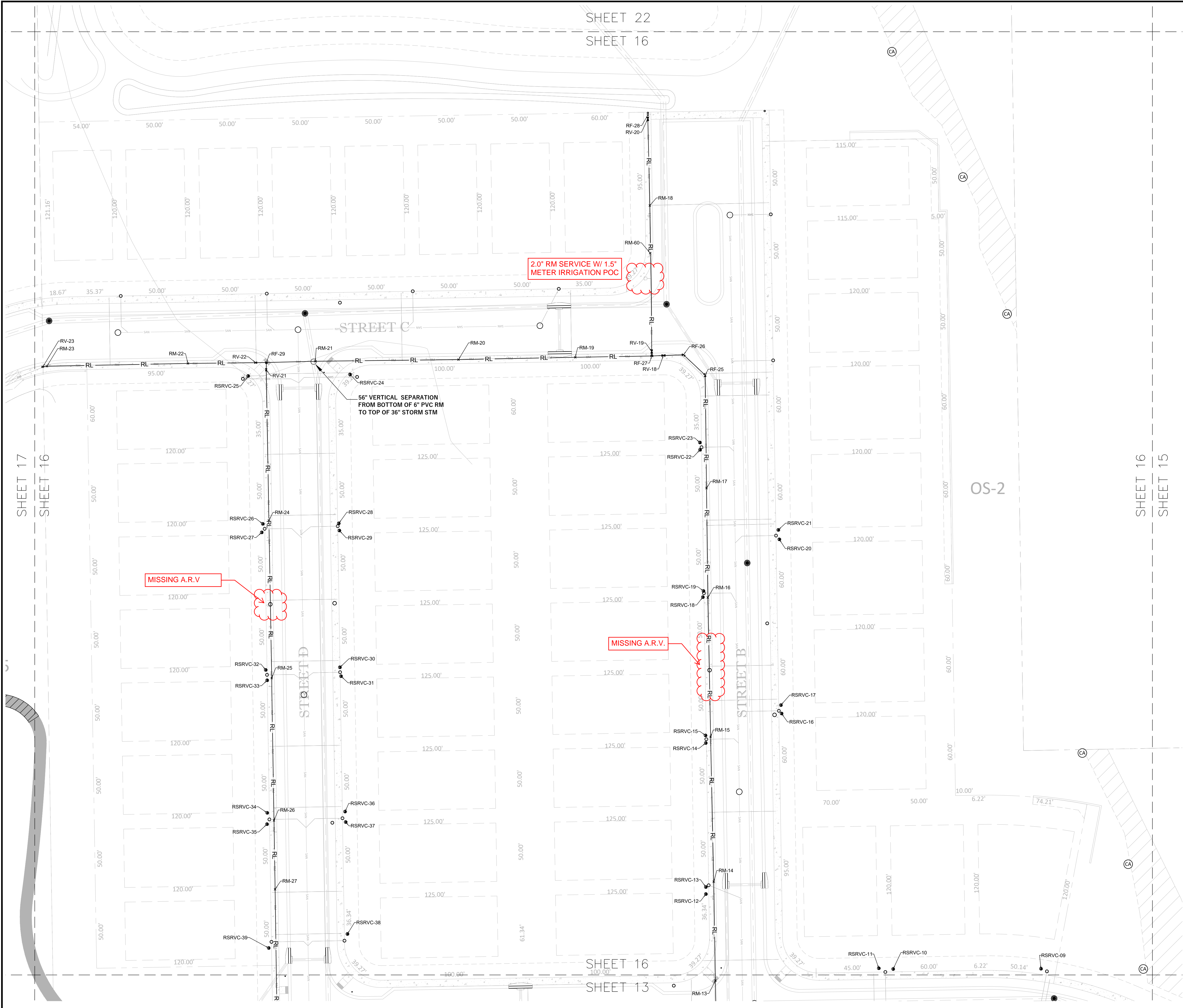
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**AB-14**





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**BLUE OX LAND SERVICES**  
500 North Way  
Sanford, FL - 32773  
407-339-4800



**Drawn by:**  
L.G.R.

**Checked by:**  
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**AB Date:**  
8/13/2024

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1" = 30'

**AB-16**



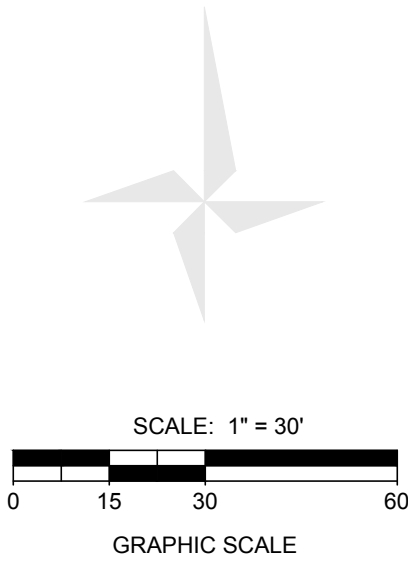
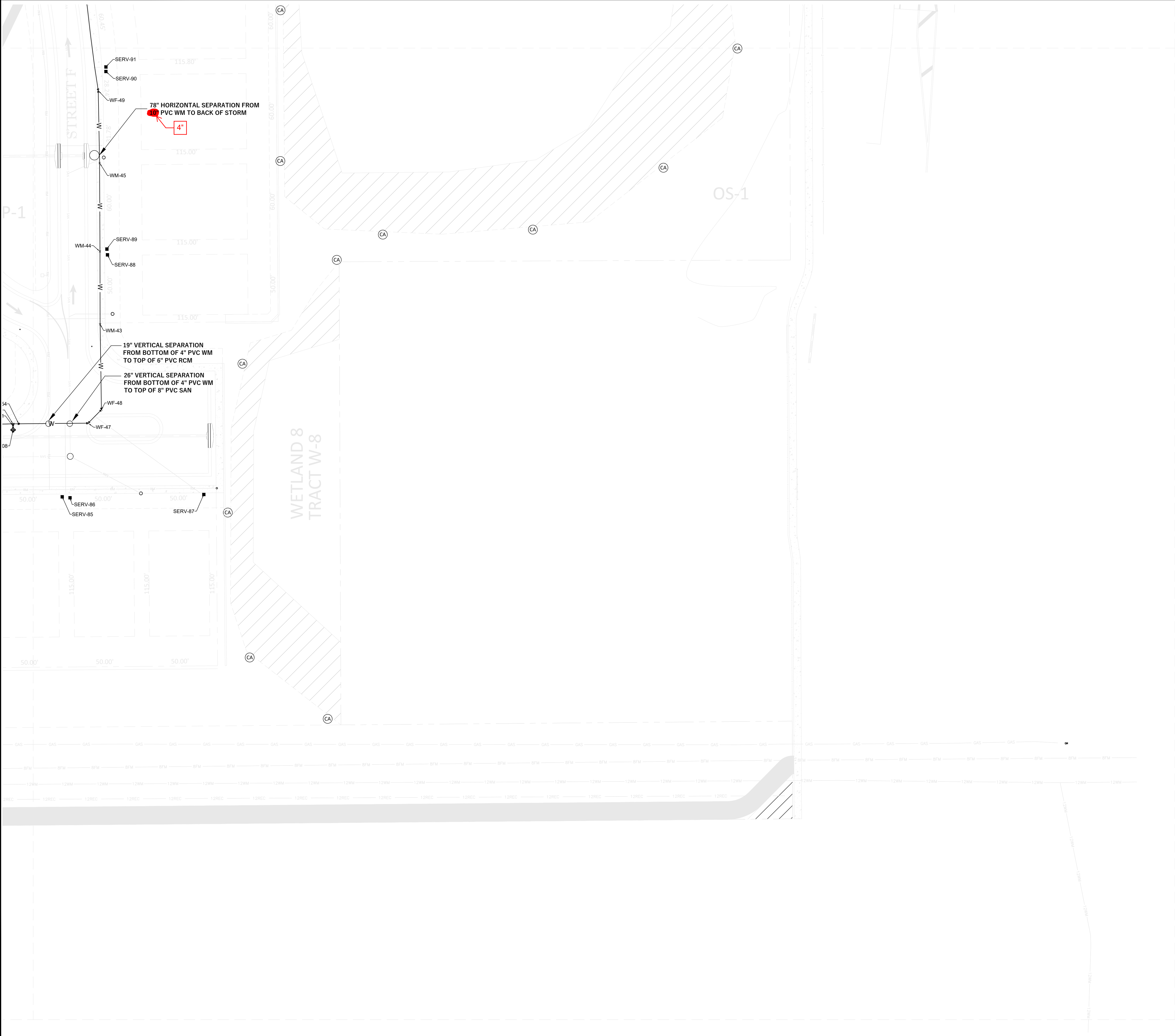
RECLAIM MAIN PIPE				
ASSET ID	NORTHING	EASTING	ELEVATION	DESCRIPTION
RM-01	1702561.414	573068.941	76.23	TOP OF 6" PVC
RM-02	1702559.184	572947.593	77.10	TOP OF 6" PVC
RM-03	1702568.702	572804.661	77.51	TOP OF 6" PVC
RM-04	1702581.795	572740.906	77.23	TOP OF 6" PVC
RM-05	1702610.474	572672.179	77.04	TOP OF 6" PVC
RM-06	1702648.846	572582.728	76.35	TOP OF 6" PVC
RM-07	1702677.274	572506.526	76.66	TOP OF 6" PVC
RM-08	1702676.616	572455.801	76.76	TOP OF 6" PVC
RM-09	1702675.219	572356.908	77.79	TOP OF 6" PVC
RM-10	1702673.439	572255.018	77.94	TOP OF 6" PVC
RM-11	1702671.950	572153.466	78.52	TOP OF 6" PVC
RM-12	1702670.570	572040.543	77.27	TOP OF 6" PVC
RM-13	1702719.923	572291.349	78.50	TOP OF 6" PVC
RM-14	1702787.629	572290.195	79.49	TOP OF 6" PVC
RM-15	1702886.783	572288.025	80.98	TOP OF 6" PVC
RM-16	1702982.171	572286.127	81.19	TOP OF 6" PVC
RM-17	1703057.166	572285.259	79.65	TOP OF 6" PVC
RM-18	1703250.655	572246.437	77.94	TOP OF 6" PVC
RM-19	1703146.725	572195.369	77.85	TOP OF 6" PVC
RM-20	1703145.150	572115.373	78.25	TOP OF 6" PVC
RM-21	1703144.022	572017.356	78.26	TOP OF 6" PVC
RM-22	1703142.514	571930.107	78.36	TOP OF 6" PVC
RM-23	1703140.604	571833.524	77.06	TOP OF 6" PVC
RM-24	1703035.147	571985.566	79.83	TOP OF 6" PVC
RM-25	1702927.089	571987.494	80.09	TOP OF 6" PVC
RM-26	1702829.575	571989.040	78.99	TOP OF 6" PVC
RM-27	1702782.443	571989.813	78.72	TOP OF 6" PVC
RM-28	1702636.056	571992.063	76.53	TOP OF 6" PVC
RM-29	1702551.932	571993.440	77.24	TOP OF 6" PVC
RM-30	1702458.094	571995.014	77.31	TOP OF 6" PVC
RM-31	1702395.995	571996.048	77.01	TOP OF 6" PVC
RM-32	1702302.144	571998.591	78.17	TOP OF 6" PVC
RM-33	1702202.339	571999.119	78.95	TOP OF 6" PVC
RM-34	1701777.146	571637.134	77.31	TOP OF 6" PVC
RM-35	1701778.030	571739.212	78.13	TOP OF 6" PVC
RM-36	1701778.596	571817.486	77.51	TOP OF 6" PVC
RM-37	1701768.756	571906.489	76.65	TOP OF 6" PVC
RM-38	1701768.698	571984.211	76.03	TOP OF 6" PVC
RM-39	1701771.451	572086.003	75.87	TOP OF 6" PVC
RM-40	1701771.205	572184.704	74.82	TOP OF 6" PVC
RM-41	1701773.357	572285.166	74.76	TOP OF 6" PVC
RM-42	1701773.401	572383.298	75.30	TOP OF 6" PVC
RM-43	1701774.076	572483.153	75.69	TOP OF 6" PVC
RM-44	1701774.634	572581.738	75.59	TOP OF 6" PVC
RM-45	1701927.901	572604.502	73.81	TOP OF 6" PVC
RM-46	1702026.478	572604.306	72.67	TOP OF 6" PVC
RM-47	1701841.193	571900.960	78.36	TOP OF 6" PVC
RM-48	1701918.571	571931.708	79.89	TOP OF 6" PVC
RM-49	1702011.461	571967.874	79.62	TOP OF 6" PVC
RM-50	1702334.616	571903.316	78.20	TOP OF 6" PVC
RM-51	1702333.619	571856.971	77.83	TOP OF 6" PVC
RM-52	1702332.476	571754.134	77.48	TOP OF 6" PVC
RM-53	1702331.415	571683.248	77.35	TOP OF 6" PVC
RM-54	1702330.480	571583.103	77.62	TOP OF 6" PVC
RM-55	1701625.679	571852.342	75.45	TOP OF 12" PVC
RM-56	1701704.406	571853.871	76.45'	TOP OF 12" PVC
RM-57	1701760.452	571869.281	78.79'	TOP OF 12" PVC
RM-58	1701769.618	571951.691	80.03'	TOP OF 6" PVC
RM-59	1701830.934	571896.938	77.98'	TOP OF 6" PVC
RM-60	1703218.064	572246.639	76.28'	TOP OF 6" PVC

RECLAIM SERVICES				
ASSET ID	NORTHING	EASTING	ELEVATION	DESCRIPTION
RSRVC-01	1702611.127	572957.459	81.28	RECLAIM SERVICE
RSRVC-02	1702610.942	572949.903	81.86	RECLAIM SERVICE
RSRVC-03	1702616.083	572818.197	81.51	RECLAIM SERVICE
RSRVC-04	1702617.793	572809.149	81.02	RECLAIM SERVICE
RSRVC-05	1702604.839	572677.395	77.97	RECLAIM SERVICE
RSRVC-06	1702607.072	572670.541	77.42	RECLAIM SERVICE
RSRVC-07	1702646.151	572580.627	80.10	RECLAIM SERVICE
RSRVC-08	1702649.701	572571.195	80.26	RECLAIM SERVICE
RSRVC-09	1702728.043	572514.280	80.72	RECLAIM SERVICE
RSRVC-10	1702727.823	572413.048	81.66	RECLAIM SERVICE
RSRVC-11	1702728.401	572403.212	81.33	RECLAIM SERVICE
RSRVC-12	1702779.187	572284.796	82.31	RECLAIM SERVICE
RSRVC-13	1702783.996	572284.748	83.20	RECLAIM SERVICE
RSRVC-14	1702882.623	572284.749	84.09	RECLAIM SERVICE
RSRVC-15	1702887.808	572284.562	84.32	RECLAIM SERVICE
RSRVC-16	1702902.786	572336.648	84.13	RECLAIM SERVICE
RSRVC-17	1702908.553	572336.190	84.62	RECLAIM SERVICE
RSRVC-18	1702982.499	572282.740	85.09	RECLAIM SERVICE
RSRVC-19	1702986.720	572283.145	84.99	RECLAIM SERVICE
RSRVC-20	1703022.051	572335.073	83.66	RECLAIM SERVICE
RSRVC-21	1703028.500	572334.383	84.16	RECLAIM SERVICE
RSRVC-22	1703083.355	572280.789	83.65	RECLAIM SERVICE
RSRVC-23	1703088.361	572280.685	83.64	RECLAIM SERVICE
RSRVC-24	1703135.004	572041.115	82.75	RECLAIM SERVICE
RSRVC-25	1703133.936	571971.362	81.22	RECLAIM SERVICE
RSRVC-26	1703032.664	571981.359	82.35	RECLAIM SERVICE
RSRVC-27	1703026.839	571980.668	82.54	RECLAIM SERVICE
RSRVC-28	1703033.027	572033.420	83.20	RECLAIM SERVICE
RSRVC-29	1703028.126	572033.800	83.24	RECLAIM SERVICE
RSRVC-30	1702934.454	572034.179	83.62	RECLAIM SERVICE
RSRVC-31	1702928.371	572034.954	83.18	RECLAIM SERVICE
RSRVC-32	1702932.641	571983.376	83.82	RECLAIM SERVICE
RSRVC-33	1702925.577	571984.346	83.66	RECLAIM SERVICE
RSRVC-34	1702834.783	571984.416	83.12	RECLAIM SERVICE
RSRVC-35	1702827.068	571984.236	83.16	RECLAIM SERVICE
RSRVC-36	1702835.644	572037.694	82.80	RECLAIM SERVICE
RSRVC-37	1702828.517	572038.126	81.61	RECLAIM SERVICE
RSRVC-38	1702751.824	572039.313	82.12	RECLAIM SERVICE
RSRVC-39	1702742.257	571985.461	81.52	RECLAIM SERVICE
RSRVC-40	1702649.816	572043.231	81.43	RECLAIM SERVICE
RSRVC-41	1702633.570	571986.867	79.57	RECLAIM SERVICE
RSRVC-42	1702547.123	571988.610	78.84	RECLAIM SERVICE
RSRVC-43	1702542.053	571988.000	78.78	RECLAIM SERVICE
RSRVC-44	1702537.596	572041.203	80.44	RECLAIM SERVICE
RSRVC-45	1702531.488	572040.617	79.45	RECLAIM SERVICE
RSRVC-46	1702445.031	571992.644	81.07	RECLAIM SERVICE
RSRVC-47	1702439.668	571993.117	81.16	RECLAIM SERVICE

RECLAIM FITTINGS				
ASSET ID	NORTHING	EASTING	ELEVATION	DESCRIPTION
RF-01	1701776.714	571535.417	76.50	6" STUBOUT W/ 2" B.O.
RF-02	1701773.829	571874.373	82.33	12"x12" CROSS
RF-03	1701775.199	572605.048	75.03	6"x6" TEE
RF-04	1701807.304	572604.865	74.27	6" 45° BEND
RF-05	1701809.732	572604.694	71.98	6" 45° BEND
RF-06	1701815.752	572604.892	71.93	6" 45° BEND
RF-07	1701817.483	572605.066	73.13	6" 45° BEND
RF-08	1702073.282	572603.885	73.06	6" 11.25° BEND
RF-09	1702081.68	571995.992	79.46	12" 11.25° BEND
RF-10	1702107.722	572001.531	79.30	12" 11.25° BEND
RF-11	1702336.967	571998.293	78.31	6"x6" TEE
RF-12	1702330.506	571580.186	77.40	6"x6" TEE
RF-13	1702360.420	571579.614	74.67	6" 45° BEND
RF-14	1702362.486	571579.786	72.91	6" 45° BEND
RF-15	1702370.471	571579.469	72.76	6" 45° BEND
RF-16	1702372.357	571578.981	74.19	6" 45° BEND
RF-17	1702326.719	571433.038	75.48	6" 45° BEND
RF-18	1702324.865	571430.047	72.85	6" 45° BEND
RF-19	1702324.711	571414.914	73.04	6" 45° BEND
RF-20	1702326.604	571410.089	75.17	6" 45° BEND
RF-21	1702325.874	571331.198	75.54	6"x6" TEE
RF-22	1702325.100	571298.941	76.55	6" STUBOUT W/ 2" B.O.
RF-23	1702669.170	571991.460	77.04	6"x6" TEE
RF-24	1702673.439	572292.093	78.29	6"x6" TEE
RF-25	1703134.522	572284.363	78.07	6" 45° BEND
RF-26	1703148.483	572269.517	77.34	6" 45° BEND
RF-27	1703147.636	572247.808	77.66	6"x6" TEE
RF-28	1703312.582	572245.094	77.08	6" STUBOUT W/ 2" B.O.
RF-29	1703143.125	571983.822	79.58	6"x6" TEE
RF-30	1701589.152	571841.976	73.15	6" 45° BEND
RF-31	1701595.100	571849.351	74.99	6" 45° BEND

RECLAIM SERVICES				
ASSET ID	NORTHING	EASTING	ELEVATION	DESCRIPTION
RSRVC-48	1702427.072	572044.453	81.30	RECLAIM SERVICE
RSRVC-49	1702324.246	571680.823	78.61	RECLAIM SERVICE
RSRVC-50	1702324.731	571675.216	78.58	RECLAIM SERVICE
RSRVC-51	1702321.071	571585.676	79.21	RECLAIM SERVICE
RSRVC-52	1702319.784	571579.751	78.57	RECLAIM SERVICE
RSRVC-53	1702669.888	572215.251	81.34	RECLAIM SERVICE
RSRVC-54	1702670.355	572222.333	81.56	RECLAIM SERVICE
RSRVC-55	1701860.475	571597.071	80.45	RECLAIM SERVICE
RSRVC-56	1701861.256	571601.046	80.15	RECLAIM SERVICE
RSRVC-57	1701771.496	571594.834	79.98	RECLAIM SERVICE
RSRVC-58	1701770.985	571599.878	80.16	RECLAIM SERVICE
RSRVC-59	1701774.266	571694.449	80.37	RECLAIM SERVICE
RSRVC-60	1701774.546	571701.886	80.38	RECLAIM SERVICE
RSRVC-61	1701858.103	571697.968	80.79	RECLAIM SERVICE
RSRVC-62	1701857.634	571699.504	80.92	RECLAIM SERVICE
RSRVC-63	1701826.224	571793.917	81.24	RECLAIM SERVICE
RSRVC-64	1701773.001	571796.543	80.90	RECLAIM SERVICE
RSRVC-65	1701765.395	571943.034	80.94	RECLAIM SERVICE
RSRVC-66	1701766.814	572164.162	77.77	RECLAIM SERVICE
RSRVC-67	1701766.255	572169.592	77.98	RECLAIM SERVICE
RSRVC-68	1701767.339	572264.444	77.89	RECLAIM SERVICE
RSRVC-69	1701767.687	572269.387	77.56	RECLAIM SERVICE
RSRVC-70	1701767.523	572364.794	78.41	RECLAIM SERVICE
RSRVC-71	1701767.154	572371.139	78.46	RECLAIM SERVICE
RSRVC-72	1701768.526	572463.341	79.15	RECLAIM SERVICE
RSRVC-73	1701768.917	572469.573	78.84	RECLAIM SERVICE
RSRVC-74	1701768.565	572563.494	78.86	RECLAIM SERVICE
RSRVC-75	1701769.491	572567.421	78.37	RECLAIM SERVICE
RSRVC-76	1701893.289	572644.589	77.46	RECLAIM SERVICE
RSRVC-77	1701919.537	572598.299	76.90	RECLAIM SERVICE
RSRVC-78	1701994.147	572645.118	76.56	RECLAIM SERVICE
RSRVC-79	1702000.013	572643.711	76.43	RECLAIM SERVICE
RSRVC-80	1702116.103	572637.221	77.46	RECLAIM SERVICE
RSRVC-81	1702122.343	572634.669	76.95	RECLAIM SERVICE
RSRVC-82	1701943.923	571936.902	81.43	RECLAIM SERVICE
RSRVC-83	1702044.181	571976.748	82.94	RECLAIM SERVICE
RSRVC-84	1702050.400	571978.200	82.90	RECLAIM SERVICE
RSRVC-85	1702064.041	572043.460	82.64	RECLAIM SERVICE
RSRVC-86	1702069.672	572044.532	83.32	RECLAIM SERVICE
RSRVC-87	1702181.069	572047.497	81.84	RECLAIM SERVICE
RSRVC-88	1702188.060	572047.130	81.30	RECLAIM SERVICE
RSRVC-89	1702197.835	571995.432	82.50	RECLAIM SERVICE
RSRVC-90	1702203.301	571996.558	81.48	RECLAIM SERVICE
RSRVC-91	1702278.901	572047.485	81.16	RECLAIM SERVICE
RSRVC-92	1702383.642	571305.948	80.60	RECLAIM SERVICE
RSRVC-93	1701946.560	571993.085	82.35	RECLAIM SERVICE
RSRVC-94	1702309.699	571990.976	80.35	RECLAIM SERVICE





- SURVEYORS NOTES:**
1. THIS IS NOT A BOUNDARY SURVEY.
  2. THE PURPOSE OF THIS SURVEY IS TO DEPICT RECORD INFORMATION OBTAINED DURING CONSTRUCTION OF NEW IMPROVEMENTS.
  3. THIS AS BUILT SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
  4. HORIZONTAL COORDINATES AND POSITION ARE BASED ON THE NORTH AMERICAN DATUM 1983 (NAD 83).
  5. DIMENSIONS AND ELEVATIONS SHOWN HEREON ARE IN U.S. SURVEY FEET (DECIMAL).
  6. ELEVATIONS ARE BASED ON BENCHMARK SJRWMD BM 05-08-626-0 AT ELEVATION 72.076.
  7. BURIED UNDERGROUND UTILITY LOCATIONS ARE FLAGGED BY OTHERS AND THEN LOCATED.
  8. SOME FEATURES SHOWN HEREON MAY BE EXAGGERATED FOR PICTORIAL PURPOSES. PUBLISHED DIMENSIONS WILL PRECEDE MAP SCALING.

**SURVEY CERTIFICATE:**

I HEREBY CERTIFY THAT THE ATTACHED PRINTS INDICATING RECORD SURVEY INFORMATION FOR THE PROJECT IS IN COMPLIANCE WITH THE APPLICABLE STANDARDS OF PRACTICE FOR FIELD SURVEYING SET FORTH IN RULE 5 J-17 ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS & MAPPERS, PURSUANT TO FLORIDA STATUTE 472.027, ONLY. UNLESS IT BEARS THE SIGNATURE & ORIGINAL SEAL OF A FLORIDA REGISTERED SURVEYOR AND MAPPER THIS MAP/REPORT IS FOR INFORMATIONAL PURPOSES ONLY.

REV. #	DATE	DESCRIPTION

**TRINITY GARDENS**  
Water As-Built Survey

**BLUE OX LAND SERVICES**  
500 North Way  
Sanford, FL - 32773  
407-339-4800



**Drawn by:**  
L.G.R.

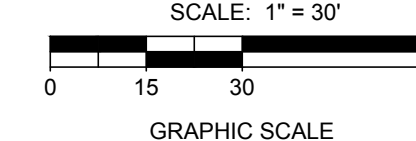
**Checked by:**  
M.E.B.

**AB Date:**  
8/13/2024

**Scale:**  
1" = 30'

**AB-01**





**TRINITY GARDENS**  
Water As-Built Survey

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**SURVEYORS NOTES:**  
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2. THE PURPOSE OF THIS SURVEY IS TO DEPICT RECORD INFORMATION OBTAINED DURING CONSTRUCTION OF NEW IMPROVEMENTS.  
3. THIS AS BUILT SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.  
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6. ELEVATIONS ARE BASED ON BENCHMARK SJRWMD BM 05-08-626-0 AT ELEVATION 72.076.  
7. BURIED UNDERGROUND UTILITY LOCATIONS ARE FLAGGED BY OTHERS AND THEN LOCATED.  
8. SOME FEATURES SHOWN HEREON MAY BE EXAGGERATED FOR PICTORIAL PURPOSES. PUBLISHED DIMENSIONS WILL PRECEDE MAP SCALING.

**SURVEY CERTIFICATE:**  
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REV. #	DATE	DESCRIPTION

**TRINITY GARDENS**  
Water As-Built Survey

**BLUE OX LAND SERVICES**  
500 North Way  
Sanford, FL - 32773  
407-339-4800



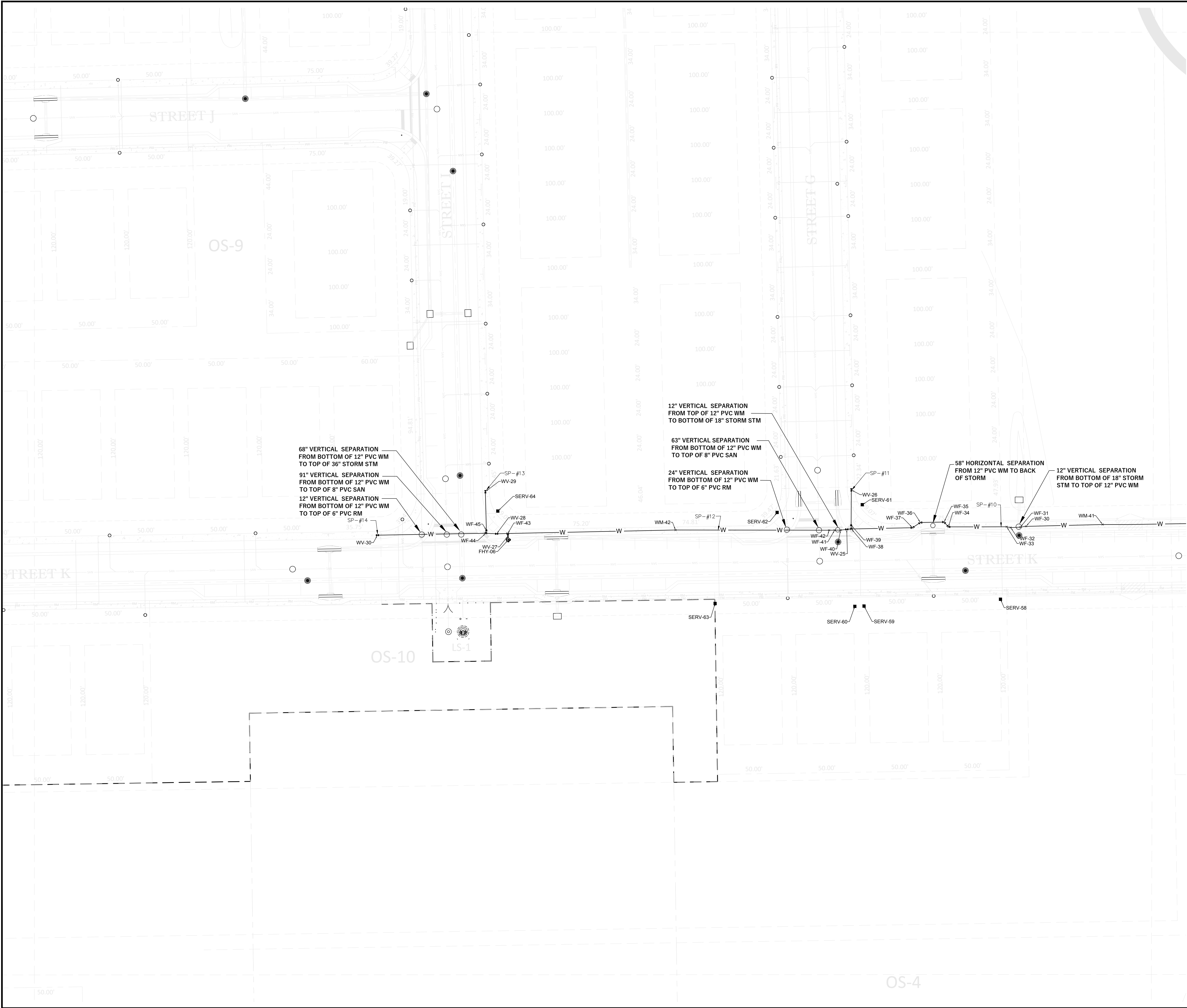
**Drawn by:**  
L.G.R.

**Checked by:**  
M.E.B.

**AB Date:**  
8/13/2024

**Scale:**  
1" = 30'

**AB-03**



**SURVEYORS NOTES:**  
1. THIS IS NOT A BOUNDARY SURVEY.  
2. THE PURPOSE OF THIS SURVEY IS TO DEPICT RECORD INFORMATION OBTAINED DURING CONSTRUCTION OF NEW IMPROVEMENTS.  
3. THIS AS BUILT SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.  
4. HORIZONTAL COORDINATES AND POSITION ARE BASED ON THE NORTH AMERICAN DATUM 1983 (NAD 83).  
5. DIMENSIONS AND ELEVATIONS SHOWN HEREON ARE IN U.S. SURVEY FEET (DECIMAL).  
6. ELEVATIONS ARE BASED ON BENCHMARK SJRWMD BM 05-08-626-0 AT ELEVATION 72.076.  
7. BURIED UNDERGROUND UTILITY LOCATIONS ARE FLAGGED BY OTHERS AND THEN LOCATED.  
8. SOME FEATURES SHOWN HEREON MAY BE EXAGGERATED FOR PICTORIAL PURPOSES. PUBLISHED DIMENSIONS WILL PRECEDE MAP SCALING.

**SURVEY CERTIFICATE:**  
I HEREBY CERTIFY THAT THE ATTACHED PRINTS INDICATING RECORD SURVEY INFORMATION FOR THE PROJECT IS IN COMPLIANCE WITH THE APPLICABLE STANDARDS OF PRACTICE FOR FIELD SURVEYING SET FORTH IN RULE 5 J-17 ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS & MAPPERS, PURSUANT TO FLORIDA STATUTE 472.027, ONLY. UNLESS IT BEARS THE SIGNATURE & ORIGINAL SEAL OF A FLORIDA REGISTERED SURVEYOR AND MAPPER THIS MAP/REPORT IS FOR INFORMATIONAL PURPOSES ONLY.

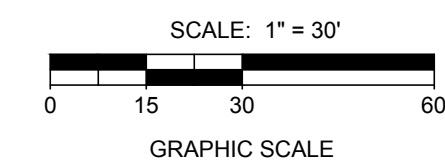
REV. #	DATE	DESCRIPTION

**TRINITY GARDENS**  
Water As-Built Survey

**BLUE OX LAND SERVICES**  
500 North Way  
Sanford, FL - 32773  
407-339-4800

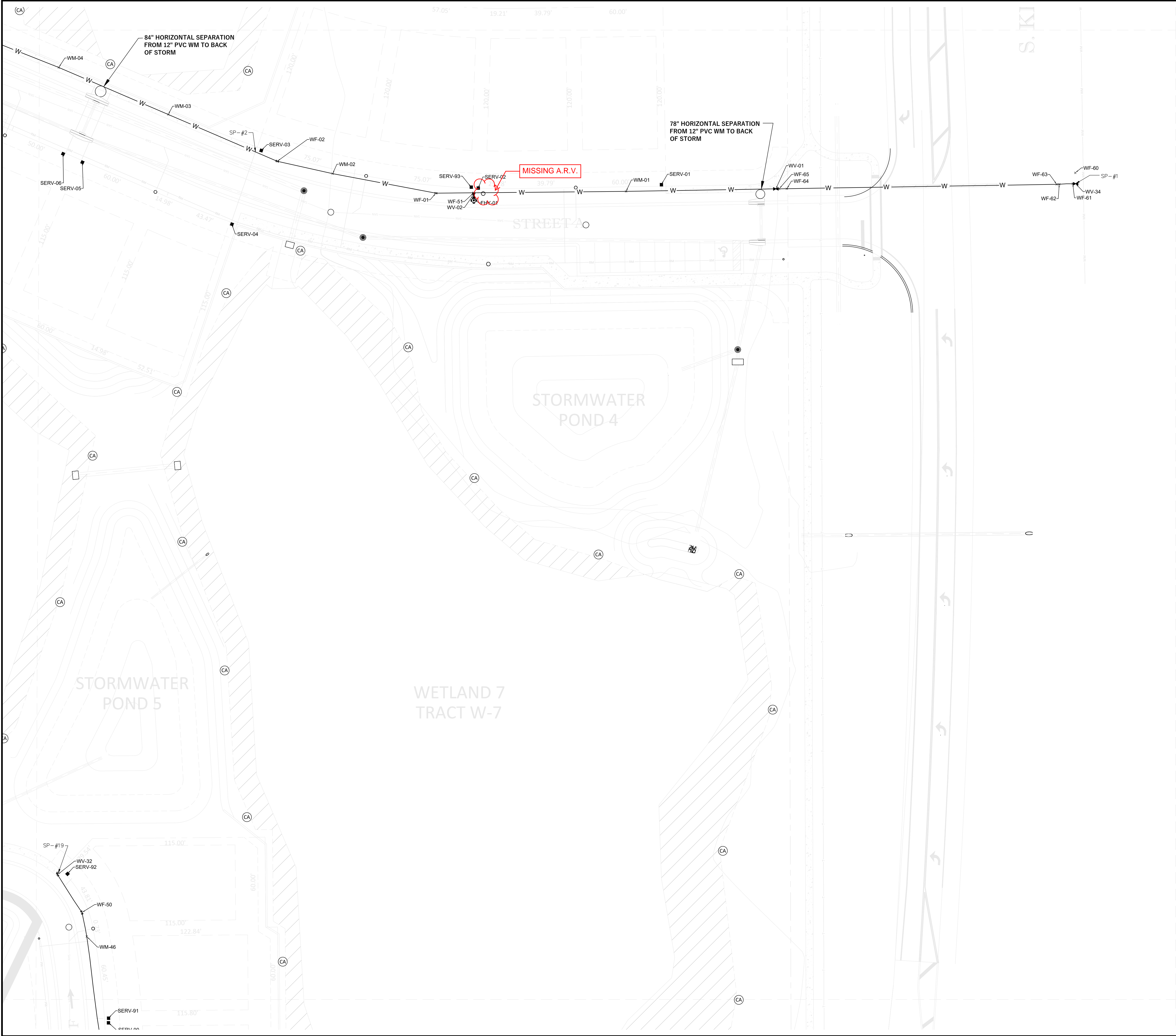
**Drawn by:**  
L.G.R.  
**Checked by:**  
M.E.B.  
**AB Date:**  
8/13/2024  
**Scale:**  
1" = 30'  
**AB-12**





<b>Drawn by:</b> <i>L.G.R.</i>
<b>Checked by:</b> <i>M.E.B.</i>
<b>AB Date:</b> 8/13/2024
<b>Scale:</b> 1" = 30'
<b>AB-13</b>





**SURVEYORS NOTES:**  
1. THIS IS NOT A BOUNDARY SURVEY.  
2. THE PURPOSE OF THIS SURVEY IS TO DEPICT RECORD INFORMATION OBTAINED DURING CONSTRUCTION OF NEW IMPROVEMENTS.  
3. THIS AS BUILT SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.  
4. HORIZONTAL COORDINATES AND POSITION ARE BASED ON THE NORTH AMERICAN DATUM 1983 (NAD 83).  
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6. ELEVATIONS ARE BASED ON BENCHMARK SJRWMD BM 05-08-626-0 AT ELEVATION 72.076.  
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**SURVEY CERTIFICATE:**  
I HEREBY CERTIFY THAT THE ATTACHED PRINTS INDICATING RECORD SURVEY INFORMATION FOR THE PROJECT IS IN COMPLIANCE WITH THE APPLICABLE STANDARDS OF PRACTICE FOR FIELD SURVEYING SET FORTH IN RULE 5 J-17 ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS & MAPPERS, PURSUANT TO FLORIDA STATUTE 472.027, ONLY, UNLESS IT BEARS THE SIGNATURE & ORIGINAL SEAL OF A FLORIDA REGISTERED SURVEYOR AND MAPPER THIS MAP/REPORT IS FOR INFORMATIONAL PURPOSES ONLY.

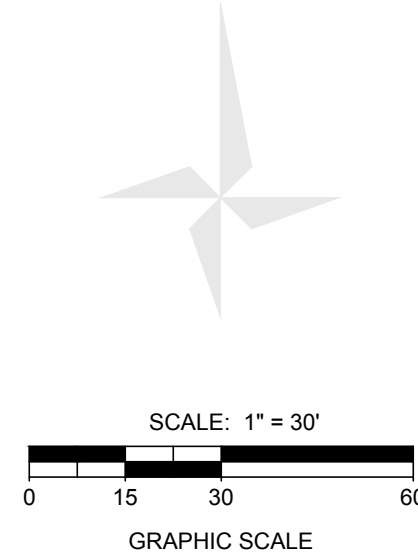
REV. #	DATE	DESCRIPTION

**TRINITY GARDENS**  
Water As-Built Survey

**BLUE OX LAND SERVICES**  
500 North Way  
Sunford, FL - 32773  
407-339-4800

**Drawn by:**  
L.G.R.  
**Checked by:**  
M.E.B.  
**AB Date:**  
8/13/2024  
**Scale:**  
1" = 30'  
**AB-14**





**SURVEYORS NOTES:**

1. THIS IS NOT A BOUNDARY SURVEY.
2. THE PURPOSE OF THIS SURVEY IS TO DEPICT RECORD INFORMATION OBTAINED DURING CONSTRUCTION OF NEW IMPROVEMENTS.
3. THIS AS BUILT SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
4. HORIZONTAL COORDINATES AND POSITION ARE BASED ON THE NORTH AMERICAN DATUM 1983 (NAD 83).
5. DIMENSIONS AND ELEVATIONS SHOWN HEREON ARE IN U.S. SURVEY FEET (DECIMAL).
6. ELEVATIONS ARE BASED ON BENCHMARK SJRWMD BM 05-08-626-0 AT ELEVATION 72.076.
7. BURIED UNDERGROUND UTILITY LOCATIONS ARE FLAGGED BY OTHERS AND THEN LOCATED.
8. SOME FEATURES SHOWN HEREON MAY BE EXAGGERATED FOR PICTORIAL PURPOSES. PUBLISHED DIMENSIONS WILL PRECEDE MAP SCALING.

**SURVEY CERTIFICATE:**

I HEREBY CERTIFY THAT THE ATTACHED PRINTS INDICATING RECORD SURVEY INFORMATION FOR THE PROJECT IS IN COMPLIANCE WITH THE APPLICABLE STANDARDS OF PRACTICE FOR FIELD SURVEYING SET FORTH IN RULE 5 J-17 ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS & MAPPERS PURSUANT TO FLORIDA STATUTE 472.027, ONLY. UNLESS IT BEARS THE SIGNATURE & ORIGINAL SEAL OF A FLORIDA REGISTERED SURVEYOR AND MAPPER THIS MAP/REPORT IS FOR INFORMATIONAL PURPOSES ONLY.

REV. #	DATE	DESCRIPTION

**TRINITY GARDENS**  
Water As-Built Survey

**BLUE OX LAND SERVICES**  
500 North Way  
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407-339-4800

**Drawn by:**  
L.G.R.

**Checked by:**  
M.E.B.

**AB Date:**  
8/13/2024

**Scale:**  
1" = 30'

**AB-16**



WATER MAIN VALVES				
ASSET ID	NORTHING	EASTING	ELEVATION	DESCRIPTION
WV-01	1702608.888	573087.967	77.44	12" GATE VALVE
WV-02	1702604.750	572886.415	79.24	6" GATE VALVE
WV-03	1702721.651	572339.778	79.61	12" GATE VALVE
WV-04	1702727.645	572334.387	78.37	8" GATE VALVE
WV-05	1702963.733	572328.891	81.74	6" GATE VALVE
WV-06	1703187.772	572327.193	78.78	6" GATE VALVE
WV-07	1703193.303	572323.572	79.11	6" GATE VALVE
WV-08	1703187.052	572033.904	79.84	6" GATE VALVE
WV-09	1703187.935	572021.131	80.27	12" GATE VALVE
WV-10	1703185.351	572027.179	80.80	12" GATE VALVE
WV-11	1703184.789	571829.610	78.64	12" GATE VALVE
WV-12	1702828.219	572031.951	79.84	6" GATE VALVE
WV-13	1702716.592	572041.006	79.24	12" GATE VALVE
WV-14	1702710.856	572034.894	79.34	12" GATE VALVE
WV-15	1702719.116	572261.620	78.84	6" GATE VALVE
WV-16	1702380.990	572034.122	79.72	12" GATE VALVE
WV-17	1702377.214	572040.343	79.88	12" GATE VALVE
WV-18	1701572.561	571918.666	75.70	12" GATE VALVE
WV-19	1701575.426	571915.381	75.75	12" GATE VALVE
WV-20	1701815.268	571946.574	81.00	10" GATE VALVE
WV-21	1701820.766	571932.548	80.90	10" GATE VALVE
WV-22	1701823.303	571941.668	80.95	12" GATE VALVE
WV-23	1701820.720	571861.556	80.56	6" GATE VALVE
WV-24	1701857.527	571544.565	77.81	4" GATE VALVE
WV-25	1702373.910	571621.187	78.84	12" GATE VALVE
WV-26	1702400.949	571624.327	75.55	6" GATE VALVE
WV-27	1702369.338	571389.090	78.11	6" GATE VALVE
WV-28	1702370.857	571381.347	79.22	12" GATE VALVE
WV-29	1702399.687	571373.621	78.45	8" GATE VALVE
WV-30	1702369.934	571299.686	78.16	12" GATE VALVE
WV-31	1701817.484	572581.778	76.47	6" GATE VALVE
WV-32	1702151.896	572609.602	74.87	4" GATE VALVE
WV-33	1702368.706	572038.490	78.56	6" GATE VALVE
WV-34	1702612.314	573287.597	78.56	12" GATE VALVE

FIRE HYDRANTS				
ASSET ID	NORTHING	EASTING	ELEVATION	DESCRIPTION
FHY-01	1702602.225	572886.824	84.59	FIRE HYDRANT
FHY-02	1702963.738	572326.682	87.40	FIRE HYDRANT
FHY-03	1703183.774	572033.505	85.17	FIRE HYDRANT
FHY-04	1702828.182	572030.434	85.3	FIRE HYDRANT
FHY-05	1702715.457	572261.568	81.77	FIRE HYDRANT
FHY-06	1702366.760	571389.370	82.84	FIRE HYDRANT
FHY-07	1701818.434	571861.491	85.29	FIRE HYDRANT
FHY-08	1701814.950	572581.810	81.39	FIRE HYDRANT
FHY-09	1702368.676	572036.509	84.06	FIRE HYDRANT

WATER MAIN FITTINGS				
ASSET ID	NORTHING	EASTING	ELEVATION	DESCRIPTION
WF-01	1702606.001	572861.601	77.92	12" 11.25° BEND
WF-02	1702627.257	572755.883	77.02	12" 11.25° BEND
WF-03	1702711.688	572554.963	76.42	12" 11.25° BEND
WF-04	1702723.146	572497.917	77.43	12" 11.25° BEND
WF-05	1702963.752	572330.847	81.26	8"x6" TEE
WF-06	1702965.919	572330.864	81.00	8"x6" REDUCER
WF-07	1703193.222	572327.186	77.87	6"x6" TEE
WF-08	1703194.805	572327.007	78.15	6"x4" REDUCER
WF-09	1703188.066	572027.143	79.10	12"x12" TEE
WF-10	1702716.540	572034.884	77.83	12"x12" TEE
WF-11	1702720.868	572261.740	77.97	12"x6" TEE
WF-12	1702380.634	572040.246	78.28	12"x12" TEE
WF-13	1702134.612	572043.544	77.45	12" 11.25° BEND
WF-14	1701572.499	571915.393	74.01	12"x12" TEE
WF-15	1701577.881	571914.474	73.92	12" 45° BEND
WF-16	1701580.827	571914.836	72.38	12" 45° BEND
WF-17	1701586.585	571914.375	72.69	12" 45° BEND
WF-18	1701588.823	571912.806	74.00	12" 45° BEND
WF-19	1701605.723	571903.098	74.23	12" 45° BEND
WF-20	1701611.520	571899.044	74.83	12" 45° BEND
WF-21	1701715.354	571898.302	76.82	12" 22.5° BEND
WF-22	1701818.174	571939.261	78.72	12" CROSS
WF-23	1701816.508	571943.719	79.37	12"x10" REDUCER
WF-24	1701819.445	571935.641	79.37	12"x10" REDUCER
WF-25	1701813.702	571951.124	79.44	10" 22.5° BEND
WF-26	1701823.520	571926.375	79.16	10" 22.5° BEND
WF-27	1701822.691	571861.526	79.52	10"x6" TEE
WF-28	1701822.684	571858.230	79.45	10"x4" REDUCER
WF-29	1701857.899	571673.487	76.34	4" 22.5° BEND
WF-30	1702376.005	571744.040	78.59	12" 45° BEND
WF-31	1702375.449	571740.177	74.67	12" 45° BEND
WF-32	1702375.137	571733.555	74.66	12" 45° BEND
WF-33	1702375.660	571730.762	76.98	12" 45° BEND
WF-34	1702375.615	571690.835	77.03	12" 45° BEND
WF-35	1702378.937	571687.873	77.28	12" 45° BEND
WF-36	1702378.608	571671.620	77.31	12" 45° BEND
WF-37	1702375.027	571666.268	77.27	12" 45° BEND
WF-38	1702374.164	571624.361	76.97	12"x12" TEE
WF-39	1702376.791	571624.198	76.63	12"x6" REDUCER
WF-40	1702373.399	571617.007	74.24	12" 45° BEND
WF-41	1702373.360	571612.954	74.13	12" 45° BEND
WF-42	1702373.307	571609.088	76.41	12" 45° BEND
WF-43	1702371.085	571388.966	77.08	12"x6" TEE
WF-44	1702371.242	571373.989	78.12	12"x12" TEE
WF-45	1702373.258	571374.299	76.73	12"x8" REDUCER
WF-46	1701818.989	572581.746	75.35	10"x6" TEE
WF-47	1701819.435	572631.749	74.69	4" 45° BEND
WF-48	1701828.366	572640.550	74.35	4" 45° BEND
WF-49	1702040.574	572638.417	73.18	4" 11.25° BEND
WF-50	1702126.732	572625.869	73.76	4" 11.25° BEND
WF-51	1702606.257	572886.825	78.68	12"x6" TEE
WF-52	1703188.621	572033.927	79.14	6"x6" TEE
WF-53	1703188.393	572036.395	78.96	12"x6" REDUCER
WF-54	1701819.039	572585.536	75.32	10"x4" REDUCER
WF-55	1702828.578	572033.694	79.13	12"x6" TEE
WF-56	1702721.678	572334.771	79.26	12"x12" TEE
WF-57	1702724.558	572334.610	78.34	12"x8" REDUCER
WF-58	1701822.094	571760.781	78.30	4" 22.5° BEND
WF-59	1702368.736	572040.471	77.90	12"x6" TEE
WF-60	1702619.540	573287.368	80.12	12" JUMPER
WF-61	1702612.258	573285.712	78.43	12" JUMPER
WF-62	1702611.939	573276.756	76.26	12" 45° BEND
WF-63	1702611.889	573275.045	75.76	12"x6" REDUCER
WF-64	1702609.000	573095.325	74.66	12" 45° BEND
WF-65	1702608.914	573090.145	75.39	12" 45° BEND

WATER MAIN				
ASSET ID	NORTHING	EASTING	ELEVATION	DESCRIPTION
WM-01	1702607.199	572988.217	77.65	12" PVC WATER MAIN
WM-02	1702619.020	572792.835	77.28	12" PVC WATER MAIN
WM-03	1702658.430	572683.294	76.62	12" PVC WATER MAIN
WM-04	1702689.773	572610.387	76.22	12" PVC WATER MAIN
WM-05	1702722.318	572398.749	78.31	12" PVC WATER MAIN
WM-06	1702785.664	572334.286	79.40	8" PVC WATER MAIN
WM-07	1702848.812	572332.924	80.18	8" PVC WATER MAIN
WM-08	1702924.794	572330.674	79.78	8" PVC WATER MAIN
WM-09	1703026.269	572330.141	80.45	6" PVC WATER MAIN
WM-10	1703106.908	572328.477	79.87	6" PVC WATER MAIN
WM-11	1703175.279	572327.527	78.37	6" PVC WATER MAIN
WM-12	1703191.058	572214.501	77.18	6" PVC WATER MAIN
WM-13	1703190.002	572133.193	78.10	6" PVC WATER MAIN
WM-14	1703186.356	571919.694	78.96	12" PVC WATER MAIN
WM-15	1703139.100	572026.687	79.65	12" PVC WATER MAIN
WM-16	1703083.098	572029.048	79.02	12" PVC WATER MAIN
WM-17	1703040.281	572029.529	80.58	12" PVC WATER MAIN
WM-18	1702963.842	572030.513	80.27	12" PVC WATER MAIN
WM-19	1702887.403	572031.498	79.96	12" PVC WATER MAIN
WM-20	1702779.338	572034.427	79.30	12" PVC WATER MAIN
WM-21	1702718.555	572120.814	77.47	12" PVC WATER MAIN
WM-22	1702719.071	572170.499	77.32	12" PVC WATER MAIN
WM-23	1702670.440	572035.547	78.22	12" PVC WATER MAIN
WM-24	1702609.988	572036.441	78.05	12" PVC WATER MAIN
WM-25	1702512.078	572038.032	77.88	12" PVC WATER MAIN
WM-26	1702412.580	572039.760	78.05	12" PVC WATER MAIN
WM-27	1702308.060	572041.390	77.05	12" PVC WATER MAIN
WM-28	1702208.096	572043.614	79.26	12" PVC WATER MAIN
WM-29	1701617.420	571898.281	75.12	12" PVC WATER MAIN
WM-30	1701731.771	571904.382	77.77	12" PVC WATER MAIN
WM-31	1701822.659	571821.332	78.59	4" PVC WATER MAIN
WM-32	1701834.901	571728.940	77.62	4" PVC WATER MAIN
WM-33	1701857.898	571643.268	76.79	4" PVC WATER MAIN
WM-34	1701813.883	572067.627	76.87	10" PVC WATER MAIN
WM-35	1701815.875	572169.874	74.88	10" PVC WATER MAIN
WM-36	1701816.577	572288.501	75.61	10" PVC WATER MAIN
WM-37	1701817.057	572415.994	75.62	10" PVC WATER MAIN
WM-38	1701817.082	572487.385	75.89	10" PVC WATER MAIN
WM-39	1702379.339	571954.714	82.20	12" PVC WATER MAIN
WM-40	1702378.510	571895.320	81.35	12" PVC WATER MAIN
WM-41	1702377.241	571796.528	79.69	12" PVC WATER MAIN
WM-42	1702373.466	571503.901	76.67	12" PVC WATER MAIN
WM-43	1701885.192	572639.684	73.88	4" PVC WATER MAIN
WM-44	1701933.594	572639.564	73.36	4" PVC WATER MAIN
WM-45	1701992.370	572639.343	72.83	4" PVC WATER MAIN
WM-46	1702110.730	572629.042	73.07	4" PVC WATER MAIN
WM-47	1701897.096	571970.037	77.14	12" PVC WATER MAIN
WM-48	1702001.507	572012.649	79.44	12" PVC WATER MAIN
WM-49	1702042.080	572026.590	78.98	12" PVC WATER MAIN

- SURVEYORS NOTES:**
- THIS IS NOT A BOUNDARY SURVEY.
  - THE PURPOSE OF THIS SURVEY IS TO DEPICT RECORD INFORMATION OBTAINED DURING CONSTRUCTION OF NEW IMPROVEMENTS.
  - THIS AS BUILT SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
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  - ELEVATIONS ARE BASED ON BENCHMARK SJRWMD BM 05-08-626-0 AT ELEVATION 72.076.
  - BURIED UNDERGROUND UTILITY LOCATIONS ARE FLAGGED BY OTHERS AND THEN LOCATED.
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**SURVEY CERTIFICATE:**

I HEREBY CERTIFY THAT THE ATTACHED PRINTS INDICATING RECORD SURVEY INFORMATION FOR THE PROJECT IS IN COMPLIANCE WITH THE APPLICABLE STANDARDS OF PRACTICE FOR FIELD SURVEYING SET FORTH IN RULE 5 J-17 ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS & MAPPERS, PURSUANT TO FLORIDA STATUTE 472.027, ONLY. UNLESS IT BEARS THE SIGNATURE & ORIGINAL SEAL OF A FLORIDA REGISTERED SURVEYOR AND MAPPER THIS MAP/REPORT IS FOR INFORMATIONAL PURPOSES ONLY.

REV. #	DATE	DESCRIPTION	

TRINITY GARDENS  
Water As-Built Survey

BLUE OX LAND SERVICES  
500 North Way  
Sanford, FL - 32773  
407-339-4800



Drawn by:  
L.G.R.

Checked by:  
M.E.B.

AB Date:  
8/13/2024

Scale:  
N/A

AB-28



WATER MAIN SERVICES				
ASSET ID	NORTHING	EASTING	ELEVATION	DESCRIPTION
SERV-01	1702611.865	573011.758	80.08	WATER SERVICE
SERV-02	1702609.357	572889.741	88.45	WATER SERVICE
SERV-03	1702634.427	572745.202	78.52	WATER SERVICE
SERV-04	1702585.293	572725.666	80.16	WATER SERVICE
SERV-05	1702626.562	572626.080	79.96	WATER SERVICE
SERV-06	1702632.190	572613.205	79.83	WATER SERVICE
SERV-07	1702726.898	572468.226	80.90	WATER SERVICE
SERV-08	1702727.428	572463.788	80.68	WATER SERVICE
SERV-09	1702736.309	572283.614	81.18	WATER SERVICE
SERV-10	1702833.345	572284.675	83.94	WATER SERVICE
SERV-11	1702837.567	572284.305	83.74	WATER SERVICE
SERV-12	1702848.080	572336.515	82.55	WATER SERVICE
SERV-13	1702930.803	572283.317	84.86	WATER SERVICE
SERV-14	1702934.128	572282.833	84.96	WATER SERVICE
SERV-15	1702961.969	572334.742	84.56	WATER SERVICE
SERV-16	1702965.065	572334.526	83.88	WATER SERVICE
SERV-17	1703032.851	572281.449	83.70	WATER SERVICE
SERV-18	1703037.165	572280.563	84.14	WATER SERVICE
SERV-19	1703082.502	572333.195	83.45	WATER SERVICE
SERV-20	1703086.645	572333.074	83.38	WATER SERVICE
SERV-21	1703140.474	572279.598	81.83	WATER SERVICE
SERV-22	1703188.312	572332.480	79.17	WATER SERVICE
SERV-23	1703193.209	572332.229	78.93	WATER SERVICE
SERV-24	1703292.058	572329.093	80.68	WATER SERVICE
SERV-25	1703199.215	572230.367	80.60	WATER SERVICE
SERV-26	1703195.435	572136.487	78.33	WATER SERVICE
SERV-27	1703195.759	572129.726	78.00	WATER SERVICE
SERV-28	1703193.538	572036.240	81.54	WATER SERVICE
SERV-29	1703193.018	572030.112	81.42	WATER SERVICE
SERV-30	1703192.458	571937.820	81.39	WATER SERVICE
SERV-31	1703191.557	571931.991	81.61	WATER SERVICE
SERV-32	1703189.076	571837.633	81.37	WATER SERVICE
SERV-33	1703083.508	572032.708	82.38	WATER SERVICE
SERV-34	1703081.447	572033.147	83.08	WATER SERVICE
SERV-35	1703083.653	571982.772	83.53	WATER SERVICE
SERV-36	1703077.804	571982.747	83.28	WATER SERVICE
SERV-37	1702981.474	571982.372	83.64	WATER SERVICE
SERV-38	1702974.627	571982.316	83.52	WATER SERVICE
SERV-39	1702984.000	572035.174	83.37	WATER SERVICE
SERV-40	1702981.115	572034.671	83.90	WATER SERVICE
SERV-41	1702887.099	572036.712	81.87	WATER SERVICE
SERV-42	1702880.722	572036.024	82.46	WATER SERVICE
SERV-43	1702883.503	571984.725	82.68	WATER SERVICE
SERV-44	1702878.314	571985.033	83.12	WATER SERVICE
SERV-45	1702783.577	571984.494	81.18	WATER SERVICE
SERV-46	1702783.050	572037.752	79.15	WATER SERVICE
SERV-47	1702777.285	572038.406	79.59	WATER SERVICE
SERV-48	1702668.154	572165.868	82.20	WATER SERVICE
SERV-49	1702670.698	572274.679	81.08	WATER SERVICE
SERV-50	1702598.267	572040.192	81.00	WATER SERVICE
SERV-51	1702595.691	572040.059	80.91	WATER SERVICE
SERV-52	1702599.176	571986.967	80.77	WATER SERVICE
SERV-53	1702595.920	571986.718	80.97	WATER SERVICE

WATER MAIN SERVICES				
ASSET ID	NORTHING	EASTING	ELEVATION	DESCRIPTION
SERV-54	1702494.134	571990.642	80.11	WATER SERVICE
SERV-55	1702490.425	571990.284	79.53	WATER SERVICE
SERV-56	1702485.996	572041.975	80.87	WATER SERVICE
SERV-57	1702482.261	572042.469	80.96	WATER SERVICE
SERV-58	1702326.101	571726.510	79.22	WATER SERVICE
SERV-59	1702321.413	571632.988	79.66	WATER SERVICE
SERV-60	1702321.209	571626.700	80.51	WATER SERVICE
SERV-61	1702390.775	571631.901	72.30	WATER SERVICE
SERV-62	1702385.481	571573.520	78.10	WATER SERVICE
SERV-63	1702323.164	571530.976	77.44	WATER SERVICE
SERV-64	1702386.403	571382.162	75.15	WATER SERVICE
SERV-65	1701861.244	571551.620	80.74	WATER SERVICE
SERV-66	1701861.478	571645.680	81.11	WATER SERVICE
SERV-67	1701862.106	571649.756	80.65	WATER SERVICE
SERV-68	1701832.690	571745.315	82.23	WATER SERVICE
SERV-69	1701831.623	571748.606	82.26	WATER SERVICE
SERV-70	1701768.652	571993.204	80.95	WATER SERVICE
SERV-71	1701768.026	571999.976	80.78	WATER SERVICE
SERV-72	1701821.226	572031.452	80.44	WATER SERVICE
SERV-73	1701766.601	572111.191	79.03	WATER SERVICE
SERV-74	1701766.396	572121.757	78.92	WATER SERVICE
SERV-75	1701819.656	572147.005	78.52	WATER SERVICE
SERV-76	1701819.734	572151.930	78.77	WATER SERVICE
SERV-77	1701766.821	572211.733	78.02	WATER SERVICE
SERV-78	1701767.326	572221.598	78.59	WATER SERVICE
SERV-79	1701766.349	572314.448	78.15	WATER SERVICE
SERV-80	1701766.555	572321.729	78.48	WATER SERVICE
SERV-81	1701768.287	572413.350	79.43	WATER SERVICE
SERV-82	1701768.406	572419.490	79.64	WATER SERVICE
SERV-83	1701768.400	572514.047	79.70	WATER SERVICE
SERV-84	1701770.224	572520.800	79.44	WATER SERVICE
SERV-85	1701770.541	572614.439	78.29	WATER SERVICE
SERV-86	1701769.876	572619.655	78.15	WATER SERVICE
SERV-87	1701772.086	572708.601	78.18	WATER SERVICE
SERV-88	1701931.373	572644.544	76.86	WATER SERVICE
SERV-89	1701935.244	572644.122	76.65	WATER SERVICE
SERV-90	1702053.292	572643.477	76.50	WATER SERVICE
SERV-91	1702056.310	572643.506	76.81	WATER SERVICE
SERV-92	1702152.455	572616.160	77.33	WATER SERVICE
SERV-93	1702609.960	572885.070	81.79	WATER SERVICE
SERV-94	1701991.582	571953.997	83.11	WATER SERVICE
SERV-95	1701995.750	571955.869	83.83	WATER SERVICE
SERV-96	1701998.457	572018.201	83.04	WATER SERVICE
SERV-97	1702002.673	572019.522	83.00	WATER SERVICE
SERV-98	1702142.506	571994.935	81.80	WATER SERVICE
SERV-99	1702146.819	571995.141	82.04	WATER SERVICE
SERV-100	1702123.187	572049.191	82.32	WATER SERVICE
SERV-101	1702126.591	572049.349	81.62	WATER SERVICE
SERV-102	1702230.997	572047.230	82.22	WATER SERVICE
SERV-103	1702235.384	572047.819	82.10	WATER SERVICE
SERV-104	1702262.385	571993.962	79.82	WATER SERVICE
SERV-105	1702266.528	571993.616	79.66	WATER SERVICE
SERV-106	1702395.359	571990.040	82.60	WATER SERVICE

- SURVEYORS NOTES:**
1. THIS IS NOT A BOUNDARY SURVEY.
  2. THE PURPOSE OF THIS SURVEY IS TO DEPICT RECORD INFORMATION OBTAINED DURING CONSTRUCTION OF NEW IMPROVEMENTS.
  3. THIS AS BUILT SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
  4. HORIZONTAL COORDINATES AND POSITION ARE BASED ON THE NORTH AMERICAN DATUM 1983 (NAD 83).
  5. DIMENSIONS AND ELEVATIONS SHOWN HEREON ARE IN U.S. SURVEY FEET (DECIMAL).
  6. ELEVATIONS ARE BASED ON BENCHMARK SJRWMD BM 05-08-626-0 AT ELEVATION 72.076.
  7. BURIED UNDERGROUND UTILITY LOCATIONS ARE FLAGGED BY OTHERS AND THEN LOCATED.
  8. SOME FEATURES SHOWN HEREON MAY BE EXAGGERATED FOR PICTORIAL PURPOSES. PUBLISHED DIMENSIONS WILL PRECEDE MAP SCALING.

**SURVEY CERTIFICATE:**

I HEREBY CERTIFY THAT THE ATTACHED PRINTS INDICATING RECORD SURVEY INFORMATION FOR THE PROJECT IS IN COMPLIANCE WITH THE APPLICABLE STANDARDS OF PRACTICE FOR FIELD SURVEYING SET FORTH IN RULE 5 J-17 ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS & MAPPERS, PURSUANT TO FLORIDA STATUTE 472.021, ONLY. UNLESS IT BEARS THE SIGNATURE & ORIGINAL SEAL OF A FLORIDA REGISTERED SURVEYOR AND MAPPER THIS MAP/REPORT IS FOR INFORMATIONAL PURPOSES ONLY.

REV. #	DATE	DESCRIPTION

TRINITY GARDENS  
Water As-Built Survey

BLUE OX LAND SERVICES  
500 North Way  
Sanford, FL - 32773  
407-339-4800

Drawn by:  
L.G.R.

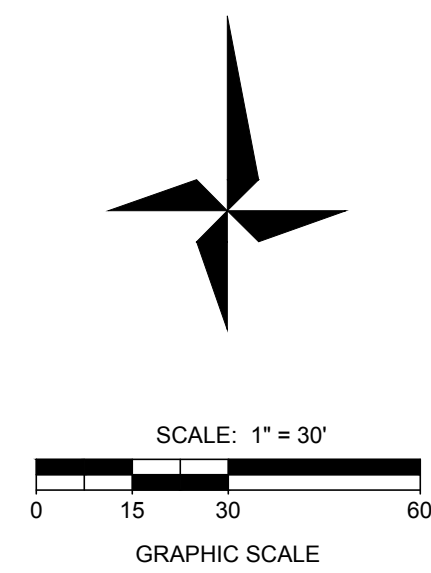
Checked by:  
M.E.B.

AB Date:  
8/13/2024

Scale:  
N/A

AB-29





VIOLET = 0.50' - 0.99' difference  
or mild concern  
RED = 1.0 or greater difference

**SURVEYORS' NOTES:**

- 1. THIS IS NOT A BOUNDARY SURVEY.
- .. THE PURPOSE .. THIS SURVEY IS TO DEPICT RECORD INFORMATION OBTAINED DURING CONSTRUCTION OF NEW IMPROVEMENTS.
- 3. THIS AS-BUILT SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- 4. HORIZONTAL COORDINATES AND POSITION ARE BASED ON THE NORTH AMERICAN DATUM 1983 (NAD 83).
- 5. DIMENSIONS AND ELEVATIONS SHOWN HEREON ARE IN U.S. FEET (DECIMAL).
- 6. ELEVATIONS ARE BASED ON BENCHMARK SJRWMD BM 05-09-626-0 AT ELEVATION 72.076.
- 7. BURIED UNDERGROUND UTILITY LOCATIONS ARE FLAGGED BY OTHERS AND THEN LOCATED.
- 8. DISTANCES SHOWN HEREON MAY BE EXAGGERATED FOR PICTORIAL PURPOSES. PUBLISHED DIMENSIONS WILL PRECEDE MAP SCALING.

**SURVEY CERTIFICATE:**

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The seal appearing on this document was authorized by  
Douglas Scott Willis, P.S.M. 5984 on 8/13/2024.

DESCRIPTION

DAIE

REV. #

**TRINITY GARDENS**  
Sanitary As-Built Survey

**BLUE OX LAND SERVICES**  
500 North Way  
Sanford, FL - 32773  
407-339-4800



**Drawn by:**  
L.G.R.

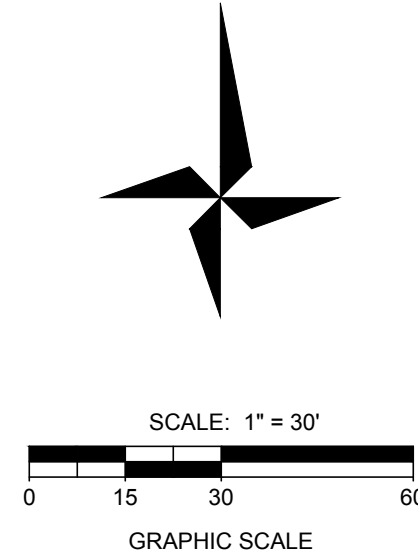
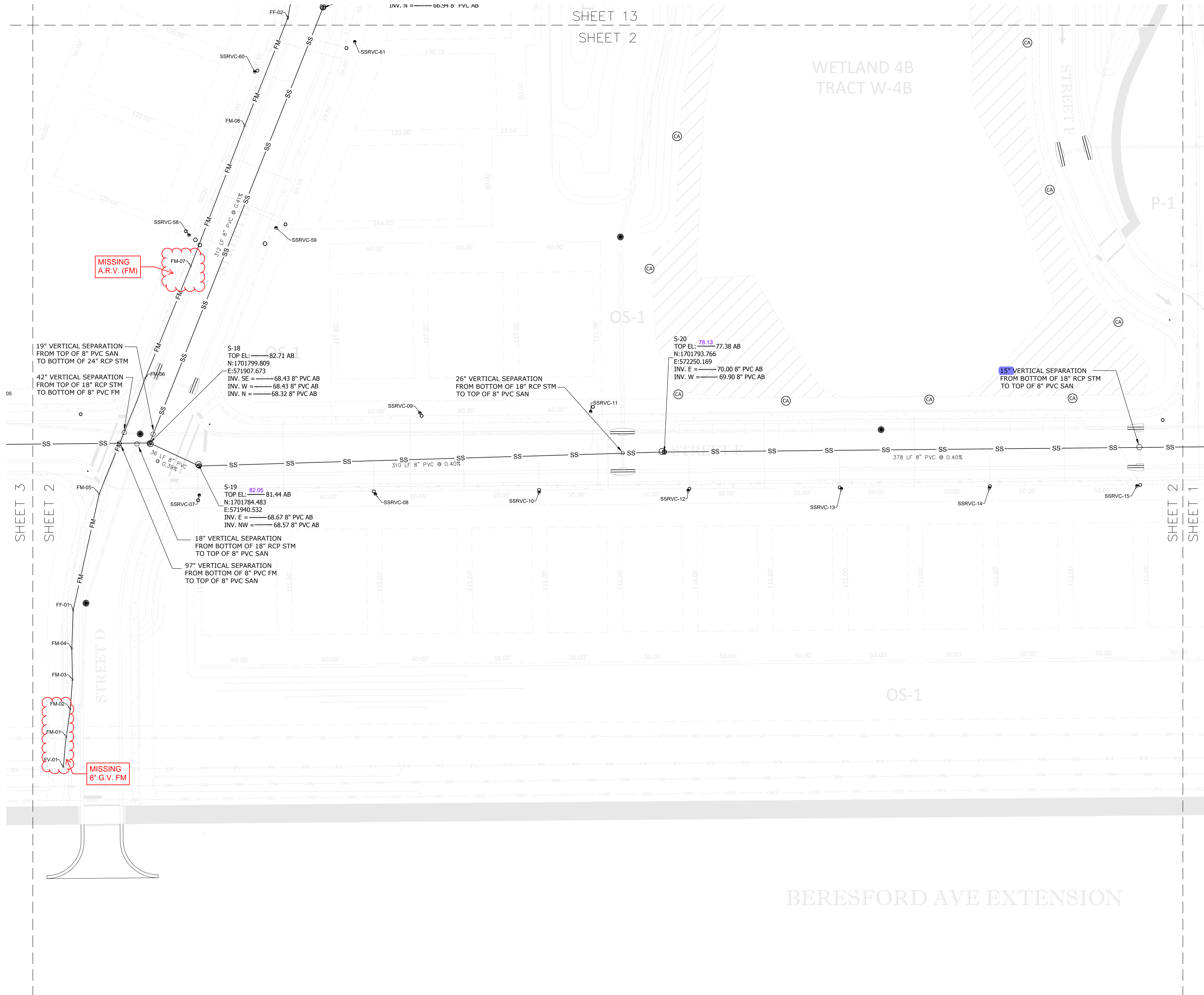
**Checked by:**  
*M.E.B.*

**AB Date:**  
8/13/2024

**Scale:**  
1" = 30'

**AB-01**





**SURVEYORS NOTES:**

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REV. #	DATE	DESCRIPTION

**TRINITY GARDENS**  
Sanitary As-Built Survey

**BLUE OX LAND SERVICES**  
500 North Way  
Sanford, FL - 32773  
407-339-4800

**Drawn by:**  
L.G.R.

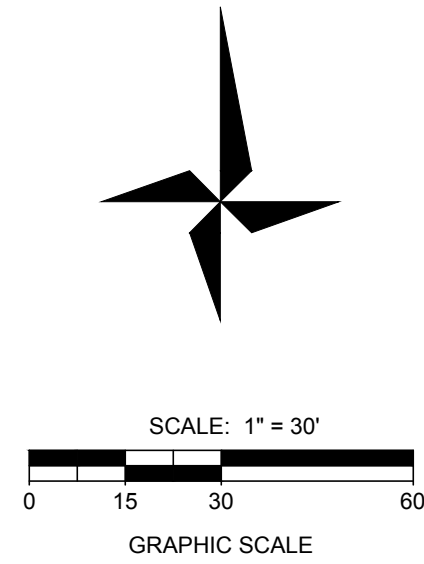
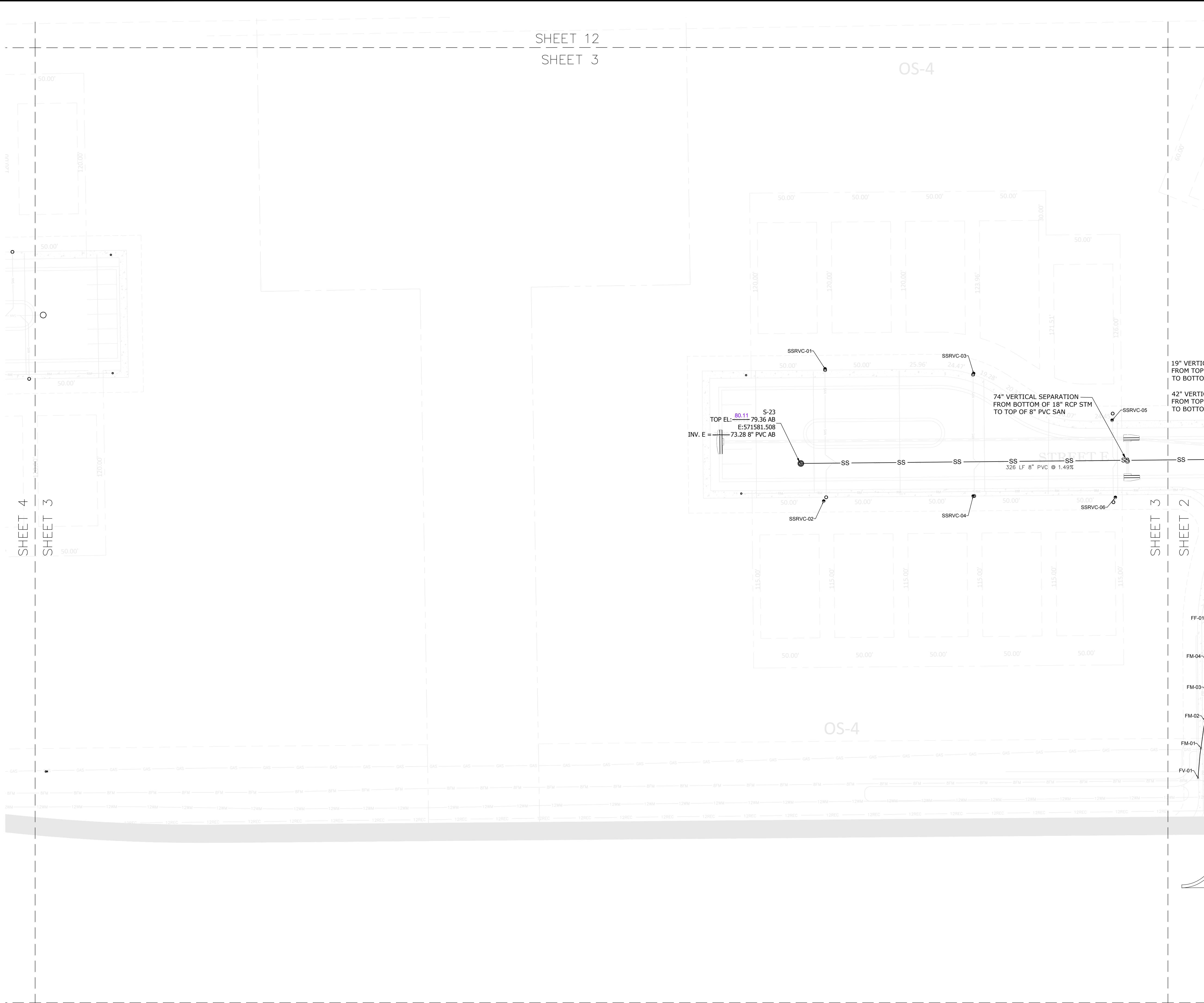
**Checked by:**  
M.E.B.

**AB Date:**  
8/13/2024

**Scale:**  
1" = 30'

**AB-02**





- SURVEYORS NOTES:**
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REV. #	DATE	DESCRIPTION

**TRINITY GARDENS**  
Sanitary As-Built Survey

**BLUE OX LAND SERVICES**  
500 North Way  
Sanford, FL - 32773  
407-339-4800



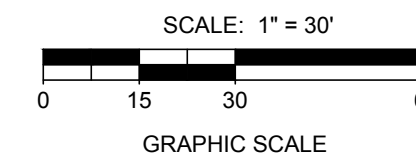
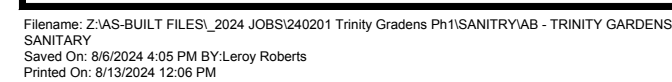
**Drawn by:**  
L.G.R.

**Checked by:**  
M.E.B.

**AB Date:**  
8/13/2024

**Scale:**  
1" = 30'

**AB-03**



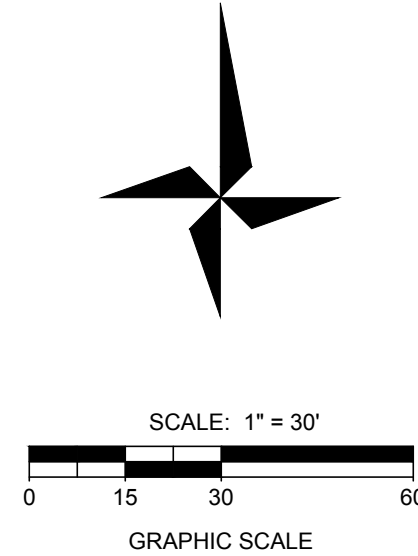
**TRINITY GARDENS**  
Sanitary As-Built Survey



<b><i>Drawn by:</i></b> <i>L.G.R.</i>
<b><i>Checked by:</i></b> <i>M.E.B.</i>
<b><i>AB Date:</i></b> 8/13/2024
<b><i>Scale:</i></b> 1" = 30'
<b>AB-12</b>

The seal appearing on this document was authorized by  
Douglas Scott Willis, P.S.M. 5984 on 8/13/2024.

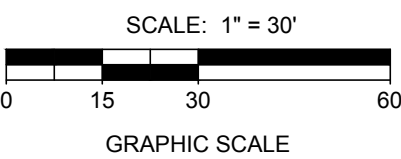




<b>Drawn by:</b> <i>L.G.R.</i>
<b>Checked by:</b> <i>M.E.B.</i>
<b>AB Date:</b> 8/13/2024
<b>Scale:</b> 1" = 30'
<b>AB-13</b>

The seal appearing on this document was authorized by  
Douglas Scott Willis, P.S.M. 5984 on 8/13/2024.





**TRINITY GARDENS**  
Sanitary As-Built Survey

<b>Drawn by:</b> <i>L.G.R.</i>
<b>Checked by:</b> <i>M.E.B.</i>
<b>AB Date:</b> 8/13/2024
<b>Scale:</b> 1" = 30'
<b>AB-14</b>

**SURVEYORS NOTES:**

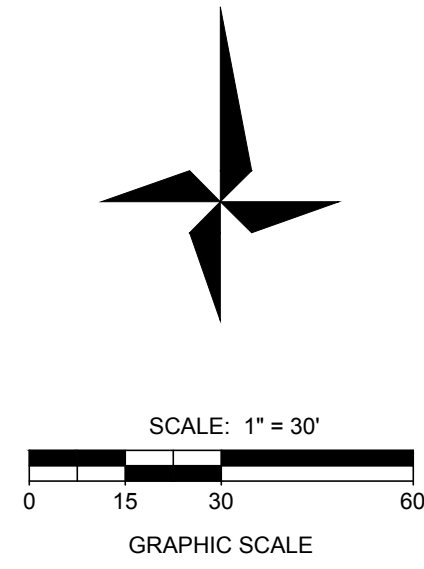
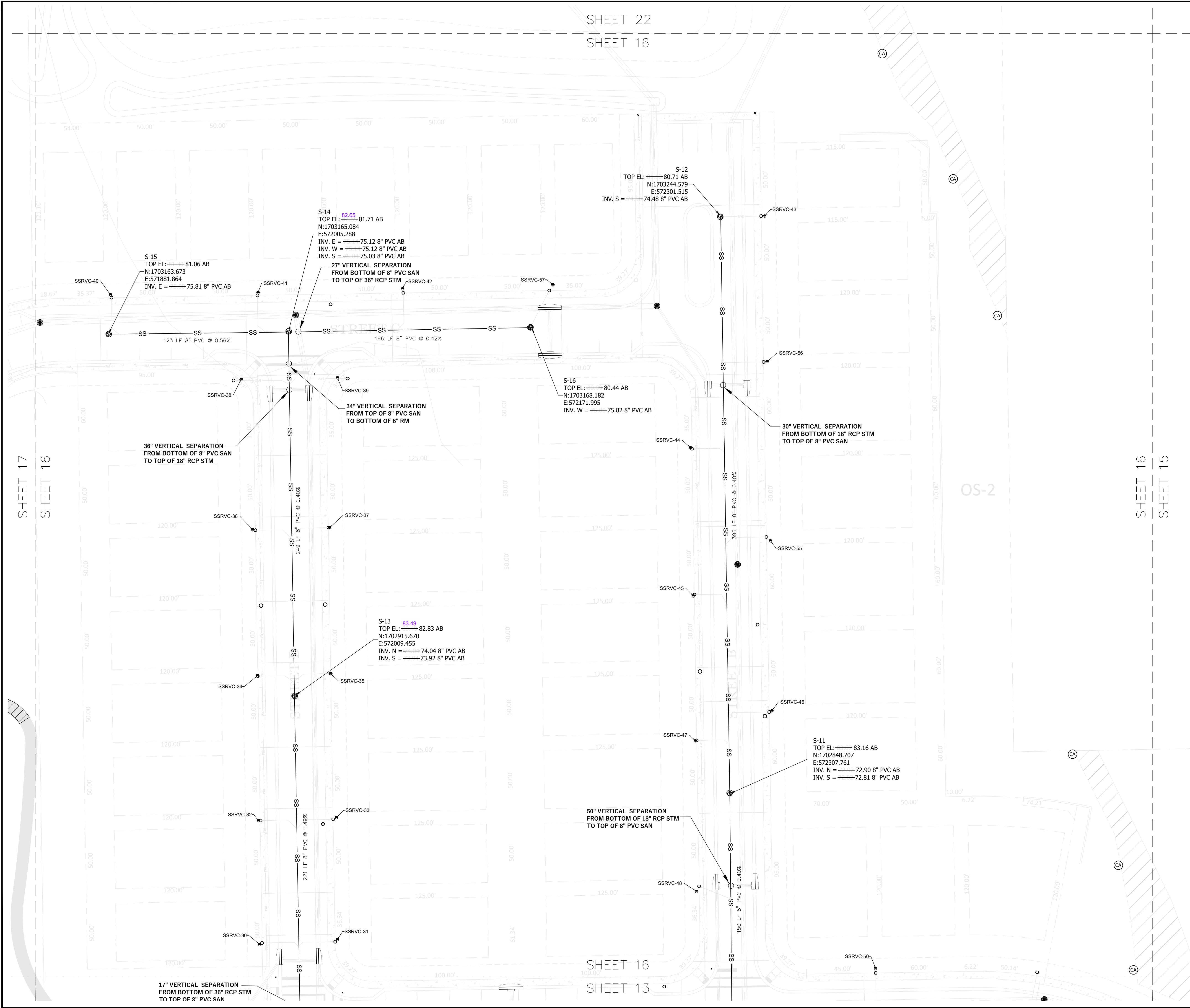
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- 5. DIMENSIONS AND ELEVATIONS SHOWN HEREIN ARE IN U.S. SURVEY FEET.
- 6. ELEVATIONS ARE BASED ON BENCHMARK SJRWMD BM 05-08-626-0 AT ELEVATION 72.076.
- 7. BURIED UNDERGROUND UTILITY LOCATIONS ARE FLAGGED BY OTHERS AND THEN LOCATED.
- 8. SOME DIMENSIONS SHOWN HEREIN MAY BE EXAGGERATED FOR PICTORIAL PURPOSES. PUBLISHED DIMENSIONS WILL PRECEDE MAP SCALING.

**SURVEY CERTIFICATE:**

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Douglas Scott Willis, P.S.M. 5984 on 8/13/2024.





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REV. #	DATE	DESCRIPTION

**TRINITY GARDENS**  
Sanitary As-Built Survey

**BLUE OX LAND SERVICES**  
500 North Way  
Sanford, FL - 32773  
407-339-4800



**Drawn by:**  
L.G.R.

**Checked by:**  
M.E.B.

**AB Date:**  
8/13/2024

**Scale:**  
1" = 30'

**AB-16**



SANITARY SERVICES				
ASSET ID	NORTHING	EASTING	ELEVATION	DESCRIPTION
SSRVC-01	1701860.562	571598.310	76.12	DOUBLE SERVICE
SSRVC-02	1701771.207	571597.382	75.20	DOUBLE SERVICE
SSRVC-03	1701857.456	571698.657	76.77	DOUBLE SERVICE
SSRVC-04	1701774.542	571698.316	75.91	DOUBLE SERVICE
SSRVC-05	1701825.836	571792.240	77.66	SINGLE SERVICE
SSRVC-06	1701773.696	571794.445	77.46	SINGLE SERVICE
SSRVC-07	1701764.980	571940.673	80.73	SINGLE SERVICE
SSRVC-08	1701765.617	572057.880	75.71	DOUBLE SERVICE
SSRVC-09	1701819.702	572087.540	79.56	DOUBLE SERVICE
SSRVC-10	1701766.915	572166.847	73.95	DOUBLE SERVICE
SSRVC-11	1701820.611	572201.144	74.96	SINGLE SERVICE
SSRVC-12	1701768.081	572266.086	73.85	DOUBLE SERVICE
SSRVC-13	1701769.287	572367.986	74.14	DOUBLE SERVICE
SSRVC-14	1701769.831	572466.537	75.00	DOUBLE SERVICE
SSRVC-15	1701771.142	572564.666	74.15	DOUBLE SERVICE
SSRVC-16	1701770.880	572668.672	73.61	DOUBLE SERVICE
SSRVC-17	1701891.865	572644.728	73.70	SINGLE SERVICE
SSRVC-18	1701996.967	572643.018	73.52	DOUBLE SERVICE
SSRVC-19	1702117.442	572637.020	73.89	DOUBLE SERVICE
SSRVC-20	1702184.643	572046.655	81.28	DOUBLE SERVICE
SSRVC-21	1702324.987	571678.318	77.06	DOUBLE SERVICE
SSRVC-22	1702321.332	571582.508	75.58	DOUBLE SERVICE
SSRVC-23	1702382.134	571303.892	77.23	SINGLE SERVICE
SSRVC-24	1702420.528	572044.462	77.06	SINGLE SERVICE
SSRVC-25	1702442.996	571992.721	75.91	DOUBLE SERVICE
SSRVC-26	1702534.531	572040.595	76.18	DOUBLE SERVICE
SSRVC-27	1702544.286	571988.628	77.64	DOUBLE SERVICE
SSRVC-28	1702636.114	571987.173	75.18	SINGLE SERVICE
SSRVC-29	1702654.532	572044.240	75.38	SINGLE SERVICE
SSRVC-30	1702745.295	571985.713	77.19	SINGLE SERVICE
SSRVC-31	1702748.785	572038.873	77.58	SINGLE SERVICE
SSRVC-32	1702830.190	571984.864	78.79	DOUBLE SERVICE
SSRVC-33	1702832.371	572038.184	78.66	DOUBLE SERVICE
SSRVC-34	1702929.666	571984.158	78.92	DOUBLE SERVICE
SSRVC-35	1702930.905	572034.363	78.43	DOUBLE SERVICE
SSRVC-36	1703029.533	571981.018	78.46	DOUBLE SERVICE
SSRVC-37	1703030.994	572033.507	77.72	DOUBLE SERVICE
SSRVC-38	1703132.718	571972.929	77.86	SINGLE SERVICE
SSRVC-39	1703133.766	572038.938	78.30	SINGLE SERVICE
SSRVC-40	1703190.715	571883.377	81.43	DOUBLE SERVICE
SSRVC-41	1703192.200	571984.492	77.29	DOUBLE SERVICE
SSRVC-42	1703194.753	572083.498	76.71	DOUBLE SERVICE
SSRVC-43	1703244.629	572331.681	77.33	DOUBLE SERVICE
SSRVC-44	1703085.865	572280.844	77.32	DOUBLE SERVICE
SSRVC-45	1702984.238	572282.768	78.60	DOUBLE SERVICE
SSRVC-46	1702905.495	572336.631	79.28	DOUBLE SERVICE
SSRVC-47	1702884.942	572284.149	78.62	DOUBLE SERVICE
SSRVC-48	1702781.781	572284.875	78.16	DOUBLE SERVICE
SSRVC-49	1702670.120	572220.057	77.77	DOUBLE SERVICE
SSRVC-50	1702729.023	572407.630	77.20	DOUBLE SERVICE
SSRVC-51	1702649.367	572576.241	77.39	SINGLE SERVICE
SSRVC-52	1702606.108	572673.948	77.75	DOUBLE SERVICE
SSRVC-53	1702616.618	572813.173	81.24	DOUBLE SERVICE
SSRVC-54	1702610.330	572953.926	79.81	DOUBLE SERVICE
SSRVC-55	1703022.072	572335.586	80.01	DOUBLE SERVICE
SSRVC-56	1703144.837	572333.277	79.44	DOUBLE SERVICE
SSRVC-57	1703197.512	572186.618	74.04	DOUBLE SERVICE
SSRVC-58	1701938.091	571933.888	78.00	SINGLE SERVICE
SSRVC-59	1701942.997	571991.738	76.97	SINGLE SERVICE
SSRVC-60	1702046.774	571977.600	78.08	DOUBLE SERVICE
SSRVC-61	1702066.823	572044.142	78.06	DOUBLE SERVICE
SSRVC-62	1702202.057	571996.727	76.84	DOUBLE SERVICE
SSRVC-63	1702276.420	572047.540	76.36	SINGLE SERVICE

FORCEMAIN PIPE				
ASSET ID	NORTHING	EASTING	ELEVATION	DESCRIPTION
FM-01	1701604.250	571852.194	75.36	TOP OF 8" PVC
FM-02	1701622.662	571854.804	74.70	TOP OF 8" PVC
FM-03	1701642.329	571856.306	75.93	TOP OF 8" PVC
FM-04	1701662.944	571855.858	75.56	TOP OF 8" PVC
FM-05	1701766.017	571874.123	77.64	TOP OF 8" PVC
FM-06	1701842.976	571904.725	78.12	TOP OF 8" PVC
FM-07	1701917.631	571935.055	79.86	TOP OF 8" PVC
FM-08	1702010.940	571970.927	79.94	TOP OF 8" PVC
FM-09	1702201.103	572003.143	78.74	TOP OF 8" PVC
FM-10	1702301.195	572001.726	77.98	TOP OF 8" PVC
FM-11	1702332.234	571889.142	77.27	TOP OF 8" PVC
FM-12	1702330.711	571787.060	79.21	TOP OF 8" PVC
FM-13	1702329.357	571693.743	77.90	TOP OF 8" PVC
FM-14	1702328.248	571608.967	78.10	TOP OF 8" PVC

FORCEMAIN FITTINGS				
ASSET ID	NORTHING	EASTING	ELEVATION	DESCRIPTION
FF-01	1701688.464	571856.7642	76.22	8" 22.5° BEND
FF-02	1702082.783	571999.662	79.55	8" 11.25° BEND
FF-03	1702107.932	572003.989	79.44	8" 11.25° BEND
FF-04	1702319.527	572001.875	76.50	8" 45° BEND
FF-05	1702333.675	571989.174	76.01	8" 45° BEND
FF-06	1702325.596	571436.561	75.77	8" 45° BEND
FF-07	1702323.110	571429.762	72.85	8" 45° BEND
FF-08	1702322.737	571414.988	72.97	8" 45° BEND
FF-09	1702325.114	571409.119	75.33	8" 45° BEND
FF-10	1702324.856	571357.749	74.00	8" 90° BEND

FORCEMAIN VALVES				
ASSET ID	NORTHING	EASTING	ELEVATION	DESCRIPTION
FV-01	1701584.097	571850.232	75.59	WET TAP 8" PVC

- SURVEYORS NOTES:**
1. THIS IS NOT A BOUNDARY SURVEY.
  2. THE PURPOSE OF THIS SURVEY IS TO DEPICT RECORD INFORMATION OBTAINED DURING CONSTRUCTION OF NEW IMPROVEMENTS.
  3. THIS AS BUILT SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
  4. HORIZONTAL COORDINATES AND POSITION ARE BASED ON THE NORTH AMERICAN DATUM 1983 (NAD 83).
  5. DIMENSIONS AND ELEVATIONS SHOWN HEREON ARE IN U.S. SURVEY FEET (DECIMAL).
  6. ELEVATIONS ARE BASED ON BENCHMARK SJRWMD BM 05-08-626-0 AT ELEVATION 72.076.
  7. BURIED UNDERGROUND UTILITY LOCATIONS ARE FLAGGED BY OTHERS AND THEN LOCATED.
  8. SOME FEATURES SHOWN HEREON MAY BE EXAGGERATED FOR PICTORIAL PURPOSES. PUBLISHED DIMENSIONS WILL PRECEDE MAP SCALING.

**SURVEY CERTIFICATE:**

I HEREBY CERTIFY THAT THE ATTACHED PRINTS INDICATING RECORD SURVEY INFORMATION FOR THE PROJECT IS IN COMPLIANCE WITH THE APPLICABLE STANDARDS OF PRACTICE FOR FIELD SURVEYING SET FORTH IN RULE 5 J-17 ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS & MAPPERS, PURSUANT TO FLORIDA STATUTE 472.027, ONLY, UNLESS IT BEARS THE SIGNATURE & ORIGINAL SEAL OF A FLORIDA REGISTERED SURVEYOR AND MAPPER THIS MAP/REPORT IS FOR INFORMATIONAL PURPOSES ONLY.

The seal appearing on this document was authorized by Douglas Scott Willis, P.S.M. 5984 on 8/13/2024.

REV. #	DATE	DESCRIPTION

TRINITY GARDENS  
Sanitary As-Built Survey

BLUE OX LAND SERVICES  
500 North Way  
Sanford, FL - 32773  
407-339-4800

Drawn by:  
L.G.R.

Checked by:  
M.E.B.

AB Date:  
8/13/2024

Scale:  
N/A

AB-28



# APPLICATION AND CERTIFICATE FOR PAYMENT

Invoice #: 2328-4

To Owner: Landsea Homes  
2420 S Lakemont Avenue, Suite 450

Project: 2328. Trinity Gardens

Application No.: 4

Distribution to:

<input type="checkbox"/>	Owner
<input type="checkbox"/>	Architect
<input type="checkbox"/>	Contractor
<input type="checkbox"/>	
<input type="checkbox"/>	

Orlando, FL 32814

Period To: 12/15/2023

From Contractor: Blue Ox Enterprises, LLC  
500 North Way  
Sanford, FL 32773

Via Architect:

Project Nos:

Contract For:

Contract Date:

## CONTRACTOR'S APPLICATION FOR PAYMENT

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

1. Original Contract Sum .....	\$9,272,676.30
2. Net Change By Change Order .....	\$0.00
3. Contract Sum To Date .....	\$9,272,676.30
4. Total Completed and Stored To Date .....	\$4,159,990.73
5. Retainage:	
a. 10.00% of Completed Work .....	\$415,999.10
b. 0.00% of Stored Material .....	\$0.00
Total Retainage .....	\$415,999.10
6. Total Earned Less Retainage .....	\$3,743,991.63
7. Less Previous Certificates For Payments .....	\$571,680.15
8. Current Payment Due .....	\$3,172,311.48
9. Balance To Finish, Plus Retainage .....	\$5,528,684.67

CHANGE ORDER SUMMARY	Additions	Deductions
Total changes approved in previous months by Owner	\$0.00	\$0.00
Total Approved this Month	\$0.00	\$0.00
TOTALS	\$0.00	\$0.00
Net Changes By Change Order	\$0.00	

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: Blue Ox Enterprises, LLC

By: C. [Signature] Date: 12/19/23

State of: Florida  
Subscribed and sworn to before me this 19th  
Notary Public: [Signature]  
My Commission expires:

County of: Seminole  
day of Dec, 2023  
Notary Public State of Florida  
MELISSA SMITH  
Commission #H 034238  
Expires 02/19/2024

## ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising the above application, the Architect certifies to the Owner that to the best of the Architect'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 \$ 3,172,311.48

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

ARCHITECT:

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.



# CONTINUATION SHEET

**Application and Certification for Payment**, containing Contractor's signed certification is attached. In tabulations below, amounts are stated to the nearest unit and/or dollar.

**Application #:** 4  
**Invoice:** 2328-4  
**Date:** 12/15/23

**Contract:** 2328. Trinity Gardens

Item	Description	Contract Quantity	UOM	Unit Price	Contract Amount	Previous Qty	Previous Amount	Current Period Qty	Current Period Amount	Total Qty	Total Amount	% Complete	Balance To Finish	Retainage
<b>Bill Group 0100</b>		<b>14 SDev Rough Grading</b>												
8005	INLET PROTECTION	58	EA	129.79	7,527.82		0.00		0.00		0.00	0.00%	7,527.82	0.00
8010	TREE PROTECTION	14,190	LF	6.32	89,680.80	14,190	89,680.80		0.00	14,190	89,680.80	100.00%	0.00	8,968.08
8020	SILT FENCE	8,740	LF	1.40	12,236.00	8,740	12,236.00		0.00	8,740	12,236.00	100.00%	0.00	1,223.60
8025	DOUBLE SILT FENCE	6,867	LF	2.82	19,364.94	6,867	19,364.94		0.00	6,867	19,364.94	100.00%	0.00	1,936.49
8035	CLEARING CHIP & HAUL	36	ACR	7,782.50	280,170.00	28	217,910.00	8	62,260.00	36	280,170.00	100.00%	0.00	28,017.00
8050	STRIPPINGS	28,016	CY	1.67	46,786.72		0.00		0.00		0.00	0.00%	46,786.72	0.00
8055	EXCAVATION	221,337	CY	2.03	449,314.11	20,658	41,935.74	#####	272,582.31	154,935	314,518.05	70.00%	134,796.06	31,451.80
8070	EMBANKMENT	115,401	CY	0.73	84,242.73	20,658	15,080.34	60,122	43,889.06	80,780	58,969.40	70.00%	25,273.33	5,896.94
8071	PAD GRADING	110	EA	195.63	21,519.30		0.00		0.00		0.00	0.00%	21,519.30	0.00
8085	POND GRADING	12,990	SY	0.68	8,833.20		0.00		0.00		0.00	0.00%	8,833.20	0.00
8090	SWALE GRADING	1,250	SY	0.68	850.00		0.00		0.00		0.00	0.00%	850.00	0.00
8110	TIE IN GRADING	10,216	SY	0.58	5,925.28		0.00		0.00		0.00	0.00%	5,925.28	0.00
8115	R/W GRADING	17,520	SY	0.58	10,161.60		0.00		0.00		0.00	0.00%	10,161.60	0.00
8135	SLOPE GRADING	10,156	SY	0.60	6,093.60		0.00		0.00		0.00	0.00%	6,093.60	0.00
8180	POND SOD	12,990	SY	3.19	41,438.10		0.00		0.00		0.00	0.00%	41,438.10	0.00
8185	SWALE SOD	1,250	SY	3.19	3,987.50		0.00		0.00		0.00	0.00%	3,987.50	0.00
8190	R/W SOD	5,834	SY	3.19	18,610.46		0.00		0.00		0.00	0.00%	18,610.46	0.00
8205	SEED & MULCH	19	ACR	1,125.00	21,375.00		0.00		0.00		0.00	0.00%	21,375.00	0.00
8210	MULCH PATH	2,260	SY	48.13	108,773.80		0.00		0.00		0.00	0.00%	108,773.80	0.00
8220	STRIP SOD	3,768	SY	3.19	12,019.92		0.00		0.00		0.00	0.00%	12,019.92	0.00



# CONTINUATION SHEET

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**Application #:** 4  
**Invoice:** 2328-4  
**Date:** 12/15/23

**Contract:** 2328. Trinity Gardens

Item	Description	Contract Quantity	UOM	Unit Price	Contract Amount	Previous Qty	Previous Amount	Current Period Qty	Current Period Amount	Total Qty	Total Amount	% Complete	Balance To Finish	Retainage
8230	SLOPE SOD	10,156	SY	3.19	32,397.64		0.00		0.00		0.00	0.00%	32,397.64	0.00
8235	SOD TIE IN	10,092	SY	3.19	32,193.48		0.00		0.00		0.00	0.00%	32,193.48	0.00
8295	RETAINING WALL	12,951	SF	32.44	420,130.44	1,880	61,000.00		0.00	1,880	61,000.00	14.52%	359,130.44	6,100.00
8300	42" HANDRAIL	3,021	LF	45.16	136,428.36		0.00		0.00		0.00	0.00%	136,428.36	0.00
8310	DEWATERING		LS		221,765.00		133,059.00		0.00		133,059.00	60.00%	88,706.00	13,305.90
<b>Total for 14 SDev Rough Grading</b>					<b>2,091,825.80</b>		<b>590,266.82</b>		<b>378,731.37</b>		<b>968,998.19</b>	<b>46.32%</b>	<b>1,122,827.61</b>	<b>96,899.81</b>

Bill Group		14 SDev Sewer												
104	8" PVC 0-6 SDR 26 - MATERIAL	445	LF	20.22	8,997.90		0.00	445	8,997.90	445	8,997.90	100.00%	0.00	899.79
105	8" PVC 0-6 SDR 26 - INSTALLED	445	LF	12.62	5,615.90		0.00		0.00		0.00	0.00%	5,615.90	0.00
109	8" PVC 6-8 SDR 26 - MATERIAL	1,232	LF	20.22	24,911.04		0.00	1,232	24,911.04	1,232	24,911.04	100.00%	0.00	2,491.10
110	8" PVC 6-8 SDR 26 - INSTALLED	1,232	LF	14.30	17,617.60		0.00	314	4,490.20	314	4,490.20	25.49%	13,127.40	449.02
114	8" PVC 8-10 SDR 26 - MATERIAL	943	LF	20.22	19,067.46		0.00	943	19,067.46	943	19,067.46	100.00%	0.00	1,906.75
115	8" PVC 8-10 SDR 26 - INSTALLED	943	LF	17.87	16,851.41		0.00	163	2,912.81	163	2,912.81	17.29%	13,938.60	291.28
119	8" PVC 10-12 SDR 26 - MATERIAL	1,422	LF	20.22	28,752.84		0.00	1,422	28,752.84	1,422	28,752.84	100.00%	0.00	2,875.28
120	8" PVC 10-12 SDR 26 - INSTALLED	1,422	LF	21.45	30,501.90		0.00	117	2,509.65	117	2,509.65	8.23%	27,992.25	250.97
124	8" PVC 12-14 SDR 26 - MATERIAL	460	LF	20.22	9,301.20		0.00	460	9,301.20	460	9,301.20	100.00%	0.00	930.12
125	8" PVC 12-14 SDR 26 - INSTALLED	460	LF	26.81	12,332.60		0.00	100	2,681.00	100	2,681.00	21.74%	9,651.60	268.10
129	8" PVC 14-16 SDR 26 - MATERIAL	556	LF	20.22	11,242.32		0.00	556	11,242.32	556	11,242.32	100.00%	0.00	1,124.23



# CONTINUATION SHEET

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**Invoice:** 2328-4  
**Date:** 12/15/23

**Contract:** 2328. Trinity Gardens

Item	Description	Contract Quantity	UOM	Unit Price	Contract Amount	Previous Qty	Previous Amount	Current Period Qty	Current Period Amount	Total Qty	Total Amount	% Complete	Balance To Finish	Retainage
130	8" PVC 14-16 SDR 26 - INSTALLED	556	LF	31.54	17,536.24		0.00	11	346.94	11	346.94	1.98%	17,189.30	34.69
134	8" PVC 16-18 SDR 26 - MATERIAL	880	LF	20.22	17,793.60		0.00	880	17,793.60	880	17,793.60	100.00%	0.00	1,779.36
135	8" PVC 16-18 SDR 26 - INSTALLED	880	LF	38.30	33,704.00		0.00		0.00		0.00	0.00%	33,704.00	0.00
144	10" PVC 16-18 SDR 26 - MATERIAL	378	LF	30.81	11,646.18		0.00	378	11,646.18	378	11,646.18	100.00%	0.00	1,164.62
145	10" PVC 16-18 SDR 26 - INSTALLED	378	LF	38.30	14,477.40		0.00		0.00		0.00	0.00%	14,477.40	0.00
154	10" PVC 18-20 SDR 26 - MATERIAL	22	LF	30.81	677.82		0.00	22	677.82	22	677.82	100.00%	0.00	67.78
155	10" PVC 18-20 SDR 26 - INSTALLED	22	LF	44.64	982.08		0.00		0.00		0.00	0.00%	982.08	0.00
444	MANHOLE 0-6 - MATERIAL	4	EA	5,034.30	20,137.20		0.00	1	5,034.30	1	5,034.30	25.00%	15,102.90	503.43
445	MANHOLE 0-6 - INSTALLED	4	EA	536.16	2,144.64		0.00		0.00		0.00	0.00%	2,144.64	0.00
449	MANHOLE 6-8 - MATERIAL	6	EA	5,701.99	34,211.94		0.00	2	11,403.98	2	11,403.98	33.33%	22,807.96	1,140.40
450	MANHOLE 6-8 - INSTALLED	6	EA	670.20	4,021.20		0.00	1	670.20	1	670.20	16.67%	3,351.00	67.02
454	MANHOLE 8-10 - MATERIAL	3	EA	6,643.16	19,929.48		0.00	1	6,643.16	1	6,643.16	33.33%	13,286.32	664.32
455	MANHOLE 8-10 - INSTALLED	3	EA	804.24	2,412.72		0.00	1	804.24	1	804.24	33.33%	1,608.48	80.42
459	MANHOLE 10-12 - MATERIAL	5	EA	7,195.28	35,976.40		0.00	2	14,390.56	2	14,390.56	40.00%	21,585.84	1,439.06
460	MANHOLE 10-12 - INSTALLED	5	EA	1,072.32	5,361.60		0.00	1	1,072.32	1	1,072.32	20.00%	4,289.28	107.23
464	MANHOLE 12-14 - MATERIAL	2	EA	7,877.08	15,754.16		0.00	1	7,877.08	1	7,877.08	50.00%	7,877.08	787.71
465	MANHOLE 12-14 - INSTALLED	2	EA	1,072.32	2,144.64		0.00	1	1,072.32	1	1,072.32	50.00%	1,072.32	107.23
469	MANHOLE 14-16 - MATERIAL	2	EA	8,420.21	16,840.42		0.00	2	16,840.42	2	16,840.42	100.00%	0.00	1,684.04



# CONTINUATION SHEET

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**Date:** 12/15/23

**Contract:** 2328. Trinity Gardens

Item	Description	Contract Quantity	UOM	Unit Price	Contract Amount	Previous Qty	Previous Amount	Current Period Qty	Current Period Amount	Total Qty	Total Amount	% Complete	Balance To Finish	Retainage
470	MANHOLE 14-16 - INSTALLED	2	EA	1,340.40	2,680.80		0.00		0.00		0.00	0.00%	2,680.80	0.00
474	MANHOLE 16-18 - MATERIAL	6	EA	9,279.21	55,675.26		0.00	6	55,675.26	6	55,675.26	100.00%	0.00	5,567.53
475	MANHOLE 16-18 - INSTALLED	6	EA	1,340.40	8,042.40		0.00		0.00		0.00	0.00%	8,042.40	0.00
484	MANHOLE 18-20 - MATERIAL	1	EA	9,839.04	9,839.04		0.00		0.00		0.00	0.00%	9,839.04	0.00
485	MANHOLE 18-20 - INSTALLED	1	EA	1,608.47	1,608.47		0.00		0.00		0.00	0.00%	1,608.47	0.00
569	SINGLE LATERAL - MATERIAL	20	EA	595.26	11,905.20		0.00	20	11,905.20	20	11,905.20	100.00%	0.00	1,190.52
570	SINGLE LATERAL - INSTALLED	20	EA	322.24	6,444.80		0.00		0.00		0.00	0.00%	6,444.80	0.00
574	DOUBLE LATERAL - MATERIAL	71	EA	677.09	48,073.39		0.00	71	48,073.39	71	48,073.39	100.00%	0.00	4,807.34
575	DOUBLE LATERAL - INSTALLED	71	EA	322.24	22,879.04		0.00		0.00		0.00	0.00%	22,879.04	0.00
619	8" PVC FORCEMAIN - MATERIAL	1,432	LF	32.37	46,353.84		0.00		0.00		0.00	0.00%	46,353.84	0.00
620	8" PVC FORCEMAIN - INSTALLED	1,432	LF	8.94	12,802.08		0.00		0.00		0.00	0.00%	12,802.08	0.00
630	FORCEMAIN FITTINGS - MATERIAL		LS		27,584.45		0.00		0.00		0.00	0.00%	27,584.45	0.00
634	8" GATE VALVE - MATERIAL	1	EA	2,177.66	2,177.66		0.00		0.00		0.00	0.00%	2,177.66	0.00
635	8" GATE VALVE - INSTALLED	1	EA	426.95	426.95		0.00		0.00		0.00	0.00%	426.95	0.00
689	8" x 8" WET TAP - MATERIAL	1	EA	4,849.99	4,849.99		0.00		0.00		0.00	0.00%	4,849.99	0.00
690	8" x 8" WET TAP - INSTALLED	1	EA	1,847.54	1,847.54		0.00		0.00		0.00	0.00%	1,847.54	0.00
699	AIR RELEASE VALVE - MATERIAL	1	EA	4,299.35	4,299.35		0.00		0.00		0.00	0.00%	4,299.35	0.00
700	AIR RELEASE VALVE - INSTALLED	1	EA	580.02	580.02		0.00		0.00		0.00	0.00%	580.02	0.00
719	LIFT STATION - MATERIAL		LS		460,597.05		0.00		460,597.05		460,597.05	100.00%	0.00	46,059.71



# CONTINUATION SHEET

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**Date:** 12/15/23

**Contract:** 2328. Trinity Gardens

Item	Description	Contract Quantity	UOM	Unit Price	Contract Amount	Previous Qty	Previous Amount	Current Period Qty	Current Period Amount	Total Qty	Total Amount	% Complete	Balance To Finish	Retainage
720	LIFT STATION - INSTALLED		LS		307,954.67		0.00		0.00		0.00	0.00%	307,954.67	0.00
725	CLEAN SANITARY LINES	6,335	LF	1.88	11,909.80		0.00		0.00		0.00	0.00%	11,909.80	0.00
730	TEST SANITARY LINES	6,335	LF	1.64	10,389.40		0.00		0.00		0.00	0.00%	10,389.40	0.00
735	TEST FORCEMAIN LINES	1,432	LF	1.64	2,348.48		0.00		0.00		0.00	0.00%	2,348.48	0.00
740	T.V. SANITARY LINES	6,335	LF	2.06	13,050.10		0.00		0.00		0.00	0.00%	13,050.10	0.00
769	DROP CONNECTION - MATERIAL	2	EA	1,266.03	2,532.06		0.00	2	2,532.06	2	2,532.06	100.00%	0.00	253.21
760	DROP CONNECTION - INSTALLED	2	EA	815.25	1,630.50		0.00		0.00		0.00	0.00%	1,630.50	0.00
805	WELL POINTS	6,335	LF	16.55	104,844.25		0.00		0.00		0.00	0.00%	104,844.25	0.00
<b>Total for 14 SDev Sewer</b>					<b>1,624,270.48</b>		<b>0.00</b>		<b>789,922.50</b>		<b>789,922.50</b>	<b>48.63%</b>	<b>834,347.98</b>	<b>78,992.26</b>
<b>Bill Group 0300 14 SDev Storm Drain</b>														
1544	18" RCP - MATERIAL	2,945	LF	50.14	147,662.30		0.00	2,945	147,662.30	2,945	147,662.30	100.00%	0.00	14,766.23
1545	18" RCP - INSTALLED	2,945	LF	16.71	49,210.95		0.00		0.00		0.00	0.00%	49,210.95	0.00
1579	24" RCP - MATERIAL	1,879	LF	77.20	145,058.80		0.00	1,879	145,058.80	1,879	145,058.80	100.00%	0.00	14,505.88
1580	24" RCP - INSTALLED	1,879	LF	17.61	33,089.19		0.00		0.00		0.00	0.00%	33,089.19	0.00
1614	30" RCP - MATERIAL	737	LF	118.13	87,061.81		0.00	737	87,061.81	737	87,061.81	100.00%	0.00	8,706.18
1615	30" RCP - INSTALLED	737	LF	20.49	15,101.13		0.00		0.00		0.00	0.00%	15,101.13	0.00
1649	36" RCP - MATERIAL	2,906	LF	154.40	448,686.40		0.00	2,906	448,686.40	2,906	448,686.40	100.00%	0.00	44,868.64
1650	36" RCP - INSTALLED	2,906	LF	28.05	81,513.30		0.00		0.00		0.00	0.00%	81,513.30	0.00
1684	42" RCP - MATERIAL	1,463	LF	210.37	307,771.31		0.00	1,463	307,771.31	1,463	307,771.31	100.00%	0.00	30,777.13



# CONTINUATION SHEET

**Application and Certification for Payment**, containing Contractor's signed certification is attached. In tabulations below, amounts are stated to the nearest unit and/or dollar.

**Application #:** 4  
**Invoice:** 2328-4  
**Date:** 12/15/23

**Contract:** 2328. Trinity Gardens

Item	Description	Contract Quantity	UOM	Unit Price	Contract Amount	Previous Qty	Previous Amount	Current Period Qty	Current Period Amount	Total Qty	Total Amount	% Complete	Balance To Finish	Retainage
1685	42" RCP - INSTALLED	1,463	LF	36.50	53,399.50		0.00		0.00		0.00	0.00%	53,399.50	0.00
2069	12" HDPE - MATERIAL	50	LF	21.69	1,084.50		0.00	50	1,084.50	50	1,084.50	100.00%	0.00	108.45
2070	12" HDPE - INSTALLED	50	LF	13.40	670.00		0.00		0.00		0.00	0.00%	670.00	0.00
2504	STORM MANHOLE - MATERIAL	14	EA	4,137.20	57,920.80		0.00	5	20,686.00	5	20,686.00	35.71%	37,234.80	2,068.60
2505	STORM MANHOLE - INSTALLED	14	EA	941.49	13,180.86		0.00		0.00		0.00	0.00%	13,180.86	0.00
2689	J MANHOLE - MATERIAL	11	EA	8,535.71	93,892.81		0.00	5	42,678.55	5	42,678.55	45.45%	51,214.26	4,267.86
2690	J MANHOLE - INSTALLED	11	EA	1,135.55	12,491.05		0.00		0.00		0.00	0.00%	12,491.05	0.00
2749	12" MES - MATERIAL	1	EA	386.48	386.48		0.00		0.00		0.00	0.00%	386.48	0.00
2750	12" MES - INSTALLED	1	EA	363.77	363.77		0.00		0.00		0.00	0.00%	363.77	0.00
2754	18" MES - MATERIAL	2	EA	878.90	1,757.80		0.00		0.00		0.00	0.00%	1,757.80	0.00
2755	18" MES - INSTALLED	2	EA	465.41	930.82		0.00		0.00		0.00	0.00%	930.82	0.00
2759	24" MES - MATERIAL	3	EA	1,138.90	3,416.70		0.00		0.00		0.00	0.00%	3,416.70	0.00
2760	24" MES - INSTALLED	3	EA	609.86	1,829.58		0.00		0.00		0.00	0.00%	1,829.58	0.00
2764	30" MES - MATERIAL	3	EA	2,940.36	8,821.08		0.00		0.00		0.00	0.00%	8,821.08	0.00
2765	30" MES - INSTALLED	3	EA	754.31	2,262.93		0.00		0.00		0.00	0.00%	2,262.93	0.00
2769	36" MES - MATERIAL	1	EA	3,948.30	3,948.30		0.00		0.00		0.00	0.00%	3,948.30	0.00
2770	36" MES - INSTALLED	1	EA	754.31	754.31		0.00		0.00		0.00	0.00%	754.31	0.00
2774	42" MES - MATERIAL	1	EA	4,874.56	4,874.56		0.00		0.00		0.00	0.00%	4,874.56	0.00
2775	42" MES - INSTALLED	1	EA	842.04	842.04		0.00		0.00		0.00	0.00%	842.04	0.00
2989	P-51NLET - MATERIAL	20	EA	5,133.33	102,666.60		0.00	15	76,999.95	15	76,999.95	75.00%	25,666.65	7,700.00
2990	P-51NLET - INSTALLED	20	EA	1,367.98	27,359.60		0.00		0.00		0.00	0.00%	27,359.60	0.00



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Contract: 2328. Trinity Gardens

Item	Description	Contract Quantity	UOM	Unit Price	Contract Amount	Previous Qty	Previous Amount	Current Period Qty	Current Period Amount	Total Qty	Total Amount	% Complete	Balance To Finish	Retainage
3019	P-6 INLET - MATERIAL	20	EA	5,665.15	113,303.00		0.00	12	67,981.80	12	67,981.80	60.00%	45,321.20	6,798.18
3020	P-6 INLET - INSTALLED	20	EA	1,247.77	24,955.40		0.00		0.00		0.00	0.00%	24,955.40	0.00
3204	J-6 INLET - MATERIAL	3	EA	10,477.86	31,433.58		0.00	1	10,477.86	1	10,477.86	33.33%	20,955.72	1,047.79
3205	J-6 INLET - INSTALLED	3	EA	1,553.32	4,659.96		0.00		0.00		0.00	0.00%	4,659.96	0.00
3234	TYPE C INLET - MATERIAL	6	EA	3,367.12	20,202.72		0.00	2	6,734.24	2	6,734.24	33.33%	13,468.48	673.42
3235	TYPE C INLET - INSTALLED	6	EA	894.49	5,366.94		0.00		0.00		0.00	0.00%	5,366.94	0.00
3289	TYPE E INLET - MATERIAL	8	EA	4,245.08	33,960.64		0.00	2	8,490.16	2	8,490.16	25.00%	25,470.48	849.02
3290	TYPE E INLET - INSTALLED	8	EA	711.61	5,692.88		0.00		0.00		0.00	0.00%	5,692.88	0.00
3349	TYPE H INLET - MATERIAL	2	EA	7,576.51	15,153.02		0.00		0.00		0.00	0.00%	15,153.02	0.00
3350	TYPE H INLET - INSTALLED	2	EA	711.61	1,423.22		0.00		0.00		0.00	0.00%	1,423.22	0.00
3564	C CONTROL STRUCTURE - MATERIAL	1	EA	4,690.47	4,690.47		0.00		0.00		0.00	0.00%	4,690.47	0.00
3565	C CONTROL STRUCTURE - INSTALLED	1	EA	1,018.65	1,018.65		0.00		0.00		0.00	0.00%	1,018.65	0.00
3567	RIP RAP - MATERIAL	6	SY	60.40	362.40		0.00		0.00		0.00	0.00%	362.40	0.00
3568	RIP RAP - INSTALLED	6	SY	24.43	146.58		0.00		0.00		0.00	0.00%	146.58	0.00
3855	CLEAN STORM	9,980	LF	2.88	28,742.40		0.00		0.00		0.00	0.00%	28,742.40	0.00
3880	T.V. STORM	9,980	LF	1.88	18,762.40		0.00		0.00		0.00	0.00%	18,762.40	0.00
3910	WELL POINTS	4,078	LF	16.55	67,490.90		0.00		0.00		0.00	0.00%	67,490.90	0.00
<b>Total for 14 SDev Storm Drain</b>					<b>2,085,374.44</b>		<b>0.00</b>		<b>1,371,373.68</b>		<b>1,371,373.68</b>	<b>65.76%</b>	<b>714,000.76</b>	<b>137,137.38</b>

Bill Group 0400 14 SDev Domestic Water



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**Date:** 12/15/23

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Item	Description	Contract Quantity	UOM	Unit Price	Contract Amount	Previous Qty	Amount	Current Period Qty	Amount	Total Qty	Amount	% Complete	Balance To Finish	Retainage
5514	4" PVC - MATERIAL	820	LF	10.50	8,610.00		0.00	820	8,610.00	820	8,610.00	100.00%	0.00	861.00
5515	4" PVC - INSTALLED	820	LF	8.94	7,330.80		0.00		0.00		0.00	0.00%	7,330.80	0.00
5519	6" PVC - MATERIAL	590	LF	19.61	11,569.90		0.00	590	11,569.90	590	11,569.90	100.00%	0.00	1,156.99
5520	6" PVC - INSTALLED	590	LF	8.94	5,274.60		0.00		0.00		0.00	0.00%	5,274.60	0.00
5524	8" PVC - MATERIAL	280	LF	34.17	9,567.60		0.00	280	9,567.60	280	9,567.60	100.00%	0.00	956.76
5525	8" PVC - INSTALLED	280	LF	8.94	2,503.20		0.00		0.00		0.00	0.00%	2,503.20	0.00
5529	10" PVC - MATERIAL	740	LF	49.10	36,334.00		0.00	740	36,334.00	740	36,334.00	100.00%	0.00	3,633.40
5530	10" PVC - INSTALLED	740	LF	10.73	7,940.20		0.00		0.00		0.00	0.00%	7,940.20	0.00
5534	12" PVC - MATERIAL	3,830	LF	67.29	257,720.70		0.00	3,830	257,720.70	3,830	257,720.70	100.00%	0.00	25,772.07
5535	12" PVC - INSTALLED	3,830	LF	10.73	41,095.90		0.00		0.00		0.00	0.00%	41,095.90	0.00
5614	WM SINGLE SERVICE - MATERIAL	24	EA	534.10	12,818.40		0.00	24	12,818.40	24	12,818.40	100.00%	0.00	1,281.84
5615	WM SINGLE SERVICE - INSTALLED	24	EA	268.08	6,433.92		0.00		0.00		0.00	0.00%	6,433.92	0.00
5619	WM DOUBLE SERVICE - MATERIAL	44	EA	1,040.33	45,774.52		0.00	44	45,774.52	44	45,774.52	100.00%	0.00	4,577.45
5620	WM DOUBLE SERVICE - INSTALLED	44	EA	268.08	11,795.52		0.00		0.00		0.00	0.00%	11,795.52	0.00
5626	WATER FITTINGS - MATERIAL		LS		59,127.79		0.00		59,127.79		59,127.79	100.00%	0.00	5,912.78
5634	4" GATE VALVE - MATERIAL	3	EA	1,214.34	3,643.02		0.00	3	3,643.02	3	3,643.02	100.00%	0.00	364.30
5635	4" GATE VALVE - INSTALLED	3	EA	283.18	789.54		0.00		0.00		0.00	0.00%	789.54	0.00
5644	6" GATE VALVE - MATERIAL	4	EA	1,642.76	6,571.04		0.00	4	6,571.04	4	6,571.04	100.00%	0.00	657.10
5645	6" GATE VALVE - INSTALLED	4	EA	263.18	1,052.72		0.00		0.00		0.00	0.00%	1,052.72	0.00



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**Date:** 12/15/23

**Contract:** 2328. Trinity Gardens

Item	Description	Contract Quantity	UOM	Unit Price	Contract Amount	Previous Qty	Previous Amount	Current Period Qty	Current Period Amount	Total Qty	Total Amount	% Complete	Balance To Finish	Retainage
5654	8" GATE VALVE - MATERIAL	2	EA	2,255.35	4,510.70		0.00	2	4,510.70	2	4,510.70	100.00%	0.00	451.07
5655	8" GATE VALVE - INSTALLED	2	EA	307.04	614.08		0.00		0.00		0.00	0.00%	614.08	0.00
5659	10" GATE VALVE - MATERIAL	2	EA	3,198.44	6,396.88		0.00	2	6,396.88	2	6,396.88	100.00%	0.00	639.69
5660	10" GATE VALVE - INSTALLED	2	EA	307.04	614.08		0.00		0.00		0.00	0.00%	614.08	0.00
5664	12" GATE VALVE - MATERIAL	16	EA	3,707.23	59,315.68		0.00	16	59,315.68	16	59,315.68	100.00%	0.00	5,931.57
5665	12" GATE VALVE - INSTALLED	16	EA	350.90	5,614.40		0.00		0.00		0.00	0.00%	5,614.40	0.00
5689	FIRE HYDRANT - MATERIAL	9	EA	6,897.58	62,078.22		0.00	9	62,078.22	9	62,078.22	100.00%	0.00	6,207.82
5690	FIRE HYDRANT - INSTALLED	9	EA	1,184.29	10,658.61		0.00		0.00		0.00	0.00%	10,658.61	0.00
5694	2" BLOW OFF - MATERIAL	6	EA	1,167.78	7,006.68		0.00	6	7,006.68	6	7,006.68	100.00%	0.00	700.67
5695	2" BLOW OFF - INSTALLED	6	EA	307.04	1,842.24		0.00		0.00		0.00	0.00%	1,842.24	0.00
5699	AIR RELEASE VALVE - MATERIAL	4	EA	3,607.59	14,430.36		0.00		0.00		0.00	0.00%	14,430.36	0.00
5700	AIR RELEASE VALVE - INSTALLED	4	EA	580.02	2,320.08		0.00		0.00		0.00	0.00%	2,320.08	0.00
5760	TEST WATER LINES	6,260	LF	2.25	14,085.00		0.00		0.00		0.00	0.00%	14,085.00	0.00
5775	SAMPLE POINTS - MATERIAL	7	EA	246.10	1,722.70		0.00		0.00		0.00	0.00%	1,722.70	0.00
5776	SAMPLE POINTS - INSTALLED	7	EA	536.16	3,753.12		0.00		0.00		0.00	0.00%	3,753.12	0.00
<b>Total for 14 SDev Domestic Water</b>					<b>730,916.20</b>		<b>0.00</b>		<b>591,045.13</b>		<b>591,045.13</b>	<b>80.86%</b>	<b>139,871.07</b>	<b>59,104.51</b>
<b>Bill Group 0500 14 SDev Recycled Water</b>														
6019	6" PVC - MATERIAL	6,179	LF	19.61	121,170.19		0.00	6,179	121,170.19	6,179	121,170.19	100.00%	0.00	12,117.02
6020	6" PVC - INSTALLED	6,179	LF	8.94	55,240.26		0.00		0.00		0.00	0.00%	55,240.26	0.00



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Item	Description	Contract Quantity	UOM	Unit Price	Contract Amount	Previous Qty	Previous Amount	Current Period Qty	Current Period Amount	Total Qty	Total Amount	% Complete	Balance To Finish	Retainage
6089	RM SINGLE SERVICE - MATERIAL	18	EA	490.24	8,824.32		0.00	18	8,824.32	18	8,824.32	100.00%	0.00	882.43
6090	RM SINGLE SERVICE - INSTALLED	18	EA	311.94	5,614.92		0.00		0.00		0.00	0.00%	5,614.92	0.00
6092	RM DOUBLE SERVICE - MATERIAL	46	EA	996.47	45,837.62		0.00	46	45,837.62	46	45,837.62	100.00%	0.00	4,583.76
6093	RM DOUBLE SERVICE - INSTALLED	46	EA	311.94	14,349.24		0.00		0.00		0.00	0.00%	14,349.24	0.00
6094	1" IRRIGATION SERVICE - MATERIAL	1	EA	963.00	963.00		0.00	1	963.00	1	963.00	100.00%	0.00	96.30
6095	1" IRRIGATION SERVICE - INSTALLED	1	EA	268.10	268.10		0.00		0.00		0.00	0.00%	268.10	0.00
6099	1.5" IRRIGATION SERVICE - MATERIAL	1	EA	998.31	998.31		0.00	1	998.31	1	998.31	100.00%	0.00	99.83
6100	1.5" IRRIGATION SERVICE - INSTALLED	1	EA	311.94	311.94		0.00		0.00		0.00	0.00%	311.94	0.00
6116	RECLAIM FITTINGS - MATERIAL	1	EA	40,664.99	40,664.99		0.00	1	40,664.99	1	40,664.99	100.00%	0.00	4,066.50
6129	6" GATE VALVE - MATERIAL	29	EA	1,598.90	46,368.10		0.00	29	46,368.10	29	46,368.10	100.00%	0.00	4,636.81
6130	6" GATE VALVE - INSTALLED	29	EA	307.04	8,904.16		0.00		0.00		0.00	0.00%	8,904.16	0.00
6164	2" BLOW OFF - MATERIAL	9	EA	717.33	6,455.97		0.00	9	6,455.97	9	6,455.97	100.00%	0.00	645.60
6165	2" BLOW OFF - INSTALLED	9	EA	307.04	2,763.36		0.00		0.00		0.00	0.00%	2,763.36	0.00
6204	6" X 6" WET TAP - MATERIAL	1	EA	3,808.99	3,808.99		0.00	1	3,808.99	1	3,808.99	100.00%	0.00	380.90
6205	6" X 6" WET TAP - INSTALLED	1	EA	2,134.82	2,134.82		0.00		0.00		0.00	0.00%	2,134.82	0.00
6209	AIR RELEASE VALVE - MATERIAL	4	EA	3,607.59	14,430.36		0.00		0.00		0.00	0.00%	14,430.36	0.00
6210	AIR RELEASE VALVE - INSTALLED	4	EA	580.02	2,320.08		0.00		0.00		0.00	0.00%	2,320.08	0.00



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6225	TEST RECLAIM LINES	6,179	LF	2.25	13,902.75		0.00		0.00		0.00	0.00%	13,902.75	0.00
6240	TIE TO EXISTING	1	EA	1,780.40	1,780.40		0.00		0.00		0.00	0.00%	1,780.40	0.00
<b>Total for 14 SDev Recycled Water</b>					<b>397,111.88</b>		<b>0.00</b>		<b>275,091.49</b>		<b>275,091.49</b>	<b>69.27%</b>	<b>122,020.39</b>	<b>27,509.15</b>
<b>Bill Group 0600 14 SDev Street Paving</b>														
6505	ASPHALT S.P 9.5 1" 1ST LIFT	19,245	SY	19.63	377,779.35		0.00		0.00		0.00	0.00%	377,779.35	0.00
6515	ASPHALT TRIAL 1"	311	SY	13.23	4,114.53		0.00		0.00		0.00	0.00%	4,114.53	0.00
6629	TRAIL/LIMEROCK 6" - MATERIAL	311	SY	11.86	3,688.46		0.00		0.00		0.00	0.00%	3,688.46	0.00
6630	TRAIL/LIMEROCK 6" - INSTALLED	311	SY	3.86	1,200.46		0.00		0.00		0.00	0.00%	1,200.46	0.00
6634	LIMEROCK 8" - MATERIAL	19,245	SY	15.81	304,263.45		0.00		0.00		0.00	0.00%	304,263.45	0.00
6635	LIMEROCK 8" - INSTALLED	19,245	SY	4.94	95,070.30		0.00		0.00		0.00	0.00%	95,070.30	0.00
6689	STABILIZER 12" - MATERIAL	24,024	SY	5.14	123,483.36		0.00		0.00		0.00	0.00%	123,483.36	0.00
6690	STABILIZER 12" - INSTALLED	24,024	SY	1.81	43,483.44		0.00		0.00		0.00	0.00%	43,483.44	0.00
6700	TYPE F CURB SPILLOUT	1,660	LF	23.76	39,441.60		0.00		0.00		0.00	0.00%	39,441.60	0.00
6720	MIAMI CURB	11,390	LF	20.82	237,139.80		0.00		0.00		0.00	0.00%	237,139.80	0.00
6730	12" RIBBON CURB	50	LF	23.23	1,161.50		0.00		0.00		0.00	0.00%	1,161.50	0.00
6790	5' SIDEWALK 4" THICK	3,276	LF	35.72	117,018.72		0.00		0.00		0.00	0.00%	117,018.72	0.00
6795	5' SIDEWALK 6" THICK	21	LF	47.11	989.31		0.00		0.00		0.00	0.00%	989.31	0.00
6815	8' SIDEWALK 4" THICK	685	LF	56.64	38,798.40		0.00		0.00		0.00	0.00%	38,798.40	0.00
6870	5' WHEEL CHAIR RAMP	18	EA	1,574.01	28,332.18		0.00		0.00		0.00	0.00%	28,332.18	0.00



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6880	8' WHEEL CHAIR RAMP	4	EA	1,885.11	7,540.44		0.00		0.00		0.00	0.00%	7,540.44	0.00
6885	CONCRETE APRON	230	SF	20.31	4,671.30		0.00		0.00		0.00	0.00%	4,671.30	0.00
6940	PAVERS	1,990	SF	12.81	25,491.90		0.00		0.00		0.00	0.00%	25,491.90	0.00
6945	SIGNS & PAVEMENT MARKINGS		LS		32,858.50		0.00		0.00		0.00	0.00%	32,858.50	0.00
<b>Total for 14 SDev Street Paving</b>					<b>1,486,527.00</b>		<b>0.00</b>		<b>0.00</b>		<b>0.00</b>	<b>0.00%</b>	<b>1,486,527.00</b>	<b>0.00</b>

Bill Group 0700		14 SDev Dirt Import Export												
8705	SILT FENCE	4,440	LF	1.40	6,216.00	4,440	6,216.00		0.00	4,440	6,216.00	100.00%	0.00	621.60
8710	TREE PROTECTION	4,440	LF	6.32	28,060.80		0.00	4,440	28,060.80	4,440	28,060.80	100.00%	0.00	2,806.08
8715	CLEARING CHIP & HAUL	8	ACR	7,782.50	58,368.75	4	31,130.00	4	27,238.75	8	58,368.75	100.00%	0.00	5,836.88
8720	STRIPPINGS	5,876	CY	1.67	9,478.92		0.00		0.00		0.00	0.00%	9,478.92	0.00
8724	STABILIZED ACCESS - MATERIAL	2,300	SY	5.02	11,546.00		0.00		0.00		0.00	0.00%	11,546.00	0.00
8725	STABILIZED ACCESS	2,300	SY	1.81	4,163.00		0.00		0.00		0.00	0.00%	4,163.00	0.00
8730	STOCKPILE FROM PH I	105,936	CY	0.73	77,333.28		0.00		0.00		0.00	0.00%	77,333.28	0.00
8735	SLOPE GRADING	13,700	SY	0.60	8,220.00		0.00		0.00		0.00	0.00%	8,220.00	0.00
8740	SLOPE SOD	13,700	SY	3.19	43,703.00		0.00		0.00		0.00	0.00%	43,703.00	0.00
<b>Total for 14 SDev Dirt Import Export</b>					<b>247,089.75</b>		<b>37,346.00</b>		<b>55,289.55</b>		<b>92,645.55</b>	<b>37.49%</b>	<b>154,444.20</b>	<b>9,264.56</b>

Bill Group 0800		14 SDev Neighborhood Proj												
9504	24" RCP - MATERIAL	38	LF	77.98	2,963.24		0.00	38	2,963.24	38	2,963.24	100.00%	0.00	296.32
9505	24" RCP - INSTALLED	38	LF	35.71	1,356.98		0.00		0.00		0.00	0.00%	1,356.98	0.00



# CONTINUATION SHEET

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**Application #:** 4  
**Invoice:** 2328-4  
**Date:** 12/15/23

**Contract:** 2328. Trinity Gardens

Item	Description	Contract Quantity	UOM	Unit Price	Contract Amount	Previous Qty	Previous Amount	Current Period Qty	Current Period Amount	Total Qty	Total Amount	% Complete	Balance To Finish	Retainage
9509	30" RCP - MATERIAL	147	LF	116.47	17,121.09		0.00	147	17,121.09	147	17,121.09	100.00%	0.00	1,712.11
9510	30" RCP - INSTALLED	147	LF	35.74	5,253.78		0.00		0.00		0.00	0.00%	5,253.78	0.00
9514	30" MES - MATERIAL	2	EA	2,940.36	5,880.72		0.00		0.00		0.00	0.00%	5,880.72	0.00
9515	30" MES - INSTALLED	2	EA	754.31	1,508.62		0.00		0.00		0.00	0.00%	1,508.62	0.00
9519	TYPE C INLET - MATERIAL	1	EA	3,380.11	3,380.11		0.00		0.00		0.00	0.00%	3,380.11	0.00
9520	TYPE C INLET - INSTALLED	1	EA	718.71	718.71		0.00		0.00		0.00	0.00%	718.71	0.00
9525	TIE IN TO EXISTING	1	EA	5,596.47	5,596.47		0.00		0.00		0.00	0.00%	5,596.47	0.00
9530	CLEAN STORM	185	LF	2.88	532.80		0.00		0.00		0.00	0.00%	532.80	0.00
9535	T.V. STORM	185	LF	1.88	347.80		0.00		0.00		0.00	0.00%	347.80	0.00
9540	WELL POINTS	185	LF	16.55	3,061.75		0.00		0.00		0.00	0.00%	3,061.75	0.00
9604	12" PVC - MATERIAL	83	LF	80.18	6,654.94		0.00	83	6,654.94	83	6,654.94	100.00%	0.00	665.49
9605	12" PVC - INSTALLED	83	LF	35.73	2,965.59		0.00		0.00		0.00	0.00%	2,965.59	0.00
9610	DIRECTIONAL DRILL 16"	60	EA	382.71	22,962.60		0.00		0.00		0.00	0.00%	22,962.60	0.00
9614	2" JUMPER - MATERIAL	1	EA	1,745.55	1,745.55		0.00	1	1,745.55	1	1,745.55	100.00%	0.00	174.56
9615	2" JUMPER - INSTALLED	1	EA	219.31	219.31		0.00		0.00		0.00	0.00%	219.31	0.00
9619	12" x 12" WET TAP - MATERIAL	2	EA	8,985.44	17,970.88		0.00	2	17,970.88	2	17,970.88	100.00%	0.00	1,797.09
9620	12" x 12" WET TAP - INSTALLED	2	EA	2,146.07	4,292.14		0.00		0.00		0.00	0.00%	4,292.14	0.00
9625	TEST WATER LINES	143	LF	2.25	321.75		0.00		0.00		0.00	0.00%	321.75	0.00
9629	SAMPLE POINTS - MATERIAL	2	EA	246.10	492.20		0.00		0.00		0.00	0.00%	492.20	0.00
9630	SAMPLE POINTS - INSTALLED	2	EA	536.16	1,072.32		0.00		0.00		0.00	0.00%	1,072.32	0.00
9705	1.25" MILL EXISTING	2,845	SY	5.46	15,533.70		0.00		0.00		0.00	0.00%	15,533.70	0.00



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**Contract:** 2328. Trinity Gardens

Item	Description	Contract Quantity	UOM	Unit Price	Contract Amount	Previous Qty	Previous Amount	Current Period Qty	Current Period Amount	Total Qty	Total Amount	% Complete	Balance To Finish	Retainage
9710	ASPHALT FC-9.5 1.25"	4,470	SY	16.96	75,811.20		0.00		0.00		0.00	0.00%	75,811.20	0.00
9715	ASPHALT 2" S.P 12.5	1,630	SY	17.42	28,394.60		0.00		0.00		0.00	0.00%	28,394.60	0.00
9719	LIMEROCK 16" (FULL DEPTH) - MATERIAL	1,630	SY	10.44	17,014.60		0.00		0.00		0.00	0.00%	17,014.60	0.00
9720	LIMEROCK 16" (FULL DEPTH) - INSTALLED	1,630	SY	4.94	8,052.20		0.00		0.00		0.00	0.00%	8,052.20	0.00
9724	STABILIZER 12" - MATERIAL	750	SY	5.14	3,855.00		0.00		0.00		0.00	0.00%	3,855.00	0.00
9725	STABILIZER 12" - INSTALLED	750	SY	1.81	1,357.50		0.00		0.00		0.00	0.00%	1,357.50	0.00
9730	REMOVE & REPLACE FENCE	193	LF	33.04	6,376.72		0.00		0.00		0.00	0.00%	6,376.72	0.00
9735	5' SIDEWALK 4" THICK	1,386	LF	35.75	49,549.50		0.00		0.00		0.00	0.00%	49,549.50	0.00
9740	8' SIDEWALK 4" THICK	13	LF	56.64	736.32		0.00		0.00		0.00	0.00%	736.32	0.00
9745	5' WHEEL CHAIR RAMP	2	EA	1,574.01	3,148.02		0.00		0.00		0.00	0.00%	3,148.02	0.00
9750	12 WHEEL CHAIR RAMP	2	EA	3,048.44	6,096.88		0.00		0.00		0.00	0.00%	6,096.88	0.00
9755	SIGNS & PAVEMENT MARKINGS		LS		21,062.50		0.00		0.00		0.00	0.00%	21,062.50	0.00
9760	R/W GRADING - OFFSITE	8,526	SY	0.81	6,906.06		0.00		0.00		0.00	0.00%	6,906.06	0.00
9765	R/W SOD - OFFSITE	8,526	SY	3.19	27,197.94		0.00		0.00		0.00	0.00%	27,197.94	0.00
9770	SIGNS & PAVEMENT MARKINGS		LS		20,947.50		0.00		0.00		0.00	0.00%	20,947.50	0.00
9775	MOT		LS		30,045.00		0.00		0.00		0.00	0.00%	30,045.00	0.00
<b>Total for 14 SDev Neighborhood Prop Impr</b>					<b>428,504.59</b>		<b>0.00</b>		<b>46,455.70</b>		<b>46,455.70</b>	<b>10.84%</b>	<b>382,048.89</b>	<b>4,645.57</b>

Bill Group	0900	14 SDev Misc In-Tract Cost												
9905	SURVEY		LS		37,935.63		7,587.34		3,793.35		11,380.69	30.00%	26,554.94	1,138.08

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**Contract:** 2328. Trinity Gardens

Item	Description	Contract Quantity	UOM	Unit Price	Contract Amount	Previous Qty Amount	Current Period Qty Amount	Total Qty Amount	% Complete	Balance To Finish	Retainage
9910	ASBUILTS		LS		13,547.50		0.00	0.00	0.00%	13,547.50	0.00
9915	MOBILIZATION		LS		42,925.00		6,438.00	6,438.00	15.00%	36,487.00	643.80
9920	GEOTECH TESTING		LS		61,800.00		6,180.00	6,180.00	10.00%	55,620.00	618.00
9925	LOT TESTING	110	EA	150.00	16,500.00		0.00	0.00	0.00%	16,500.00	0.00
9930	ENVIRONMENTAL		LS		4,598.03		459.80	459.80	10.00%	4,138.23	45.98
9935	S.W.P.P.		LS		3,750.00		0.00	0.00	0.00%	3,750.00	0.00
<b>Total for 14 SDev Misc In-Tract Cost</b>					<b>181,056.16</b>	<b>7,587.34</b>	<b>16,871.15</b>	<b>24,458.49</b>	<b>13.51%</b>	<b>156,597.67</b>	<b>2,445.86</b>
<b>Grand Totals</b>					<b>9,272,676.30</b>	<b>635,200.16</b>	<b>3,524,790.57</b>	<b>4,159,990.73</b>	<b>44.86%</b>	<b>5,112,685.57</b>	<b>415,999.10</b>