TWO RIVER WEST COMMUNITY DEVELOPMENT DISTRICT

MAY 21, 2024
AGENDA PACKAGE



2005 PAN AM CIRCLE SUITE 300 TAMPA, FL 33607

Two Rivers West Community Development District

Board of Supervisors Carlos de la Ossa, Chair Nicholas Dister, Vice-Chairman Ryan Motko, Assistant Secretary Thomas Spence, Assistant Secretary

Mike Rainer, Assistant Secretary

District Staff
Brian Lamb, District Secretary
Angie Grunwald, District Manager
John Vericker, District Counsel
Tonja Stewart, District Engineer

Regular Meeting Agenda

Tuesday, May 21, 2024, at 11:00 a.m.

The Regular Meeting of Two Rivers West Community Development District will be held on May 21, 2024, at 11:00 a.m. at the SpringHill Suites by Marriott Tampa Suncoast Parkway located at 16615 Crosspointe Run, Land O' Lakes, FL 34638. For those who intend to call in below is the Teams link information. Please let us know at least 24 hours in advance if you are planning to call into the meeting.

Microsoft Teams meeting; Join the meeting now

All cellular phones and pagers must be turned off during the meeting.

REGULAR MEETINGS OF THE BOARD OF SUPERVISORS

- 1. CALL TO ORDER/ROLL CALL
- 2. PUBLIC COMMENTS ON AGENDA ITEMS (Each individual has the opportunity to comment and is limited to three (3) minutes for such comment)
- 3. BUSINESS ITEMS
 - A. Consideration of Special Warranty Deed
 - B. Consideration of Resolution 2024 03; Approving Fiscal Year 2025 Proposed Budget & Setting Public Hearing
 - C. Consideration of Resolution 2024- 04; Allocating Anticipated Bond Construction Funds for the Infrastructure
 - D. Consideration of Temporary Access Easement
 - E. Announcement of Qualified Electors

4. CONSENT AGENDA

- A. Approval of Minutes of the April 16, 2024, Regular Meeting
- B. Approval of Minutes of the May 07, 2024, Special Meeting
- C. Consideration of Operation and Maintenance Expenditures April 2024
- D. Acceptance of the Financials and Approval of the Check Register for April 2024

5. STAFF REPORTS

- A. District Counsel
- B. District Engineer
- C. District Manager

6. BOARD OF SUPERVISORS REQUESTS AND COMMENTS

7. ADJOURNMENT

This instrument prepared by and should be returned to:

Robert L. Barnes, Jr., Esquire Robert L. Barnes, Jr., P.L. 111 S. Armenia Ave., Ste. 202 Tampa, Florida 33609

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made this _____ day of April, 2024, by and between **EPG-TWO RIVERS, LLC**, a Florida limited liability company, whose address is 111 South Armenia Avenue, Tampa, Florida, 33609 ("**Grantor**"), and **the Two Rivers West Community Development District**, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, whose address is 2005 Pan Am Circle Ste 300, Tampa, Florida 33607 ("**Grantee**").

WITNESSETH, that Grantor, for and in consideration of the sum of Ten and 00/100 Dollars, and other valuable consideration, lawful money of the United States of America, to it in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, sold and conveyed to Grantee, its successors and assigns forever, all of the following described land in Pasco County, Florida:

See COMPOSITE EXHIBIT "A" attached hereto and made a part hereof

TO HAVE AND TO HOLD the above-described premises, with the appurtenances, unto Grantee, its successors and assigns, in fee simple forever.

And Grantor does hereby covenant with Grantee that the Property is free from all liens and encumbrances except those of record as of the date hereof;

And Grantor does hereby fully warrant the title to the Property, and will defend the same against the lawful claims of all persons claiming by, through or under it, but against none other;

And Grantor does hereby represent and affirm that the Property is not Grantor's homestead.

[Signatures and Notarizations intentionally appear on next page.]

IN WITNESS WHEREOF, the Grantor has caused these presents to be duly authorized in its name and by those thereunto duly authorized, the day and year first above written.

WITNESSES:	GRANTOR:
	EPG-TWO RIVERS, LLC, LLC, a Florida limited liability company
Signature of Witness #1	By: Eisenhower Management, Inc., a Florida corporation, as its Manager
Typed/Printed Name of Witness #1 Address:	Nicholas J. Dister Its: Vice President
Signature of Witness #2	Address: 111 South Armenia Ave. Tampa, FL 33609
Typed/Printed Name of Witness #2 Address:	
STATE OF FLORIDA COUNTY OF HILLSBOROUGH	
or □ online notarization, this President of Eisenhower Management	cknowledged before me by means of \square physical presence day of April, 2024, by Nicholas J. Dister, as Vice t, Inc., Manager of EPG-Two Rivers, LLC, a Floridate of the company, who is personally known to me or has cation.
	Signature of Person Taking Acknowledgment
	Name of Acknowledger Typed, Printed or Stamped
(NOTARY SEAL)	Notary Public, State of Florida
	Notarial Serial Number

EXHIBIT "A" (LEGAL DESCRIPTION)

RESOLUTION 2024-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED OPERATION AND MAINTENANCE BUDGET FOR FISCAL YEAR 2024/2025; SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING, AND PUBLICATION REQUIREMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager prepared and submitted to the Board of Supervisors ("Board") of the Two Rivers West Community Development District ("District") prior to June 15, 2024 a proposed operation and maintenance budget for the fiscal year beginning October 1, 2024 and ending September 30, 2025 ("Proposed Budget"); and

WHEREAS, the Board has considered the Proposed Budget and desires to approve the Proposed Budget and set the required public hearing thereon.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT:

- 1. **PROPOSED BUDGET APPROVED**. The Proposed Budget, including any modifications made by the Board, attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.
- 2. **SETTING A PUBLIC HEARING**. The public hearing on said Proposed Budget is hereby declared and set for the following date, hour, and location:

DATE: August 20, 2024

HOUR: 11:00 a.m.

LOCATION: SpringHill Suites by Marriott Tampa Suncoast Parkway

16615 Crosspointe Run Land O'Lakes, FL 34638

- 3. TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT. The District Manager is hereby directed to submit a copy of the Proposed Budget to Pasco County at least 60 days prior to the hearing set above.
- 4. **POSTING OF PROPOSED BUDGET**. In accordance with Section 189.016, Florida Statutes, the District's Secretary is further directed to post the Proposed Budget on the District's website at least 2 days before the budget hearing date and shall remain on the website for at least 45 days.

- 5. **PUBLICATION OF NOTICE**. Notice of this public hearing shall be published in the manner prescribed by Florida law.
- 6. **EFFECTIVE DATE**. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED ON MAY 21, 2024.

Attest:	Two Rivers West Community Development District
Print Name:	Print Name:
Secretary / Assistant Secretary	Chair/Vice Chair of the Board of Supervisors

Exhibit A: Proposed Budget for Fiscal Year 2024/2025

Two Rivers West Community Development District

Annual Operating and Debt Service Budget

Fiscal Year 2025

Preliminary Budget

Prepared by:



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Two Rivers West Community Development District

Operating Budget

Fiscal Year 2025

Summary of Revenues, Expenditures and Changes in Fund Balances General Fund Fiscal Year 2025 Budget

ACCOUNT DESCRIPTION	E	ADOPTED BUDGET FY 2024	PR	TOTAL PROJECTED FY 2024		NNUAL UDGET Y 2025
REVENUES						
Interest - Investments	\$	-	\$	-	\$	-
Operations & Maintenance Assmts - On Roll		-		-		-
Special Assmnts- CDD Collected		_		95,325		520,845
Developer Contributions		201,125		22,243		-
TOTAL REVENUES	\$	201,125	\$	117,568	\$	520,845
TOTAL REVENUES	Ψ	201,123	Ψ	117,300	Ψ	320,043
EXPENDITURES						
Financial and Administrative						
Supervisor Fees	\$	3,000	\$	3,000	\$	12,000
District Management		25,000		25,000		25,000
Administration		4,500		4,500		4,500
Recording Secretary		2,400		2,400		2,400
Rental and Leases		600		600		600
Accounting Services		18,000		18,000		18,000
Dissemination Agent/Reporting		4,200		4,200		4,200
Website Admin Services		1,800		1,800		1,800
District Engineer		9,500		9,500		9,500
District Counsel		9,500		9,500		9,500
Trustees Fees		6,500		6,500		6,500
Auditing Services		6,000		6,000		6,000
Postage, Phone, Faxes, Copies		500		500		500
Legal Advertising		3,500		3,500		3,500
Bank Fees		200		200		200
Dues, Licenses & Fees		175		175		175
Onsite Office Supplies		100		100		100
Website ADA Compliance		1,800		1,800		1,800
Misc Admin		250		250		250
Tax Collector		1,200		1,200		1,200
Meeting Expense	•	4,000		4,000		4,000
Total Financial and Administrative	\$	102,725	\$	102,725	\$	111,725

Summary of Revenues, Expenditures and Changes in Fund Balances General Fund

Fiscal Year 2025 Budget

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2024		TOTAL PROJECTED FY 2024			NNUAL UDGET Y 2025
Insurance						
General Liability	\$	5,000	\$	5,000	\$	3,146
Public Officials Insurance		5,000		5,000		2,574
Total Insurance	\$	10,000	\$	10,000	\$	5,720
Amenity Miscellaneous Total Amenity	<u> </u>	10,000 10,000	\$	10,000 10,000	\$	30,000 30,000
Landscape and Pond Maintenace		,		·		· ·
Landscape Maintenance - Contract	\$	25,000	\$	25,000	\$	300,000
Landscaping - R&M Aquatics - Contract		15,400 -		15,400 -		20,000 38,000
Aquatics - Plant Replacement		38,000		38,000		-
Debris Cleanup Wildlife Control		-		-		9,000 6,400
Total Landscape and Pond Maintenance	\$	78,400	\$	78,400	\$	373,400
TOTAL EXPENDITURES	\$	201,125	\$	201,125	\$	520,845

Fiscal Year 2025

REVENUES

Interest-Investments

The District earns interest on its operating accounts.

Operations & Maintenance Assessments – On Roll

The District will levy a Non-Ad Valorem assessment on all the assessable property within the District to pay for the operating expenditures during the Fiscal Year. The collection will be provided by the Tax Collector pursuant to Section 197.3632, Florida Statutes, which is the Uniform Collection Methodology.

Developer Contributions

The district will direct bill and collect non-ad valorem assessments on assessable property in order to pay for the debt service expenditures during the fiscal year.

Other Miscellaneous Revenues

Additional revenue sources not otherwise specified by other categories.

Special Assessments-Discounts

Per Section 197.162, Florida Statutes, discounts are allowed for early payment of assessments only when collected by the Tax Collector. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

EXPENDITURES

Financial and Administrative

Supervisor Fees

Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated \$200 per meeting at which they are in attendance. The amount for the Fiscal Year is based upon four supervisors attending 14 meetings.

Onsite Staff

The district may incur expenses for employees or other staff members needed for recreational facilities such as clubhouse staff.

District Management

The District retains the services of a consulting manager, who is responsible for the daily administration of the District's business, including any and all financial work related to the Bond Funds and Operating Funds of the District, and preparation of the minutes of the Board of Supervisors. In addition, the District Manager prepares the Annual Budget(s), implements all policies of the Board of Supervisors and attends all meetings of the Board of Supervisors.

Field Management

The District has a contract with Inframark Infrastructure Management Services. for services in the administration and operation of the Property and its contractors.

Administration

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Inframark Infrastructure Management Services.

Fiscal Year 2025

EXPENDITURES

Financial and Administrative (continued)

Recording Secretary

Inframark provides recording services with near verbatim minutes.

Construction Accounting

Accounting services as described within the Accounting Services but specifically regarding construction.

Financial/Revenue Collections

Service includes all functions necessary for the timely billing and collection and reporting of District assessments in order to ensure adequate funds to meet the District's debt service and operations and maintenance obligations. These services include, but are not limited to, assessment roll preparation and certification, direct billings and funding request processing as well as responding to property owner questions regarding District assessments. This line item also includes the fees incurred for a collection agent to collect the funds for the principal and interest payment for its short-term bond issues and any other bond related collection needs. These funds are collected as prescribed in the Trust Indenture. The Collection Agent also provides for the release of liens on property after the full collection of bond debt levied on particular properties.

Rentals and Leases

The anticipated cost of rental expenses including but not limited to renting meeting room space for district board meetings.

Data Storage

Cost of server maintenance and technical support for CDD related IT needs.

Accounting Services

Services including the preparation and delivery of the District's financial statements in accordance with Governmental Accounting Standards, accounts payable and accounts receivable functions, asset tracking, investment tracking, capital program administration and requisition processing, filing of annual reports required by the State of Florida and monitoring of trust account activity.

Dissemination Agent/Reporting

The District is required by the Securities and Exchange Commission to comply with rule 15c2-12(b)-(5), which relates to additional reporting requirements for unrelated bond issues. The budgeted amount for the fiscal year is based on standard fees charged for this service.

Website Administration Services

The cost of web hosting and regular maintenance of the District's website by Inframark Management Services.

District Engineer

The District's engineer provides general engineering services to the District, i.e., attendance and preparation for board meetings when requested, review of invoices, and other specifically requested assignments.

District Counsel

The District's attorney provides general legal services to the District, i.e., attendance and preparation for Board meetings, review of contracts, agreements, resolutions, and other research as directed or requested by the BOS District Manager.

Trustee Fees

The District pays US Bank an annual fee for trustee services on the Series 2014 and Series 2015 Bonds. The budgeted amount for the fiscal year is based on previous year plus any out-of-pocket expenses.

Fiscal Year 2025

EXPENDITURES

Financial and Administrative (continued)

Auditing Services

The District is required to conduct an annual audit of its financial records by an Independent Certified Public Accounting Firm. The budgeted amount for the fiscal year is an estimate based on prior year costs.

Postage, Phone, Faxes, Copies

This item refers to the cost of materials and service to produce agendas and conduct day-to-day business of the District.

Mailings

Copies used in the preparation of agenda packages, required mailings, and other special projects.

Professional Services – Arbitrage Rebate

The District is required to annually calculate the arbitrage rebate liability on its Series 2013A and 2020 bonds.

Legal Advertising

The District is required to advertise various notices for monthly Board meetings and other public hearings in the newspaper of general circulation.

Bank Fees

This represents the cost of bank charges and other related expenses that are incurred during the year.

Dues, Licenses and Fees

This represents the cost of the District's operating license as well as the cost of memberships in necessary organizations.

Onsite Office Supplies

This represents the cost of supplies used to prepare agenda packages, create required mailings, and perform other special projects. The budget for this line item also includes the cost for supplies in the District office.

Website ADA Compliance

Cost of maintaining district website's compliance with the Americans with Disabilities Act of 1990.

Disclosure Report

On a quarterly and annual basis, disclosure of relevant district information is provided to the Muni Council, as required within the bond indentures.

Annual Stormwater Report

Cost to produce annual report on CDD stormwater infrastructure.

Miscellaneous Administrative

All other administrative costs not otherwise specified above.

Fiscal Year 2025

EXPENDITURES

Insurance

Insurance-General Liability

The District's General Liability & Public Officials Liability Insurance policy is with Egis Insurance Advisors, LLC. The budgeted amount allows for a projected increase in the premium.

Public Officials Insurance

The District will incur expenditures for public officials' liability insurance for the Board and Staff and may incur a 10% premium increase.

Property & Casualty Insurance

The District will incur fees to insure items owned by the district for its property needs.

Deductible

District's share of expenses for insured property when a claim is filed.

EXPENDITURES

Utility Services

Electric Utility Services

Electricity for accounts with the local Utilities Commissions for the swim club, parks, and irrigation. Fees are based on historical costs for metered use.

Streetlights

Local Utility Company charges electricity usage (maintenance fee). The budget is based on historical costs.

Lighting Replacement

Cost of replacing defective lights and bulbs in CDD facilities.

Decorative Light Maintenance

Cost of replacement and repair of decorative lighting fixtures.

Amenity Internet

Internet service for clubhouse and other amenity locations.

Water/Waste

The District charges each new water/sewer system customer an Accrued Guaranteed Revenue Fee (AGRF) for wastewater service in accordance with the adopted rate schedule.

Gas

Cost of natural gas for CDD facilities. Regular fuel costs (automobile etc.)

Facility A/C & Heating R&M

Cost of repairs and regular maintenance of Air Conditioning and central heating of CDD facilities.

Utilities - Other

Utility expenses not otherwise specified in above categories.

Fiscal Year 2025

EXPENDITURES

Amenity

Pool Monitor

Cost of staff members to facilitate pool safety services.

Janitorial – Contract

Cost of janitorial labor for CDD Facilities.

Janitorial Supplies/Other

Cost of janitorial supplies for CDD Facilities.

Garbage Dumpster – Rental and Collection

Cost of dumpster rental and trash collection at CDD facilities.

Amenity Pest Control

Cost of exterminator and pesticides at CDD amenities and facilities.

Amenity R&M

Cost of repairs and regular maintenance of CDD amenities.

Amenity Furniture R&M

Cost of repairs and maintenance to amenity furniture.

Access Control R&M

Cost of repairs and maintenance to electronic locks, gates, and other security fixtures.

Key Card Distribution

Cost of providing keycards to residents to access CDD Facilities.

Recreation/Park Facility Maintenance

Cost of upkeep and repairs to all parks and recreation facilities in the CDD

Athletic Courts and Field Maintenance

Cost of upkeep and repairs for athletic fields and courts (ex. Basketball Courts) on CDD property.

Park Restroom Maintenance

Upkeep and cleaning of park restrooms on CDD property.

Playground Equipment and Maintenance

Cost of acquisition and upkeep of playground equipment for CDD parks.

Clubhouse Office Supplies

Cost of supplies for clubhouse clerical duties (pens, paper, ink, etc.)

Clubhouse IT Support

Cost of IT services and for clubhouse operational needs.

Dog Waste Station Service & Supplies

Cost of cleaning and resupplying dog waste stations.

Fiscal Year 2025

EXPENDITURES

Amenity (Continued)

Entrance Monuments, Gates, Walls R&M

Cost of repairs and regular maintenance for entryways, walls, and gates.

Sidewalk, Pavement, Signage R&M

Cost of repairs and regular maintenance to sidewalks, pavements, and signs.

Trail/Bike Path Maintenance

Cost of upkeep to bike paths and trails on CDD property.

Boardwalk and Bridge Maintenance

Cost of upkeep for boardwalks and bridges on CDD property.

Pool and Spa Permits

Cost of permits required for CDD pool and spa operation as required by law.

Pool Maintenace – Contract

Cost of Maintenance for CDD pool facilities.

Pool Treatments & Other R&M

Cost of chemical pool treatments and similar such maintenance.

Security Monitoring Services

Cost of CDD security personnel and equipment.

Special Events

Cost of holiday celebrations and events hosted on CDD property.

Community Activities

Cost of recreational events hosted on CDD property.

Holiday Decorations

Cost of decorations for major holidays (i.e., Christmas)

Miscellaneous Amenity

Amenity Expenses not otherwise specified.

EXPENDITURES

Landscape and Pond Maintenance

R&M – Stormwater System

Cost of repairs and regular maintenance to the CDD's stormwater and drainage infrastructure.

Landscape Maintenance - Contract

Landscaping company to provide maintenance consisting of mowing, edging, trimming, blowing, fertilizing, and applying pest and disease control chemicals to turf throughout the District.

Landscaping - R&M

Cost of repairs and regular maintenance to landscaping equipment.

Fiscal Year 2025

EXPENDITURES

Landscape and Pond Maintenance (Continued)

Landscaping - Plant Replacement Program

Cost of replacing dead or damaged plants throughout the district.

Irrigation Maintenance

Purchase of irrigation supplies. Unscheduled maintenance consists of major repairs and replacement of system components including weather station and irrigation lines.

Aquatics – Contract

Expenses related to the care and maintenance of the lakes and ponds for the control of nuisance plant and algae species.

Wetlands Maintenance and Monitoring

Cost of upkeep and protection of wetlands on CDD property.

Aquatics - Plant Replacement

The expenses related to replacing beneficial aquatic plants, which may or may not have been required by other governmental entities.

Waterway Management Program

Cost of maintaining waterways and rivers on district property.

Debris Cleanup

Cost of cleaning up debris on district property.

Wildlife Control

Management of wildlife on district property.

EXPENDITURES

Contingency/Reserves

Contingency

Funds set aside for projects, as determined by the district's board.

Capital Improvements

Funding of major projects and building improvements to CDD property.

R&M Other Reserves

The board may set aside monetary reserves for necessary for maintenance projects as needed.

Two Rivers West Community Development District

Debt Service Budgets

Fiscal Year 2025

Series 2022 Bonds

Fiscal Year 2025 Budget

REVENUES	
CDD Debt Service Assessments	\$ 1,439,013
TOTAL REVENUES	\$ 1,439,013
EXPENDITURES	
May Bond Interest Payment	\$ 588,050
May Bond Principal Payment	\$ 270,000
November Bond Interest Payment	\$ 580,963
TOTAL EXPENDITURES	\$ 1,439,013
EXCESS OF REVENUES OVER EXPENDITURES	\$ -
ANALYSIS OF BONDS OUTSTANDING	
Bonds Outstanding - Period Ending 11/1/2024	\$ 19,495,000
Principal Payment Applied Toward Bonds	\$ 270,000
Bonds Outstanding - Period Ending 11/1/2025	\$ 19,225,000

Two Rivers West Community Development District Special Assessment Bonds, Series 2022 (Series 2022 Project)

Period Ending	Outst	anding Balance		Principal	Coupon		Interest		Debt Service
5/1/2023	\$	19,750,000				\$	472,491	\$	472,491
11/1/2023	\$	19,750,000				\$	594,744	\$	594,744
5/1/2024	\$	19,750,000	Φ.	255,000	5.250%	\$	594,744	\$	849,744
11/1/2024	\$	19,495,000	Ψ	200,000	3.23070	\$	588,050	\$	588,050
5/1/2025	\$ \$	19,495,000	\$	270,000	5.250%	\$	588,050	\$	858,050
11/1/2025	φ \$	19,225,000	Ψ	270,000	3.230 /6	\$ \$	580,963		
5/1/2026	\$ \$, ,	Φ	205.000	E 2500/	Ф	,	\$	580,963
		19,225,000	\$	285,000	5.250%	Ф	580,963	\$	865,963
11/1/2026	\$	18,940,000	Φ.	000.000	5.0500/	\$	573,481	\$	573,481
5/1/2027	\$	18,940,000	\$	300,000	5.250%	\$	573,481	\$	873,481
11/1/2027	\$	18,640,000	•	0.45.000	5.0500/	\$	565,606	\$	565,606
5/1/2028	\$	18,640,000	\$	315,000	5.250%	\$	565,606	\$	880,606
11/1/2028	\$	18,325,000	_			\$	557,338	\$	557,338
5/1/2029	\$	18,325,000	\$	330,000	5.375%	\$	557,338	\$	887,338
11/1/2029	\$	17,995,000	_			\$	548,469	\$	548,469
5/1/2030	\$	17,995,000	\$	350,000	5.375%	\$	548,469	\$	898,469
11/1/2030	\$	17,645,000				\$	539,063	\$	539,063
5/1/2031	\$	17,645,000	\$	370,000	5.375%	\$	539,063	\$	909,063
11/1/2031	\$	17,275,000				\$	529,119	\$	529,119
5/1/2032	\$	17,275,000	\$	390,000	5.375%	\$	529,119	\$	919,119
11/1/2032	\$	16,885,000				\$	518,638	\$	518,638
5/1/2033	\$	16,885,000	\$	410,000	5.375%	\$	518,638	\$	928,638
11/1/2033	\$	16,475,000				\$	507,619	\$	507,619
5/1/2034	\$	16,475,000	\$	435,000	6.000%	\$	507,619	\$	942,619
11/1/2034	\$	16,040,000				\$	494,569	\$	494,569
5/1/2035	\$	16,040,000	\$	460,000	6.000%	\$	494,569	\$	954,569
11/1/2035	\$	15,580,000				\$	480,769	\$	480,769
5/1/2036	\$	15,580,000	\$	490,000	6.000%	\$	480,769	\$	970,769
11/1/2036	\$	15,090,000	·	,		\$	466,069	\$	466,069
5/1/2037	\$	15,090,000	\$	520,000	6.000%	\$	466,069	\$	986,069
11/1/2037	\$	14,570,000	•	,		\$	450,469	\$	450,469
5/1/2038	\$	14,570,000	\$	555,000	6.000%	\$	450,469	\$	1,005,469
11/1/2038	\$	14,015,000	*	000,000	0.00070	\$	433,819	\$	433,819
5/1/2039	\$	14,015,000	\$	585,000	6.000%	\$	433,819	\$	1,018,819
11/1/2039	\$	13,430,000	Ψ	000,000	0.00070	\$	416,269	\$	416,269
5/1/2040	\$	13,430,000	\$	625,000	6.000%	\$	416,269	\$	1,041,269
11/1/2040	\$	12,805,000	Ψ	020,000	0.00070	\$	397,519	\$	397,519
5/1/2041	\$	12,805,000	\$	660,000	6.000%	\$	397,519	\$	1,057,519
11/1/2041	\$	12,145,000	Ψ	000,000	0.00070	\$	377,719	\$	377,719
5/1/2042	\$ \$	12,145,000	\$	705,000	6.000%	Φ	377,719	\$	1,082,719
11/1/2042	φ \$	11,440,000	φ	705,000	0.000 /6	\$ \$	356,569	\$	356,569
5/1/2043	Φ		\$	745 000	6 000%		356,569		
	Φ	11,440,000	Φ	745,000	6.000%	\$		\$	1,101,569
11/1/2043	Ф	10,695,000	c	705.000	6.0500/	Ф	334,219	\$	334,219
5/1/2044	D	10,695,000	\$	795,000	6.250%	\$	334,219	\$	1,129,219
11/1/2044	ф Ф	9,900,000	Ф	045.000	0.0500/	\$	309,375	\$	309,375
5/1/2045	\$	9,900,000	\$	845,000	6.250%	\$	309,375	\$	1,154,375
11/1/2045	ф Ф	9,055,000	¢.	000 000	0.05007	\$	282,969	\$	282,969
5/1/2046	\$	9,055,000	\$	900,000	6.250%	\$	282,969	\$	1,182,969
Period	Outst	anding Balance		Principal	Coupon		Interest		Debt Service
Ending	Φ.	0.455.000		•	-	Φ.	054.044	Φ	054.044
11/1/2046	\$	8,155,000	Ф	000 000	0.0500/	\$	254,844		254,844
5/1/2047	\$	8,155,000	\$	960,000	6.250%	\$	254,844	\$	1,214,844
11/1/2047	\$	7,195,000				\$	224,844	\$	224,844
5/1/2048	\$	7,195,000	\$	1,020,000	6.250%	\$	224,844	\$	1,244,844
11/1/2048	\$	6,175,000				\$	192,969	\$	192,969
5/1/2049	\$	6,175,000	\$	1,085,000	6.250%	\$	192,969	\$	1,277,969
11/1/2049	\$	5,090,000				\$	159,063	\$	159,063
5/1/2050	\$	5,090,000	\$	1,155,000	6.250%	\$	159,063	\$	1,314,063
11/1/2050	\$	3,935,000				\$	122,969	\$	122,969
5/1/2051	\$	3,935,000	\$	1,230,000	6.250%	\$	122,969	\$	1,352,969
11/1/2051	\$	2,705,000				\$	84,531	\$	84,531
	ው	2,705,000	\$	1,310,000	6.250%	\$	84,531	\$	1,394,531
5/1/2052	\$	_,,							
	\$ \$	1,395,000				\$	43,594	\$	43,594
5/1/2052	\$ \$		\$	1,395,000	6.250%	\$ \$	43,594 43,594	\$ \$	43,594 1,438,594

Series 2023 Bonds

Fiscal Year 2025 Budget

REVENUES	
CDD Debt Service Assessments	\$ 829,481
TOTAL REVENUES	\$ 829,481
EXPENDITURES	
May Bond Interest Payment	\$ 334,741
November Bond Principal Payment	\$ 160,000
November Bond Interest Payment	\$ 334,741
TOTAL EXPENDITURES	\$ 829,481
EXCESS OF REVENUES OVER EXPENDITURES	\$ -
ANALYSIS OF BONDS OUTSTANDING	
Bonds Outstanding - Period Ending 11/1/2024	\$ 11,190,000
Principal Payment Applied Toward Bonds	\$ 160,000
Bonds Outstanding - Period Ending 11/1/2025	\$ 11,030,000

Two Rivers West Community Development District Special Assessment Bonds, Series 2023 (Series 2023 Project)

Period Ending	Outstanding Balance		Principal	Coupon		Interest		Debt Service
5/1/2024	\$ 11,270,000				\$	411,632.99	\$	411,632.99
11/1/2024	\$ 11,270,000	\$	80,000	5.125%	\$	336,790.63	\$	416,790.63
5/1/2025	\$ 11,190,000	•	,		\$	334,740.63	\$	334,740.63
11/1/2025	\$ 11,190,000	\$	160,000	5.125%	\$	334,740.63	\$	494,740.63
5/1/2026	\$ 11,030,000	*			\$	330,640.63	\$	330,640.63
11/1/2026	\$ 11,030,000	\$	165,000	5.125%	\$	330,640.63	\$	495,640.63
5/1/2027	\$ 10,865,000	Ψ	.00,000	02070	\$	326,412.50	\$	326,412.50
11/1/2027	\$ 10,865,000	\$	175,000	5.125%	\$	326,412.50	\$	501,412.50
5/1/2028	\$ 10,690,000	Ψ	170,000	0.12070	\$	321,928.13	\$	321,928.13
11/1/2028	\$ 10,690,000	\$	185,000	5.125%	\$	321,928.13	\$	506,928.13
5/1/2029	\$ 10,505,000	Ψ	100,000	0.12070	\$	317,187.50	\$	317,187.50
11/1/2029	\$ 10,505,000	\$	195,000	5.125%	\$	317,187.50	\$	512,187.50
5/1/2030	\$ 10,310,000	Ψ	193,000	3.12376	\$	312,190.63	\$	312,190.63
11/1/2030	\$ 10,310,000	Ф	205,000	5.125%	\$	312,190.63	\$	517,190.63
5/1/2031	\$ 10,310,000	Ф	205,000	5.125%		· ·		306,937.50
11/1/2031		Ф	215 000	6 000%	\$	306,937.50	\$	
	\$ 10,105,000	\$	215,000	6.000%	\$	306,937.50	\$	521,937.50
5/1/2032	\$ 9,890,000	Φ	000 000	0.0000/	\$	300,487.50	\$	300,487.50
11/1/2032	\$ 9,890,000	Ф	230,000	6.000%	\$	300,487.50	\$	530,487.50
5/1/2033	\$ 9,660,000	•	040.000	0.00001	\$	293,587.50	\$	293,587.50
11/1/2033	\$ 9,660,000	\$	240,000	6.000%	\$	293,587.50	\$	533,587.50
5/1/2034	\$ 9,420,000				\$	286,387.50	\$	286,387.50
11/1/2034	\$ 9,420,000	\$	255,000	6.000%	\$	286,387.50	\$	541,387.50
5/1/2035	\$ 9,165,000				\$	278,737.50	\$	278,737.50
11/1/2035	\$ 9,165,000	\$	270,000	6.000%	\$	278,737.50	\$	548,737.50
5/1/2036	\$ 8,895,000				\$	270,637.50	\$	270,637.50
11/1/2036	\$ 8,895,000	\$	285,000	6.000%	\$	270,637.50	\$	555,637.50
5/1/2037	\$ 8,610,000				\$	262,087.50	\$	262,087.50
11/1/2037	\$ 8,610,000	\$	305,000	6.000%	\$	262,087.50	\$	567,087.50
5/1/2038	\$ 8,305,000				\$	252,937.50	\$	252,937.50
11/1/2038	\$ 8,305,000	\$	325,000	6.000%	\$	252,937.50	\$	577,937.50
5/1/2039	\$ 7,980,000				\$	243,187.50	\$	243,187.50
11/1/2039	\$ 7,980,000	\$	340,000	6.000%	\$	243,187.50	\$	583,187.50
5/1/2040	\$ 7,640,000				\$	232,987.50	\$	232,987.50
11/1/2040	\$ 7,640,000	\$	360,000	6.000%	\$	232,987.50	\$	592,987.50
5/1/2041	\$ 7,280,000				\$	222,187.50	\$	222,187.50
11/1/2041	\$ 7,280,000	\$	385,000	6.000%	\$	222,187.50	\$	607,187.50
5/1/2042	\$ 6,895,000	·	,		\$	210,637.50	\$	210,637.50
11/1/2042	\$ 6,895,000	\$	405,000	6.000%	\$	210,637.50	\$	615,637.50
5/1/2043	\$ 6,490,000	•	,		\$	198,487.50	\$	198,487.50
11/1/2043	\$ 6,490,000	\$	430,000	6.000%	\$	198,487.50	\$	628,487.50
5/1/2044	\$ 6,060,000	*	.55,555	0.000,0	\$	185,587.50	\$	185,587.50
11/1/2044	\$ 6,060,000	\$	455,000	6.125%	\$	185,587.50	\$	640,587.50
5/1/2045	\$ 5,605,000	Ψ	-100,000	5.12070	\$	171,653.13	\$	171,653.13
11/1/2045	\$ 5,605,000	\$	485,000	6.125%	\$	171,653.13	\$	656,653.13
5/1/2046	\$ 5,120,000	Ψ	-100,000	5.12070	\$	156,800.00	\$	156,800.00
11/1/2046	\$ 5,120,000	Φ.	515,000	6.125%	\$ \$	156,800.00	\$ \$	671,800.00
5/1/2047	\$ 5,120,000	Ψ	313,000	0.120/0	\$ \$	141,028.13		141,028.13
5/1/2047 11/1/2047	\$ 4,605,000	Ф	545,000	£ 1250/	\$ \$	141,028.13	\$ ¢	
		Φ	545,000	6.125%			\$ ¢	686,028.13
5/1/2048		ď	E00 000	6 4050/	\$ ¢	124,337.50	\$	124,337.50
11/1/2048		Ф	580,000	6.125%	\$	124,337.50	\$	704,337.50
5/1/2049	\$ 3,480,000	Φ	045 000	0.4050/	\$	106,575.00	\$	106,575.00
11/1/2049	\$ 3,480,000	\$	615,000	6.125%	\$	106,575.00	\$	721,575.00
5/1/2050	\$ 2,865,000	Φ.	055.000	0.40501	\$	87,740.63	\$	87,740.63
11/1/2050	\$ 2,865,000	\$	655,000	6.125%	\$	87,740.63	\$	742,740.63
5/1/2051	\$ 2,210,000		***		\$	67,681.25	\$	67,681.25
11/1/2051	\$ 2,210,000	\$	695,000	6.125%	\$	67,681.25	\$	762,681.25
5/1/2052	\$ 1,515,000	_			\$	46,396.88	\$	46,396.88
11/1/2052	\$ 1,515,000	\$	735,000	6.125%	\$	46,396.88	\$	781,396.88
5/1/2053	\$ 780,000				\$	23,887.50	\$	23,887.50
11/1/2053	\$ 780,000		780,000	6.125%	\$	23,887.50	\$	803,887.50
		\$	11,270,000		\$	13,576,573.70	\$	24,846,573.70

Fiscal Year 2025

REVENUES

Interest-Investments

The District earns interest on its operating accounts.

Operations & Maintenance Assessments - On Roll

The District will levy a Non-Ad Valorem assessment on all the assessable property within the District to pay for the operating expenditures during the Fiscal Year. The collection will be provided by the Tax Collector pursuant to Section 197.3632, Florida Statutes, which is the Uniform Collection Methodology.

Developer Contributions

The district will direct bill and collect non-ad valorem assessments on assessable property in order to pay for the debt service expenditures during the fiscal year.

Other Miscellaneous Revenues

Additional revenue sources not otherwise specified by other categories.

Special Assessments-Discounts

Per Section 197.162, Florida Statutes, discounts are allowed for early payment of assessments only when collected by the Tax Collector. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

EXPENDITURES

Debt Service

Principal Debt Retirement

The district pays regular principal payments to annually to pay down/retire the debt.

Interest Expense

The District Pays interest Expenses on the debt twice a year.

Two Rivers West Community Development District

Supporting Budget Schedules

Fiscal Year 2025

Assessment Summary

			Fis		nent Summai 5 vs. Fiscal Y	-					
				ASSESSME	NT ALLOCA	TION					
		Ass	sessment Ar	ea One- Seri	es 2022 Phas	ses B1-B2, B3,	B4. C1				
			General Fund			Service Series	•	Total	Assessments	per l	Jnit
		FY 2025	FY 2024	Dollar	FY 2025	FY 2024		FY 2025	FY 2024	•	Dollar
Product	DS Units			Change						(Change
SF 50'	338	\$ 238.20	\$88.73	\$149.47	\$1,728.26	\$1,728.26	\$0.00	\$1,966.46	\$1,816.99	\$	149.47
SF 60'	262	\$ 285.84	\$106.48	\$179.36	\$2,073.91	\$2,073.91	\$0.00	\$2,359.75	\$2,180.39	\$	179.36
SF 65'	42	\$ 310.62	\$115.92	\$194.70	\$2,246.74	\$2,246.74	\$0.00	\$2,557.36	\$2,362.66	\$	194.70
SF 70'	128	\$ 333.49	\$124.22	\$209.27	\$2,419.56	\$2,419.56	\$0.00	\$2,753.05	\$2,543.78	\$	209.27
	770										
		٨	esossmont	Aros Two Se	rios 2022 E.V	Villas, C1-B, C	2 D4				
			D&M Per Uni			Service Series	•	Total	Assessments	ner l	Init
		FY 2025	FY 2024	Dollar	FY 2025	FY 2024	2020	FY 2025	FY 2024	•	Dollar
Product	DS Units			Change							Change
Twin Villa 42.5'	89	\$ 202.00	\$62.47	\$139.53	\$1,469.00	\$1,469.00	\$0.00	\$1,671.00	\$1,531.47	\$	139.53
SF 50'	88	\$ 238.20	\$88.73	\$149.47	\$1,728.26	\$1,728.26	\$0.00	\$1,966.46	\$1,816.99	\$	149.47
SF 60'	165	\$ 285.84	\$106.48	\$179.36	\$2,073.91	\$2,073.91	\$0.00	\$2,359.75	\$2,180.39	\$	179.36
SF 70'	107	\$ 333.49	\$124.22	\$209.27	\$2,419.56	\$2,419.56	\$0.00	\$2,753.05	\$2,543.78	\$	209.27
	449		•			· ,	·		· ·		
			ant Ana The	0	004 Di D	M DE DC D0	D0 D40 D4	4			
	_		D&M Per Uni		024 Phases L	01, D5, D6, D8, Future Units	וט,טוט,פט		Assessments	per I	Init
		FY 2025	FY 2024	Dollar	FY 2025	FY 2024		FY 2025	FY 2024	•	Dollar
Product	DS Units			Change	0_0						Change
Townhome 25'	0	\$ 133.39	\$49.69	\$83.70	\$0.00	\$0.00	\$0.00	\$133.39	\$49.69	\$	83.70
Twin Villa 42.5'	0	\$ 202.00	\$62.47	\$139.53	\$0.00	\$0.00	\$0.00	\$202.00	\$62.47	\$	139.53
SF 50'	353	\$ 238.20	\$88.73	\$149.47	\$0.00	\$0.00	\$0.00	\$238.20	\$88.73	\$	149.47
SF 60'	309	\$ 285.84	\$106.48	\$179.36	\$0.00	\$0.00	\$0.00	\$285.84	\$106.48	\$	179.36
SF 65'	0	\$ 310.62	\$115.92	\$194.70	\$0.00	\$0.00	\$0.00	\$310.62	\$115.92	\$	194.70
SF 70'	47	\$ 333.49	\$124.22	\$209.27	\$0.00	\$0.00	\$0.00	\$333.49	\$124.22	\$	209.27
	709										
			D&M Per Uni		ure Units	Future Units		Total	Assessments	por l	Init
		FY 2025	FY 2024	Dollar	FY 2025	FY 2024		FY 2025	FY 2024	•	Dollar
Product	DS Units	1 1 2023	1 1 2024	Change	1 1 2025	1 1 2024		1 1 2023	1 1 2024		Change
Townhome 25'	248	\$ 133.39	\$49.69	\$83.70	\$0.00	\$0.00	\$0.00	\$133.39	\$49.69	\$	83.70
Twin Villa 42.5'	0	\$ 202.00	\$62.47	\$139.53	\$0.00	\$0.00	\$0.00	\$202.00	\$62.47	\$	139.53
SF 50'	0	\$ 238.20	\$88.73	\$149.47	\$0.00	\$0.00	\$0.00	\$238.20	\$88.73	\$	149.47
SF 60'	0	\$ 285.84	\$106.48	\$179.36	\$0.00	\$0.00	\$0.00	\$285.84	\$106.48	\$	179.36
SF 65'	0	\$ 310.62	\$115.92	\$194.70	\$0.00	\$0.00	\$0.00	\$310.62	\$115.92	\$	194.70
SF 70'		I	A40400	A000 07	Φο οο	Φο οο	<u></u> የለ ለለ	#222 40	# 404.00	Φ.	000.07
	0	\$ 333.49	\$124.22	\$209.27	\$0.00	\$0.00	\$0.00	\$333.49	\$124.22	\$	209.27

RESOLUTION 2024-

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT ALLOCATING \$3,371,710 FOR THE CONSTRUCTION OF A PORTION OF TWO RIVERS BLVD. WITH THE BOND PROCEEDS FROM THE \$18,285,000 TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT BONDS, SERIES 2024 (SERIES 2024 PROJECT) AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Two Rivers West Community Development District (the "**District**") intends to construct the portion of Two Rivers Blvd. that will run south of Colston Avenue to the Hillsborough/Pasco County line (the "**Two Rivers Blvd.**"); and

WHEREAS, the Board of Supervisors of the District (the "**Board**") issued the \$18,285,000 Two Rivers West Community Development District Special Assessment Bonds, Series 2024 (Series 2024 Project) (the "**Series 2024 Bonds**") to fund the construction of Two Rivers Blvd. in 2024; and

WHEREAS, the Board desires to allocate \$3,371,710 from the Series 2024 Bonds for the construction of Two Rivers Blvd.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD AS FOLLOWS:

<u>Section 1.</u> <u>Authority for This Resolution</u>. This Resolution is adopted pursuant to Chapter 190, Florida Statutes.

Section 2. Allocation for Two Rivers Blvd. The District hereby allocates \$3,371,710 from the Series 2024 Bonds Construction Account for the construction of Two Rivers Blvd. Prior to approving any requisitions, the District Manager and District Engineer shall verify with the Trustee of the Series 2024 Bonds that there are sufficient funds remaining to cover the costs necessary to construct Two Rivers Blvd.

Section 3. Effective Date. This Resolution shall become effective upon its adoption.

Approved and adopted May 21, 2024.

Attest:	Two Rivers West Community Development District
	By:
Angie Grunwald	Carlos de la Ossa
Assistant Secretary	Chair of the Board of Supervisors

This instrument was prepared by and should be returned to:

Robert L. Barnes, Jr., Esq. Robert L. Barnes, Jr., PL 111 S. Armenia Ave., Suite 202 Tampa, Florida 33609

ACKNOWLEDGEMENT, REAFFIRMATION AND PARTIAL RELEASE OF TEMPORARY ACCESS EASEMENT AGREEMENT

THIS ACKNOWLEDGEMENT, REAFFIRMATION AND PARTIAL RELEASE OF TEMPORARY ACCESS EASEMENT AGREEMENT (the "Agreement") is made as of May _____, 2024 (the "Effective Date") by and among the Two Rivers West Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, whose address is 2005 Pan Am Circle Ste 300, Tampa, Florida 33607 (the "CDD" or, at times, the "Successor Grantor"), and HBWB Development Services, LLC, a Florida limited liability company, whose address is ______ ("Grantee"), with reference to the following:

WHEREAS, EPG-Two Rivers, LLC, a Florida limited liability company ("Original Grantor") granted that certain Temporary Access Easement (West) dated November 30, 2021, and recorded on January 1, 2022, as Instrument No. 2022002117 in Official Record Book 10517, Page 857, Public Records of Pasco County, Florida (the "Temporary Access Easement"); and

WHEREAS, Original Grantor conveyed certain real property to the CDD by way of Special Warranty Deed dated April 19, 2024, and recorded on May 1, 2024, as Instrument No. 2024074699 in Official Record Book 11002, Page 1274, Public Records of Pasco County, Florida (the "**Deed**"); and

WHEREAS, the property conveyed by the Deed was subject to the Temporary Access Easement; and

WHEREAS, the CDD hereby acknowledges the existence and legal validity of the Temporary Access Easement and the CDD and the Grantee desire to reaffirm the terms of the Temporary Access Easement, as set forth herein; and

WHEREAS, by and through this Agreement, Grantee consents to the release of a portion of the Easement Parcel (as such term is defined in the Temporary Access Easement) from said Temporary Access Easement.

NOW, THEREFORE, in consideration of the mutual covenants and conditions set forth herein, and for other good and valuable consideration, the receipt and adequacy of which are acknowledged by the parties hereto, the parties hereby agree as follows:

1. <u>Recitals; Exhibits</u>. The above recitals are true and correct and, together with all exhibits attached hereto, are incorporated herein by this reference as a substantive part hereof.

- 2. <u>Reaffirmation</u>. Successor Grantor, as the current owner of the real property in which the Easement Parcel lies, and Grantee hereby affirm the terms and conditions of the Temporary Access Easement as modified hereby.
- 3. Partial Release. The Temporary Access Easement granted Grantee certain easement rights over the "Easement Parcel" (as such term is defined in the second recital of the Temporary Access Easement and as said parcel is described on Exhibit "A" attached to said Temporary Access Easement). The parties hereby acknowledge that a portion of the Easement Parcel is no longer intended to be used for ingress, egress, access or roadway purposes. Instead, the parties agree that only that portion of the Easement Parcel described on Exhibit "A" to this Agreement (the "Replacement Easement Parcel"), and now owned by the CDD, shall remain subject to the terms of the Temporary Access Easement. With respect to any portion of the Easement Parcel that does not also fall within the legal description of the Replacement Easement Parcel (hereafter, the "Released Property"), Grantee hereby releases and relinquishes any rights to said Released Property.
- 4. <u>Continued Enforcement</u>. Except as otherwise set forth herein, the terms of the Temporary Access Easement remain in full force and effect.

[Signature Pages Follow]

IN WITNESS WHEREOF, the undersigned has duly executed this Easement as of the date and year first above written.

WITNESSES:

Print Name: June Kelly

Address: 111 S. Armenia Avenue

Tampa, FL 33609

Print Name: Austin Berns

Address: 111 S. Armenia Avenue

Tampa, FL 33609

CDD:

Two Rivers West Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes

dell

By: Name:

Carlos de la Ossa

Title: Ch

Chair

STATE OF FLORIDA

COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of physical presence or □ online notarization this day of May, 2024, by Carlos de la Ossa, as Chair of Two Rivers West Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, on behalf of the CDD, who is personally known to me or who produced as identification..

JUNE KELLY
MY COMMISSION # HH 412789
EXPIRES: July 25, 2027

Signature of Person Taking Acknowledgment

Name of Acknowledger Typed, Printed or Stamped

(AFFIX NOTARY SEAL)

WITNESSES:		GRANTEE:
		HBWB Development Services, LLC, a Florida limited liability company
Print Name:Address:		By: Name: Title:
Print Name:Address:		
STATE OF FLORIDA	`	
COUNTY OF)	
The foregoing instrume notarization this day of	nt was acknowl May, 2024, by a Florida limit	ledged before me by means of □ physical presence or □ online y, as of HBWB ted liability company, on behalf of the company, and who □ is as identification.
		Print Name: Notary Public, State of Florida My Commission Expires: My Commission Number:

EXHIBIT "A" REPLACEMENT EASEMENT PARCEL

TWO RIVERS WEST TEMPORARY ACCESS, DRAINAGE AND UTILITY EASEMENTS

DESCRIPTION: Three (3) parcels of land lying in Sections 29, 30, 31 and 32, Township 26 South, Range 21 East, Pasco County, Florida and being more particularly described as follows:

PART 1

COMMENCE at the Southeast corner of the Southwest 1/4 of said Section 30, run thence along the East boundary of said Southwest 1/4 of Section 30, N.00°25'21"E., 438.47 feet to a point on a curve, said point also being the POINT OF BEGINNING; thence Northwesterly, 907.79 feet along the arc of a curve to the left having a radius of 1540.00 feet and a central angle of 33°46'27" (chord bearing N.60°46'55"W., 894.70 feet) to the Northeast corner of the property described in Special Warranty Deed, as recorded in Official Records Book 10536, Page 3133, of the Public Records of Pasco County, Florida; thence along the Northerly boundary of said property described in Special Warranty Deed, as recorded in Official Records Book 10536, Page 3133, the following three (3) courses: 1) continue Westerly, 94.07 feet along the arc of said curve to the left having the same radius of 1540.00 feet and a central angle of 03°30'00" (chord bearing N.79°25'08"W., 94.06 feet) to a point of tangency; 2) N.81°10'08"W., 110.45 feet to a point of curvature; 3) Southwesterly, 39.29 feet along the arc of a curve to the left having a radius of 25.00 feet and a central angle of 90°02'36" (chord bearing 5.53°48'34"W., 35.37 feet) to a point of cusp; thence along a line lying 85.00 feet Southeasterly of and parallel with the Centerline of the existing asphalt pavement of Morris Bridge Road, N.08°47'16"E., 145.10 feet to a point on a curve on the Southerly boundary of the property as described in Special Warranty Deed, as recorded in Official Records Book 10783, Page 2694, of the Public Records of Pasco County, Florida; thence along said Southerly boundary of the property described in Special Warranty Deed, as recorded in Official Records Book 10783, Page 2694, the following three (3) courses: 1) Easterly, 1.98 feet along the arc of a curve to the left having a radius of 25.00 feet and a central angle of 04°32'43" (chord bearing S.78°53'47"E., 1.98 feet) to a point of tangency; 2) S.81°10'08"E., 133.58 feet to a point of curvature; 3) Easterly, 771.18 feet along the arc of a curve to the right having a radius of 1660.00 feet and a central angle of 26°37'04" (chord bearing S.67°51'36"E., 764.27 feet); thence continue Southeasterly, 147.82 feet along the arc of said curve to the right having the same radius of 1660.00 feet and a central angle of 05°06'08" (chord bearing S.52°00'00"E., 147.77 feet) to a point on the aforesaid Southerly boundary of the property described in Special Warranty Deed, as recorded in Official Records Book 10783, Page 2694; thence along said Southerly boundary of the property described in Special Warranty Deed, as recorded in Official Records Book 10783, Page 2694, the following three (3) courses: 1) continue Southeasterly, 621.43 feet along the arc of said curve to the right having the same radius of 1660.00 feet and a central angle of 21°26'56" (chord bearing S.38°43'28"E., 617.81 feet) to a point of tangency; 2) S.28°00'00"E., 244.29 feet to a point of curvature; 3) Southeasterly, 430.05 feet along the arc of a curve to the left having a radius of 1540.00 feet and a central angle of 16°00'00" (chord bearing S.36°00'00"E., 428.65 feet); thence continue Southeasterly, 241.90 feet along the arc of said curve to the left having the same radius of 1540.00feet and a central angle of 09°00'00" (chord bearing S.48°30'00"E., 241.65 feet) to a point of

Legal Description continues on Sheet 2

TEMPORARY ACCESS, DRAINAGE AND UTILITY EASEMENTS Prepared For: EPG-TWO RIVERS, LLC DESCRIPTION SKETCH (Not a Survey) W. W. MEN AMERRITT, INC. Arthur W Digitally signed by Charles LAND SURVEYING AND MAPPING LICENSED BUSINESS NUMBER LB7778 3010 W. Azeele Street, Suite 150 Date: 2023.19422 Merritt Tampa, Fl 33609 07:02:09 -040分 PHONE (813) 221-5200 STATE OF Drawn: WFS Checked: AWM Order No.: AMI-EPG-TR-020 ERED LANDS Date Arthur W. Merritt Description Dwn. Date: 09/20/23 | Dwg: TWO RIVERS WEST-Temp-A,D&UE-DS(2023-09-14).dwg REVISIONS FLORIDA PROFESSIONAL SURVEYOR & MAPPER NOTHING SHEET NO. 1 OF 23 SHEETS ter Plan (Description | West-East Parasis | West-Temp-A,Odd) NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL. RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER SECTIONS 29, 30, 31 & 32, TOWNSHIP 26 SOUTH, RANGE 21 EAST

TWO RIVERS WEST

continuation of Legal Description from Sheet 1

tangency; thence S.53°00'00"E., 425.31 feet to a point of curvature; thence Easterly, 88.29 feet along the arc of a curve to the left having a radius of 100.00 feet and a central angle of 50°35'09" (chord bearing S.78°17'35"E., 85.45 feet) to a point of reverse curvature; thence Easterly, 20.84 feet along the arc of a curve to the right having a radius of 152.00 feet and a central angle of 07°51'14" (chord bearing N.80°20'28"E., 20.82 feet) to a point of reverse curvature; thence Northeasterly, 82.50 feet along the arc of a curve to the left having a radius of 100.00 feet and a central angle of 47°16'04" (chord bearing N.60°38'02"E., 80.18 feet) to a point of tangency; thence N.37°00'00"E., 742.54 feet to a point on the Easterly boundary of the aforesaid property described in Special Warranty Deed, as recorded in Official Records Book 10783, Page 2694; thence along said Easterly boundary of the property described in Special Warranty Deed, as recorded in Official Records Book 10783, Page 2694, the following two (2) courses: 1) continue N.37°00'00"E., 432.36 feet to a point of curvature; 2) Northeasterly, 884.55 feet along the arc of a curve to the left having a radius of 3929.00 feet and a central angle of 12°53'57" (chord bearing N.30°33'01"E., 882.68 feet); thence continue Northeasterly, 150.97 feet along the arc of said curve to the left having the same radius of 3929.00 feet and a central angle of 02°12'06" (chord bearing N.23°00'00"E., 150.96 feet) to a point on the aforesaid Easterly boundary of the property described in Special Warranty Deed, as recorded in Official Records Book 10783, Page 2694; thence along said Easterly boundary of the property described in Special Warranty Deed, as recorded in Official Records Book 10783, Page 2694, continue Northerly, 535.49 feet along the arc of said curve to the left having the same radius of 3929.00 feet and a central angle of 07°48'32" (chord bearing N.17°59'41"E., 535.07 feet) to the Northeast corner of said property described in Special Warranty Deed, as recorded in Official Records Book 10783, Page 2694; thence continue Northerly, 165.13 feet along the arc of said curve to the left having the same radius of 3929.00 feet and a central angle of 02°24'29" (chord bearing N.12°53'11"E., 165.12 feet) to a point of tangency; thence N.11°40'56"E., 356.52 feet to a point of curvature; thence Northwesterly, 38.86 feet along the arc of a curve to the left having a radius of 25.00 feet and a central angle of 89°03'52" (chord bearing N.32°51'00"W., 35.07 feet) to a point of cusp on the Southerly boundary of the right-of-way for STATE ROAD No. 56 (Florida Department of Transportation Parcel 105A), according to County Deed, as recorded in Official Records Book 9430, Page 740, of the Public Records of Pasco County, Florida; thence along said Southerly boundary of the right-of-way for STATE ROAD No. 56 (Florida Department of Transportation Parcel 105A), Easterly, 191.19 feet along the arc of a curve to the left having a radius of 5854.58 feet and a central angle of 01°52'16" (chord bearing S.78°19'04"E., 191.18 feet) to a point of cusp; thence Southwesterly, 38.86 feet along the arc of a curve to the left having a radius of 25.00 feet and a central angle of 89°03'52" (chord bearing S.56°12'52"W., 35.07 feet) to a point of tangency; thence S.11°40'56"W., 356.52 feet to a point of curvature; thence Southerly, 33.91 feet along the arc of a curve to the right having a radius of 4071.00 feet and a central angle of 00°28'38" (chord bearing S.11°55'15"W., 33.91 feet) to the Northwest corner of the property described in Special Warranty Deed, as recorded in Official Records Book 10856, Page 3896, of the Public Records of Pasco County, Florida; thence along the Westerly boundary of said property described in Special Warranty Deed, as recorded in Official Records Book 10856, Page 3896, continue Southerly, 1081.29 feet along the arc of said curve to the right having the same radius of 4071.00 feet and a central angle of 15°13'05" (chord bearing

Legal Description continues on Sheet 3

TWO RIVERS WEST TEMPORARY ACCESS, DRAINAGE AND UTILITY EASEMENTS Prepared For: EPG-TWO RIVERS, LLC

Prepared For: EPG-TWO RIVERS, LLC DESCRIPTION SKETCH AMERRITT, INC. (Not a Survey) LAND SURVEYING AND MAPPING LICENSED BUSINESS NUMBER LB7778 3010 W. Azeele Street, Suite 150 SEE SHEET 1 FOR ELECTRONIC Tampa, FL 33609 PHONE (813) 221-5200 SIGNATURE AND SEAL. Drawn: WFS | Checked: AWM | Order No.: AMI-EPG-TR-020 No. Date Arthur W. Merritt Description Dwn Date: 09/20/23 | Dwg: TWO RIVERS WEST-Temp-A,D&UE-05(2023-09-14).dwg REVISIONS 4498 FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER File Poths P:\Top Rivers\Maker Plan\Dansfptfon\Meet-East Persols\Neet-Temp-A_DMUE SHEET NO. 2 OF 23 SHEETS SECTIONS 29, 30, 31 & 32, TOWNSHIP 26 SOUTH, RANGE 21 EAST

S.19°46'07"W., 1078.11 feet); thence continue Southwesterly, 683.69 feet along the arc of said curve to the right having the same radius of 4071.00 feet and a central angle of 09°37'20" (chord bearing S.32°11'20"W., 682.88 feet) to a point of tangency; thence S.37°00'00"W., 1174.90 feet to a point of curvature; thence Southerly, 82.50 feet along the arc of a curve to the left having a radius of 100.00 feet and a central angle of 47°16'04" (chord bearing S.13°21'58"W., 80.18 feet) to a point of reverse curvature; thence Southerly, 13.36 feet along the arc of a curve to the right having a radius of 152.00 feet and a central angle of 05°02'05" (chord bearing S.07°45'02"E., 13.35 feet) to a point of reverse curvature; thence Southeasterly, 93.21 feet along the arc of a curve to the left having a radius of 100.00 feet and a central angle of 53°24'18" (chord bearing S.31°56'08"E., 89.87 feet) to a point of compound curvature; thence Easterly, 2184.77 feet along the arc of a curve to the left having a radius of 2040.00 feet and a central angle of 61°21'43" (chord bearing S.89°19'09"E., 2081.85 feet) to a point of tangency; thence N.60°00'00"E., 30.00 feet to the Southwest corner of the aforesaid property described in Special Warranty Deed, as recorded in Official Records Book 10856, Page 3896, of the Public Records of Pasco County, Florida; thence along the Southerly boundary of said property described in Special Warranty Deed, as recorded in Official Records Book 10856, Page 3896, the following two (2) courses: 1) continue, N.60°00'00"E., 670.00 feet to a point of curvature; 2) Easterly, 601.42 feet along the arc of a curve to the right having a radius of 2160.00 feet and a central angle of 15°57'12" (chord bearing N.67°58'36"E., 599.48 feet) to the Southeast corner of said property described in Special Warranty Deed, as recorded in Official Records Book 10856, Page 3896; thence continue Easterly, 2102.06 feet along the arc of said curve to the right having the same radius of 2160.00 feet and a central angle of 55°45'32" (chord bearing S.76°10'02"E., 2020.09 feet) to a point hereinafter referred to as POINT "A"; thence S.41°42'44"W., 100.00 feet to a point on a curve; thence Westerly, 2578.32 feet along the arc of a curve to the left having a radius of 2060.00 feet and a central angle of 71°42'44" (chord bearing N.84°08'38"W., 2413.29 feet) to a point of tangency; thence S.60°00'00"W., 319.55 feet; thence S.30°00'00"E., 20.00 feet; thence S.60°00'00"W., 380.45 feet to a point of curvature; thence Westerly, 2328.62 feet along the arc of a curve to the right having a radius of 2160.00 feet and a central angle of 61°46'06" (chord bearing N.89°06'57"W., 2217.48 feet) to a point of reverse curvature; thence Westerly, 83.90 feet along the arc of a curve to the left having a radius of 100.00 feet and a central angle of 48°04'19" (chord bearing N.82°16'03"W., 81.46 feet) to a point of reverse curvature; thence Westerly, 36.85 feet along the arc of a curve to the right having a radius of 152.00 feet and a central angle of 13°53'22" (chord bearing S.80°38'28"W., 36.76 feet) to a point of reverse curvature; thence Southwesterly, 88.29 feet along the arc of a curve to the left having a radius of 100.00 feet and a central angle of 50°35'09" (chord bearing S.62°17'35"W., 85.45 feet) to a point hereinafter referred to as **POINT "B"**; thence N.53°00'00"W., 120.00 feet to a point on a curve; thence Northerly, 88.29 feet along the arc of a curve to the left having a radius of 100.00 feet and a central angle of 50°35'09" (chord bearing N.11°42'25"E., 85.45 feet) to a point of reverse curvature; thence Northerly, 29.64 feet along the arc of a curve to the right having a radius of 152.00 feet and a central angle of 11°10'18" (chord bearing N.08°00'00"W., 29.59 feet) to a point of reverse curvature; thence Northwesterly, 88.29 feet along the arc of a curve to the left having a radius of 100.00 feet and a central angle of 50°35'09" (chord bearing N.27°42'25"W., 85.45 feet) to a point of

Legal Description continues on Sheet 4

			1 1	Provide EDG TIME		
				Prepared For: EPG-TWO RIVER	S, LLC	
				DESCRIPTION SKETCH		
				(Not a Survey)	AMERRITT, INC.	
					LAND SURVEYING AND MAPPING	
					LICENSED BUSINESS NUMBER LB7778	
				SEE SHEET 1 FOR ELECTRONIC SIGNATURE AND SEAL.	3010 W. Azeele Street, Suite 150 Tampa, FL 33609 PHONE (813) 221-5200	
No.	Date	Description	Dwn.	Arthur W. Merritt	Drawn: WFS Checked: AWM Order No.: AMI-EPG-TR-020	
REVISIONS				FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. 4498	Date: 09/20/23 Dwg: TWO RIVERS WEST-Temp-A,D&UE-0S(2023-09-14).dwg	
	SHEE	T NO. 3 OF 23 SHEETS		NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER	File Patric P\Time River\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\	

tangency; thence N.53°00'00"W., 425.31 feet to a point of curvature; thence Northwesterly, 724.31 feet along the arc of a curve to the right having a radius of 1660.00 feet and a central angle of 25°00'00" (chord bearing N.40°30'00"W., 718.58 feet) to a point of tangency; thence N.28°00'00"W., 244.29 feet to a point of curvature; thence Northwesterly, 427.22 feet along the arc of a curve to the left having a radius of 1540.00 feet and a central angle of 15°53'41" (chord bearing N.35°56'51"W., 425.85 feet) to the **POINT OF BEGINNING**.

Containing 35.387 acres, more or less.

TOGETHER with the following described parcel:

PART 2

From a point previously referred to as POINT "A" for the POINT OF BEGINNING of the herein described parcel of land, run thence Southerly, 2118.86 feet along the arc of a curve to the right having a radius of 2160.00 feet and a central angle of 56°12'16" (chord bearing S.20°11'08"E., 2034.92 feet) to a point of tangency; thence S.07°55'00"W., 100.00 feet to a point of curvature; thence Southerly, 958.36 feet along the arc of a curve to the left having a radius of 2040.00 feet and a central angle of 26°55'00" (chord bearing S.05°32'30"E., 949.57 feet) to a point of tangency; thence S.19°00'00"E., 19.51 feet; thence S.16°42'34"E., 237.13 feet to a point of curvature; thence Southerly, 344.18 feet along the arc of a curve to the right having a radius of 3600.00 feet and a central angle of 05°28'40" (chord bearing S.13°58'14"E., 344.04 feet) to a point of compound curvature; thence Southerly, 419.50 feet along the arc of a curve to the right having a radius of 2140.00 feet and a central angle of 11°13'54" (chord bearing S.05°36'57"E., 418.83 feet) to a point of tangency; thence SOUTH, 362.13 feet to a point on the South boundary of the Southeast 1/4 of the aforesaid Section 32; thence along said South boundary of the Southeast 1/4 of Section 32, S.89°50'09"W., 80.00 feet; thence NORTH, 362.36 feet to a point of curvature; thence Northerly, 683.12 feet along the arc of a curve to the left having a radius of 2060.00 feet and a central angle of 19°00'00" (chord bearing N.09°30'00"W., 680.00 feet) to a point of tangency; thence N.19°00'00"W., 309.91 feet to a point of curvature; thence Northerly, 1005.34 feet along the arc of a curve to the right having a radius of 2140.00 feet and a central angle of 26°55'00" (chord bearing N.05°32'30"W., 996.12 feet) to a point of tangency; thence N.07°55'00"E., 100.00 feet to a point of curvature; thence Northerly, 2020.77 feet along the arc of a curve to the left having a radius of 2060.00 feet and a central angle of 56°12'16" (chord bearing N.20°11'08"W., 1940.71 feet); thence N.41°42'44"E., 100.00 feet to the **POINT OF BEGINNING.**

Containing 9.870 acres, more or less.

ALSO TOGETHER with the following described parcel:

Legal Description continues on Sheet 5

TEMPORARY ACCESS, DRAINAGE AND UTILITY EASEMENTS Prepared For: EPG-TWO RIVERS, LLC DESCRIPTION SKETCH AMERRITT, INC. (Not a Survey) LAND SURVEYING AND MAPPING LICENSED BUSINESS NUMBER LB7778 3010 W. Azeele Street, Suite 150 SEE SHEET 1 FOR ELECTRONIC Tampa, FL 33609 PHONE (813) 221-5200 SIGNATURE AND SEAL. Drawn: WFS | Checked: AWM | Order No.: AMI-EPG-TR-020 Date Arthur W. Merritt Description Dwn. Date: 09/20/23 | Dwg: TWO RIVERS WEST-Temp-A,D&UE-DS(2023-09-14).dwg REVISIONS 4498 FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. File Poths P:\Teo Rhera\Mester Flee\Description\Rest-Essi Porsele\Mest-Te SHEET NO. 4 OF 23 SHEETS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER SECTIONS 29, 30, 31 & 32, TOWNSHIP 26 SOUTH, RANGE 21 EAST

TWO RIVERS WEST

PART 3

From a point previously referred to as **POINT "B"** for the **POINT OF BEGINNING** of the herein described parcel of land, run thence S.37°00'00"W., 47.38 feet; thence S.39°17'02"W., 501.87 feet; thence S.37°00'00"W., 187.41 feet to a point of curvature; thence Southwesterly, 1006.71 feet along the arc of a curve to the left having a radius of 2060.00 feet and a central angle of 28°00'00" (chord bearing S.23°00'00"W., 996.72 feet) to a point of tangency; thence S.09°00'00"W., 1125.20 feet; thence S.10°08'45"W., 1038.34 feet to a point of curvature; thence Southerly, 325.77 feet along the arc of a curve to the left having a radius of 1860.00 feet and a central angle of 10°02'06" (chord bearing S.05°07'42"W., 325.36 feet) to a point of tangency; thence S.00°06'38"W., 195.36 feet to a point on the South boundary of the Southeast 1/4 of the aforesaid Section 31; thence along said South boundary of the Southeast 1/4 of Section 31, S.89°43'35"W., 70.00 feet to the South 1/4 corner of said Section 31; thence along the South boundary of the Southwest 1/4 of said Section 31, N.89°56'39"W., 30.00 feet; thence N.00°06'38"E., 195.86 feet to a point of curvature; thence Northerly, 343.29 feet along the arc of a curve to the right having a radius of 1960.00 feet and a central angle of 10°02'06" (chord bearing N.05°07'42"E., 342.85 feet) to a point of tangency; thence N.10°08'45"E., 1037.34 feet; thence N.09°00'00"E., 1124.20 feet to a point of curvature; thence Northeasterly, 1055.58 feet along the arc of a curve to the right having a radius of 2160.00 feet and a central angle of 28°00'00" (chord bearing N.23°00'00"E., 1045.10 feet) to a point of tangency; thence N.37°00'00"E., 736.27 feet; thence S.53°00'00"E., 120.00 feet to the POINT OF BEGINNING.

Containing 10.376 acres, more or less.

ALTOGETHER containing 55.633 acres, more or less.

			1 1	Property EDO TIME			
				Prepared For: EPG-TWO RIVER	S, LLC		
				DESCRIPTION SKETCH			
l				(Not a Survey)	AMERRITT, INC.		
					LAND SURVEYING AND MAPPING		
					LICENSED BUSINESS NUMBER LB7778		
				SEE SHEET 1 FOR ELECTRONIC SIGNATURE AND SEAL.	3010 W. Azeele Street, Suite 150 Tampa, FL 33609 PHONE (813) 221-5200		
No.	Date	Description	Dwn.	Arthur W. Merritt	Drawn: WFS Checked: AWM Order No.: AMI-EPG-TR-020		
REVISIONS				FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. 4498	Dote: 09/20/23 Dwg: TWD RIVERS WEST-Temp-A,0&UE-DS(2023-09-14).dwg		
	SHEE	T NO. 5 OF 23 SHEETS		NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER	File Potre P\Trio Reun\u00e4sianier Plen\u00e4\u00dfosch\u00e4ted-Eunt Perselo\u00e4tient-Temp-ADME SECTIONS 29, 30, 31 & 32, TOWNSHIP 26 SOUTH, RANGE 21 EAST		

CURVE DATA TABLE

	1				
NO.	RADIUS DELTA		ARC	CHORD	BEARING
1	10 10100 00 10 27		907.79	894.70	N.60°46'55"W.
2	1540.00	03'30'00"	94.07	94.06	N.79*25'08"W.
3	25.00	90'02'36"	39.29	35.37	S.53'48'34"W.
4	25.00	04'32'43"	1.98	1.98	S.78*53'47"E.
5	1660.00	26'37'04"	771.18	764.27	S.67'51'36"E.
6	1660.00	05'06'08"	147.82	147.77	S.52°00'00"E.
7	1660.00	21"26'56"	621.43	617.81	S.38'43'28"E.
8	1540.00	16'00'00"	430.05	428.65	S.36'00'00"E.
9	1540.00	09'00'00"	241.90	241.65	S.48'30'00"E.
10	100.00	50'35'09"	88.29	85.45	S.78'17'35"E.
11	152.00	07'51'14"	20.84	20.82	N.80°20'28"E.
12	100.00	47"16'04"	82.50	80.18	N.60°38'02"E.
13	3929.00	12*53'57"	884.55	882.68	N.30°33'01"E.
14	3929.00	02"12'06"	150.97	150.96	N.23°00'00"E.
15	3929.00	07'48'32"	535.49	535.07	N.17*59'41"E.
16	3929.00	02'24'29"	165.13	165.12	N.12'53'11"E.
17	25.00	89'03'52"	38.86	35.07	N.32'51'00"W.
18	5854.58	01'52'16"	191.19	191.18	S.78"19'04"E.
19	25.00	89'03'52"	38.86	35.07	S.56 12 52 W.
20	4071.00	00'28'38"	33.91	33.91	S.11'55'15"W.
21	4071.00	15'13'05"	1081.29	1078.11	S.19'46'07"W.
22	4071.00	09'37'20"	683.69	682.88	S.32'11'20"W.
23	100.00	47'16'04"	82.50	80.18	S.13'21'58"W.
24	152.00	05'02'05"	13.36	13.35	S.07'45'02"E.
25	100.00	53'24'18"	93.21	89.87	S.31'56'08"E.
26	2040.00	61°21'43"	2184.77	2081.85	S.89*19'09"E.
27	2160.00	15'57'12"	601.42	599.48	N.67°58'36"E.
28	2160.00	55'45'32"	2102.06	2020.09	S.76'10'02"E.
29	2060.00	71'42'44"	2578.32	2413.29	N.84°08'38"W.
31	2160.00	61'46'06"	2328.62	2217.48	N.89'06'57"W.
32	100.00	48'04'19"	83.90	81.46	N.82'16'03"W.
33	152.00	13'53'22"	36.85	36.76	S.80'38'28"W.
34	100.00	50'35'09"	88.29	85.45	S.62°17'35"W.
35	100.00	50'35'09"	88.29	85.45	N.11'42'25"E.

CURVE DATA TABLE CONTINUED ON SHEET 7

			1 1	Prepared For: EPG-TWO RIVER	S, LLC
				DESCRIPTION SKETCH	
				(Not a Survey)	AMERRITT, INC.
					LAND SURVEYING AND MAPPING
					LICENSED BUSINESS NUMBER LB7778
			1 1		3010 W. Azeele Street, Suite 150
				SEE SHEET 1 FOR ELECTRONIC SIGNATURE AND SEAL.	Tampa, FL 33609 PHONE (813) 221-5200
No.	Date	Description	Dwn.	Arthur W. Merritt	Drawn: WFS Checked: AWM Order No.: AMI-EPG-TR-020
	REVISIONS			FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. 4498	Date: 09/20/23 Dwg: TWO RIVERS WEST-Temp-A,D&UE-0S(2023-09-14).dwg
	SHEET NO. 6 OF 23 SHEETS			NOT VALID WITHOUT THE SIGNATURE AND THE DRIGINAL	File Putts P:\Two Means\Monter Plan\Deacription\Wast-East Porcele\Wast-Temp-4.DMUE
	CHEET NO. 5 OF 23 SHEETS			RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER	SECTIONS 29, 30, 31 & 32, TOWNSHIP 26 SOUTH, RANGE 21 EAST

CONTINUATION OF CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
36	152.00	11°10′18"	29.64	29.59	N.08'00'00"W.
37	100.00	50°35'09"	88.29	85.45	N.27°42'25"W.
38	1660.00	25'00'00"	724.31	718.58	N.40'30'00"W.
39	1540.00	15*53'41"	427.22	425.85	N.35*56'51"W.
47	2160.00	56'12'16"	2118.86	2034.92	S.20°11'08"E.
48_	2040.00	26'55'00"	958.36	949.57	S.05'32'30"E.
49	3600.00	05'28'40"	344.18	344.04	S.13'58'14"E.
50	2140.00	1113'54"	419.50	418.83	S.05'36'57"E.
51	2060.00	19'00'00"	683.12	680.00	N.09'30'00"W.
52	2140.00	26'55'00"	1005.34	996.12	N.05°32'30"W.
53	2060.00	56'12'16"	2020.77	1940.71	N.20'11'08"W.
54	2060.00	28'00'00"	1006.71	996.72	S.23°00'00"W.
55_	1860.00	10'02'06"	325.77	325.36	S.05*07'42"W.
56	1960.00	10'02'06"	343.29	342.85	N.05'07'42"E.
57_	2160.00	28'00'00"	1055.58	1045.10	N.23*00'00"E.

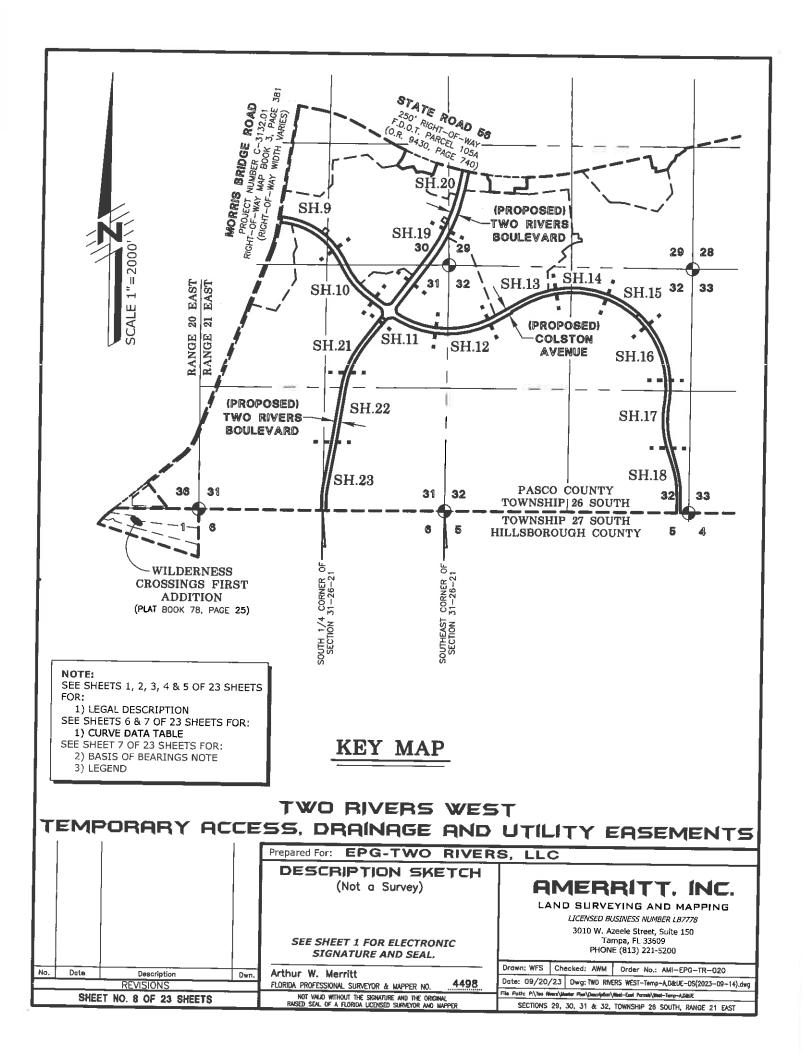
BASIS OF BEARINGS

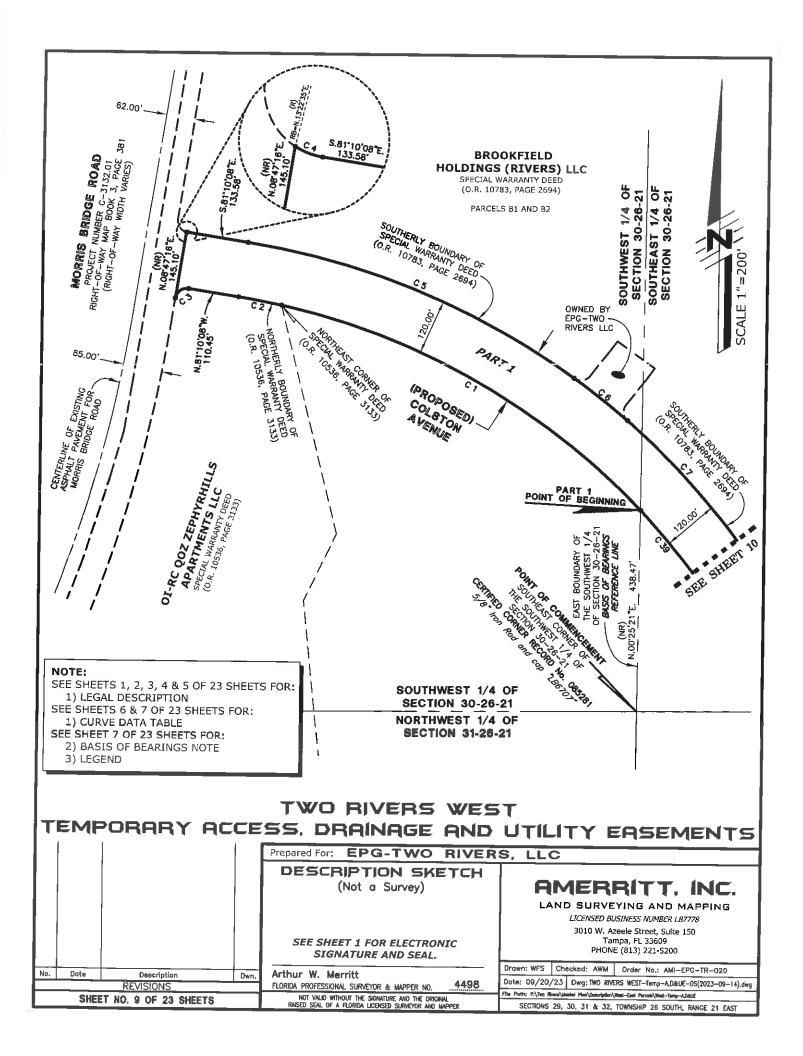
The East boundary of the Southwest 1/4 of Section 30, Township 26 South, Range 21 East, Pasco County, Florida, has a Grid bearing of N.00°25'21"E. The Grid Bearings as shown hereon refer to the State Plane Coordinate System, North American Horizontal Datum of 1983 (NAD 83 - 2011 ADJUSTMENT) for the West Zone of Florida.

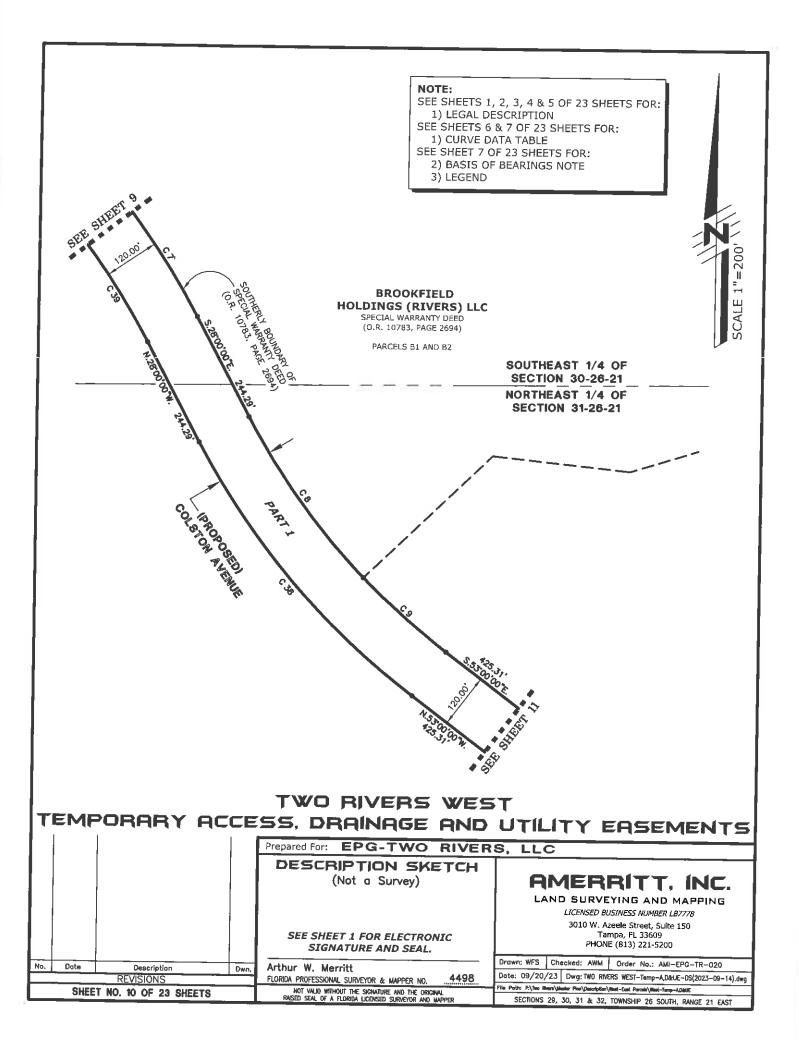
LEGEND:

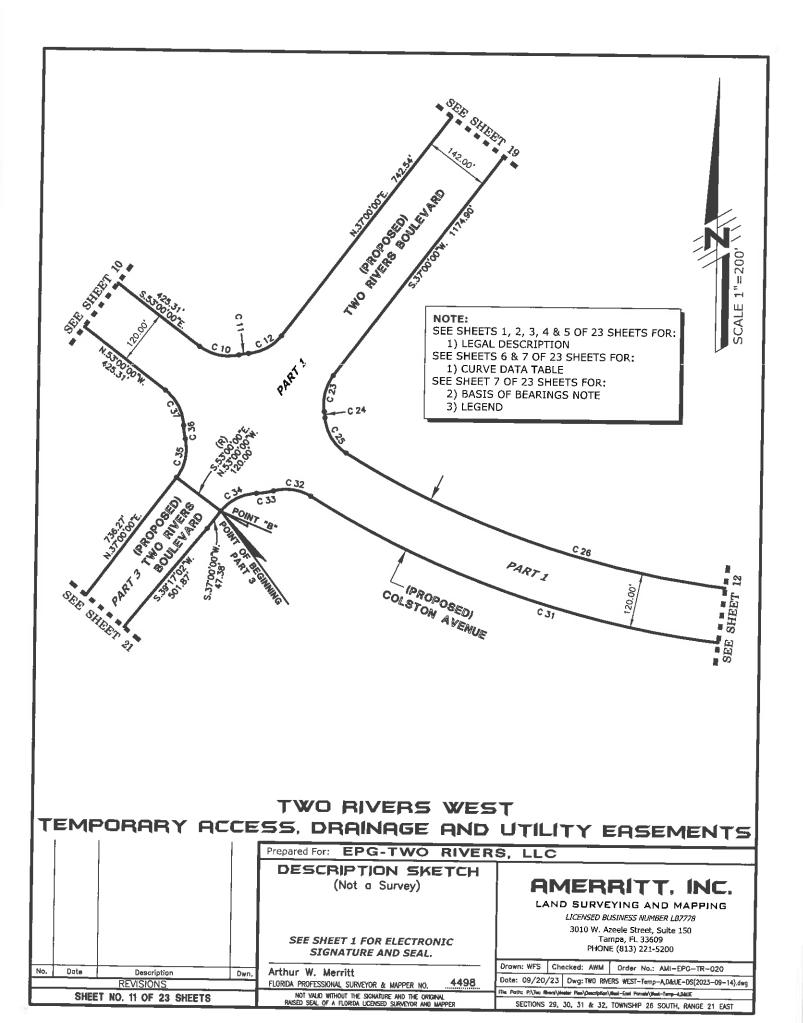
- 1. (R) indicates radial line
- 2. (NR) indicates non-radial line
- 3. RB Reference Bearing
- 4. SH. Sheet
- 5. O.R. Official Records Book
- 6. F.D.O.T. Florida Department of Transportation

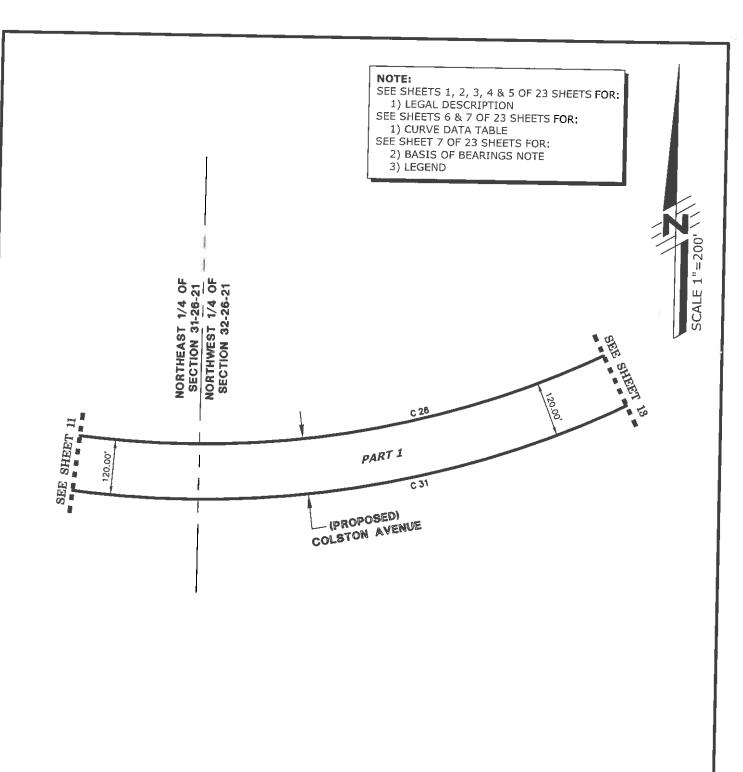
		1		Prepared For: EPG-TWO RIVER	repared For: EPG-TWO RIVERS, LLC				
				DESCRIPTION SKETCH (Not a Survey) SEE SHEET 1 FOR ELECTRONIC SIGNATURE AND SEAL.	AMERRITT. INC. LAND SURVEYING AND MAPPING LICENSED BUSINESS NUMBER LB7778 3010 W. Azeele Street, Suite 150 Tampa, FL 33609 PHONE (813) 221-5200				
No.	Date	Description REVISIONS	Dwn.	Arthur W. Merritt FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. 4498	Drawn: WFS Checked: AWM Order No.: AMI-EPG-TR-020 Date: 09/20/23 Dwg: TWO RIVERS WEST-Temp-A_D&t/E-DS(2023-09-14).dwg				
SHEET NO. 7 OF 23 SHEETS				NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENISED SURVEYOR AND MAPPER	File Poth: P\Ten Renr\u00e4leater Pea\func\u00far\u00e4leat Porois\u00e4leat-Feng-AbitiE SECTIONS 29, 30, 31 & 32, TOWNSHIP 26 SOUTH, RANGE 21 EAST				









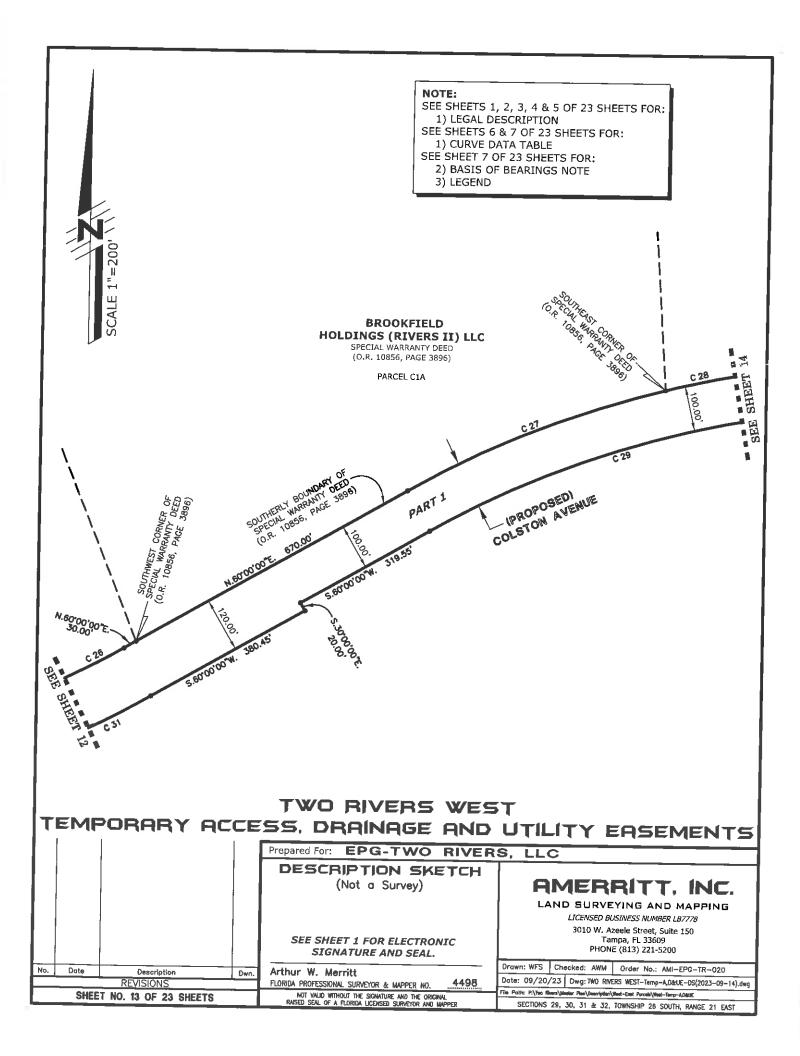


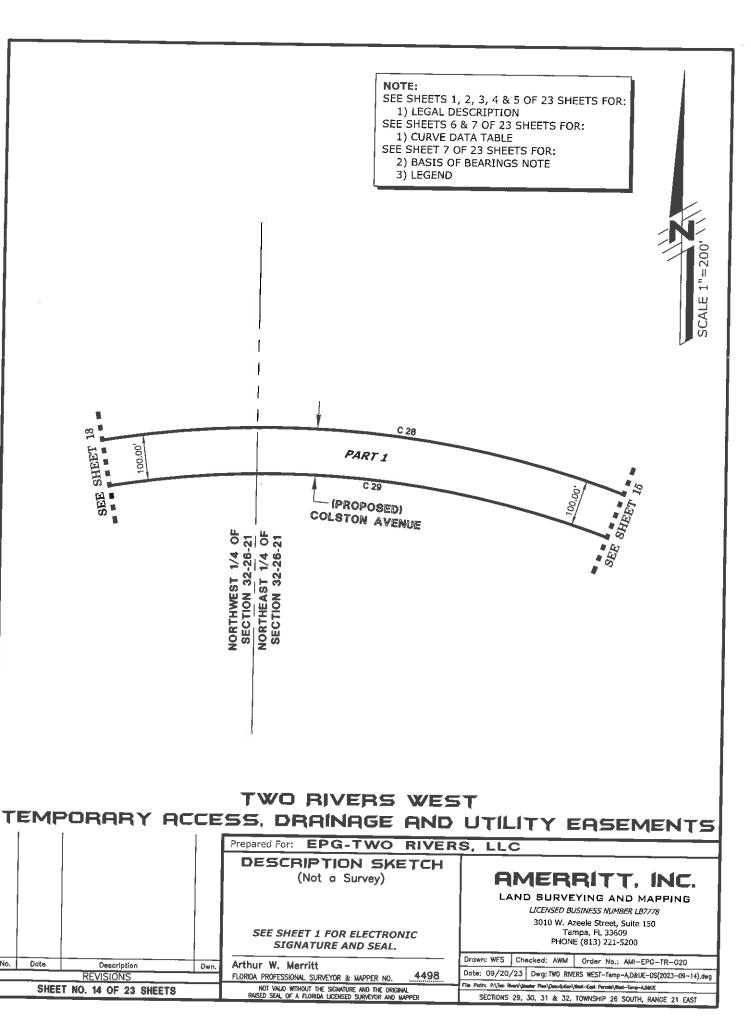
TWO RIVERS WEST TEMPORARY ACCESS, DRAINAGE AND UTILITY EASEMENTS

Prepared For:

EPG-TWO RIVERS, LLC

				DESCRIPTION SKETCH			
				(Not a Survey)	AMERRITT, INC.		
					LAND SURVEYING AND MAPPING		
					LICENSED BUSINESS NUMBER LB7778		
				SEE SHEET 1 FOR ELECTRONIC SIGNATURE AND SEAL.	3010 W. Azeele Street, Suite 150 Tampa, FL 33609 PHONE (813) 221-5200		
No.	Date	Description	Dwn.	Arthur W. Merritt	Drawn: WFS Checked: AWM Order No.: AMI-EPG-TR-020		
REVISIONS				FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. 4498	Date: 09/20/23 Dwg: TWO RIVERS WEST-Temp-A, Dd:UE-DS(2023-09-14).dwg		
SHEET NO. 12 OF 23 SHEETS				NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL	File Paths P:\Tex Rivers\Monter\Pins\Description\West-East Pursuin\West-Temp-ADMLE		
-				RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER	SECTIONS 29, 30, 31 & 32, TOWNSHIP 26 SOUTH, RANGE 21 EAST		







SEE SHEETS 1, 2, 3, 4 & 5 OF 23 SHEETS FOR:

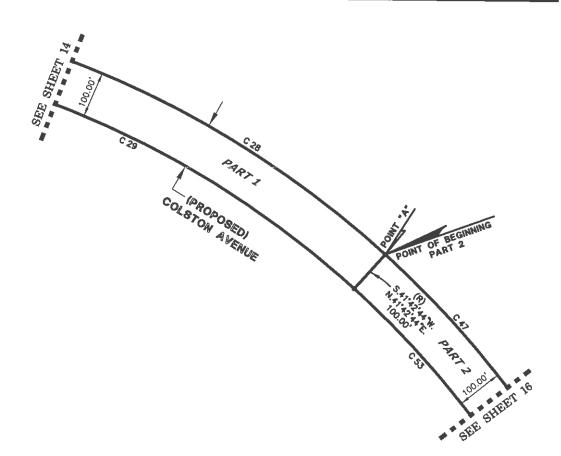
1) LEGAL DESCRIPTION

SEE SHEETS 6 & 7 OF 23 SHEETS FOR:

1) CURVE DATA TABLE

SEE SHEET 7 OF 23 SHEETS FOR:

- 2) BASIS OF BEARINGS NOTE
- 3) LEGEND



TWO RIVERS WEST TEMPORARY ACCESS, DRAINAGE AND UTILITY EASEMENTS

No.	Date	Description	Dwn,		
REVISIONS					
SHEET NO. 15 OF 23 SHEETS					

Prepared For: EPG-TWO RIVERS, LLC

DESCRIPTION SKETCH

(Not a Survey)

SEE SHEET 1 FOR ELECTRONIC SIGNATURE AND SEAL.

Arthur W. Merritt

FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO.

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

AMERRITT, INC.

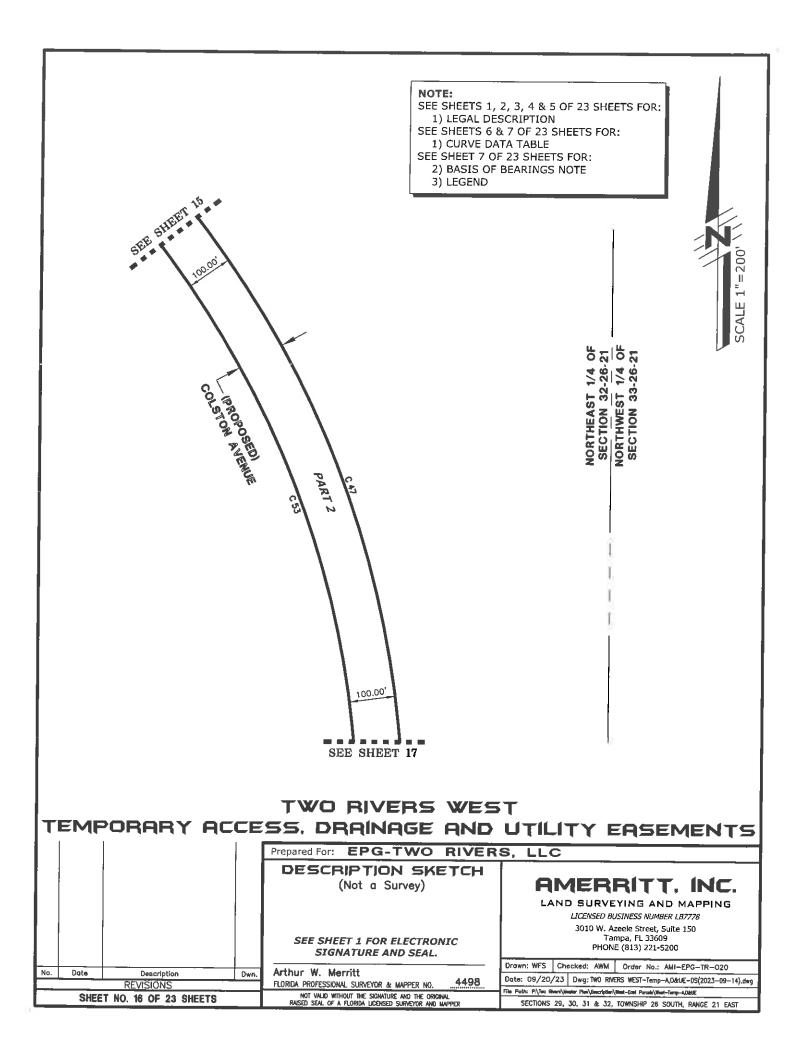
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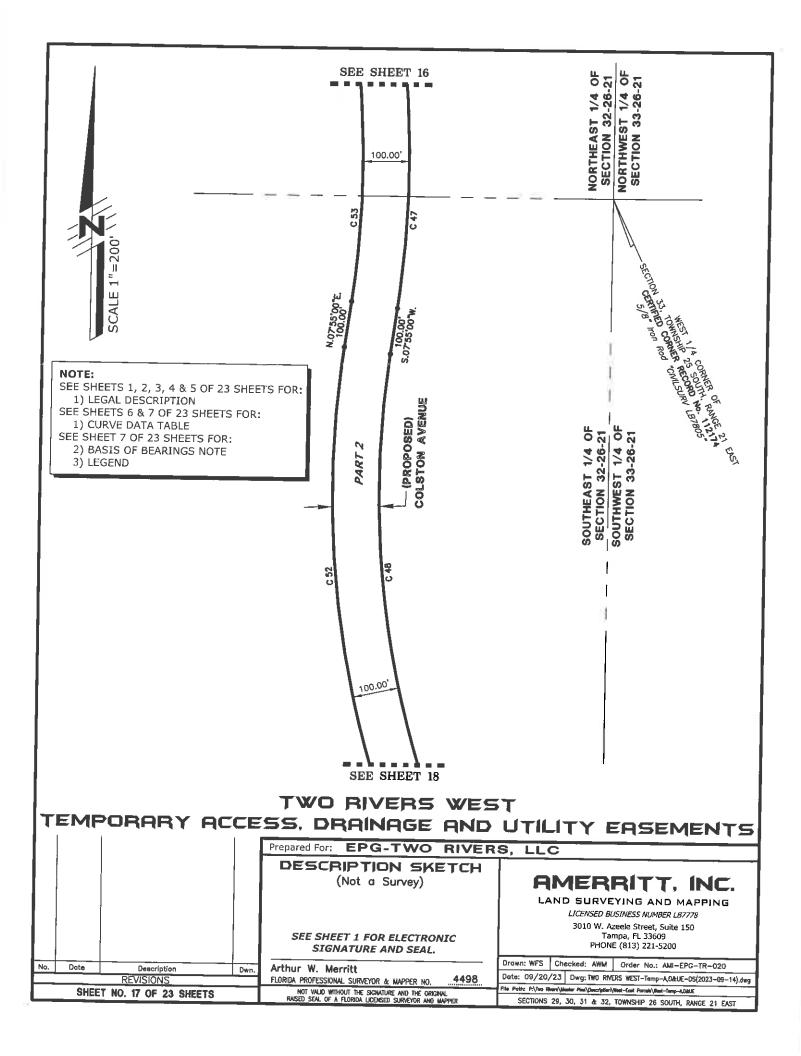
LAND SURVEYING AND MAPPING

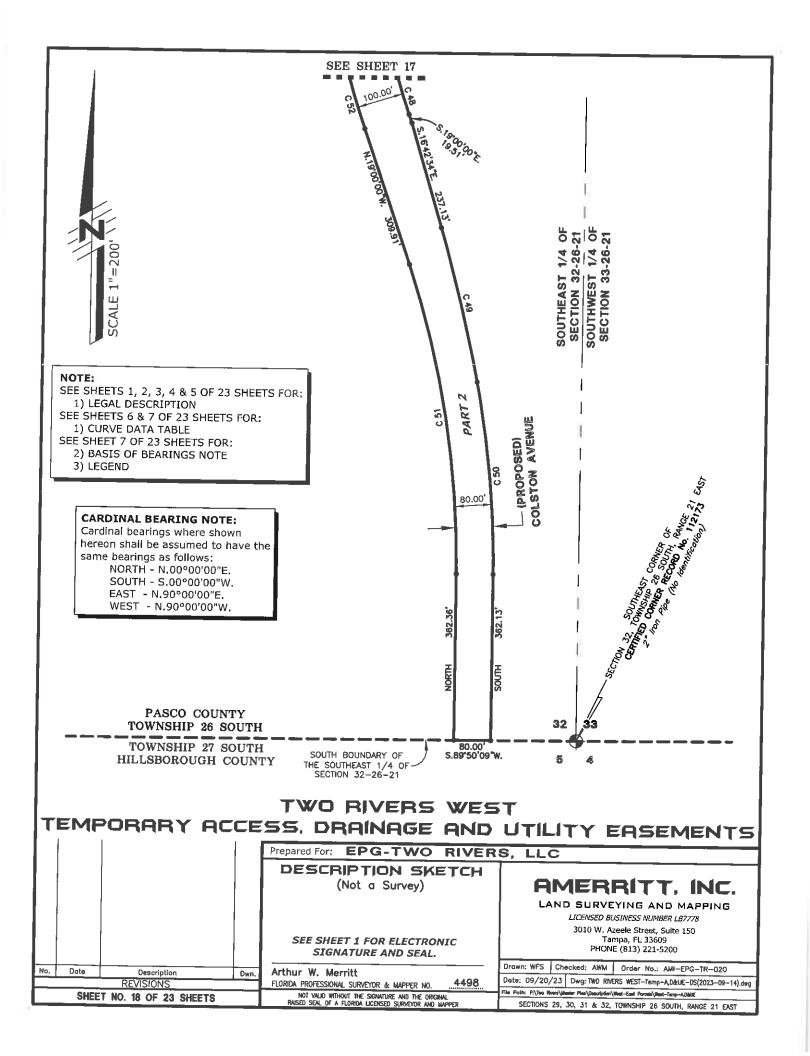
IICENSED BUSINESS NUMBER LB7778
3010 W. Azeele Street, Suite 150
Tampa, FL 33609

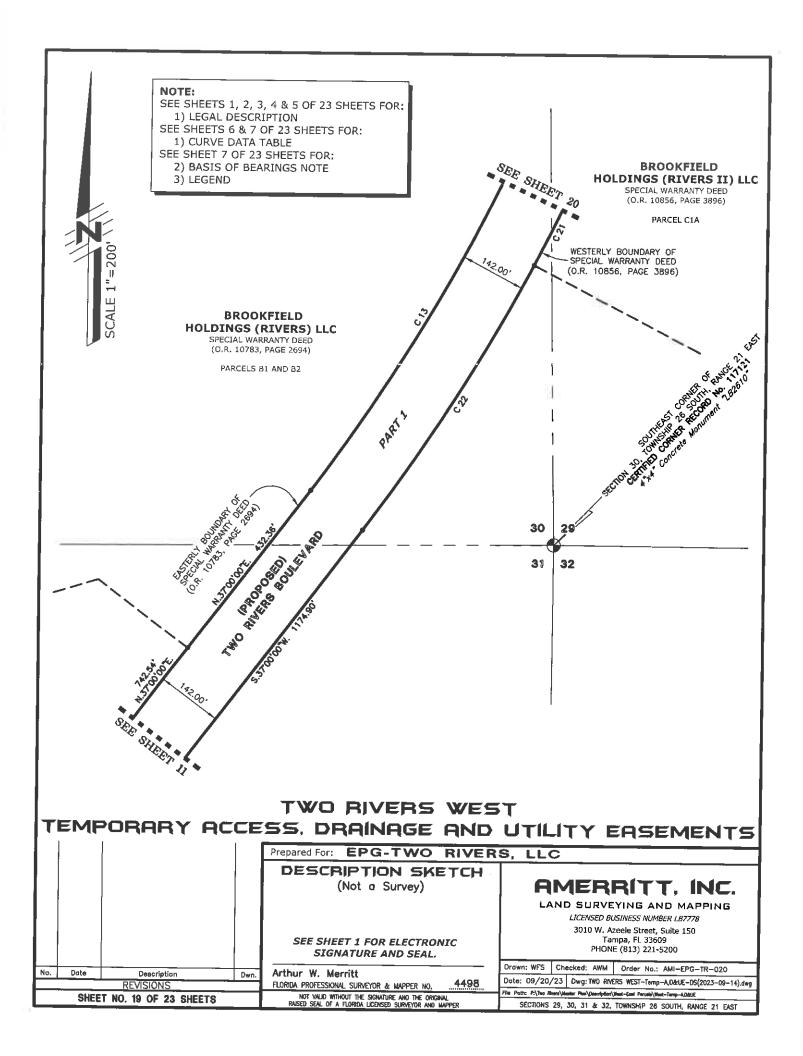
	PHON	VE (813) 221-	5200
Orawn: WFS	Checked; AWM	Order No.:	AMI-EPG-TR-020
O-to: 00 /20	/07 0 200 00	2000 Water -	

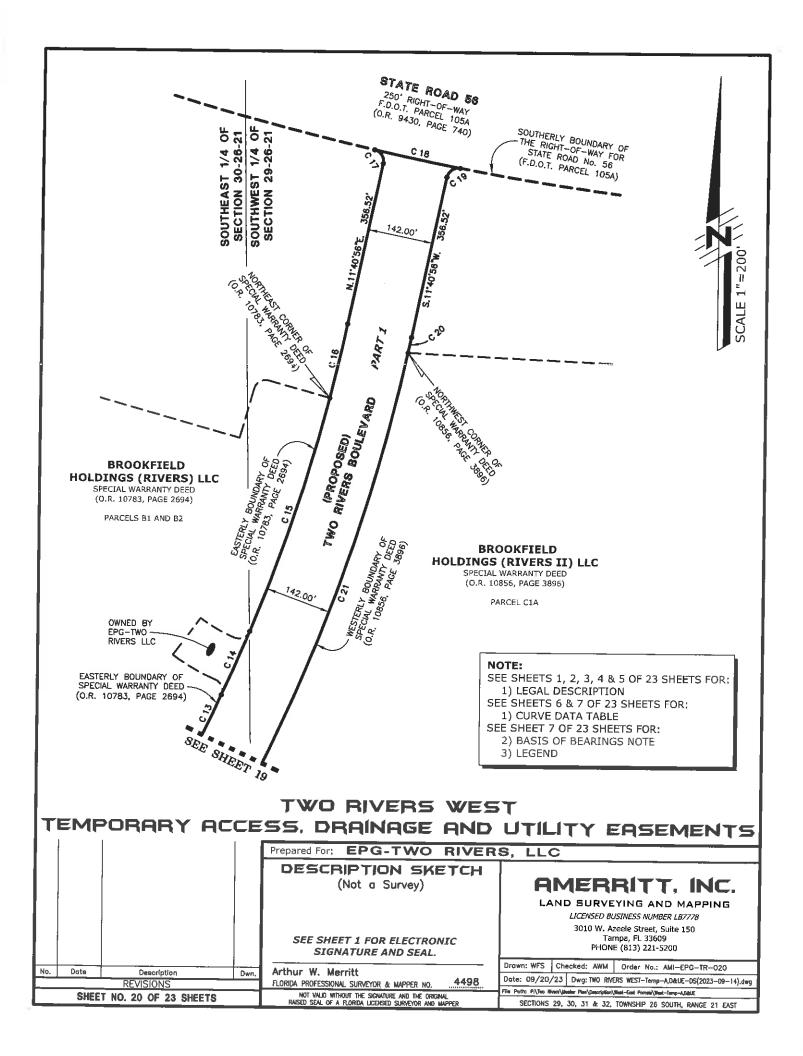
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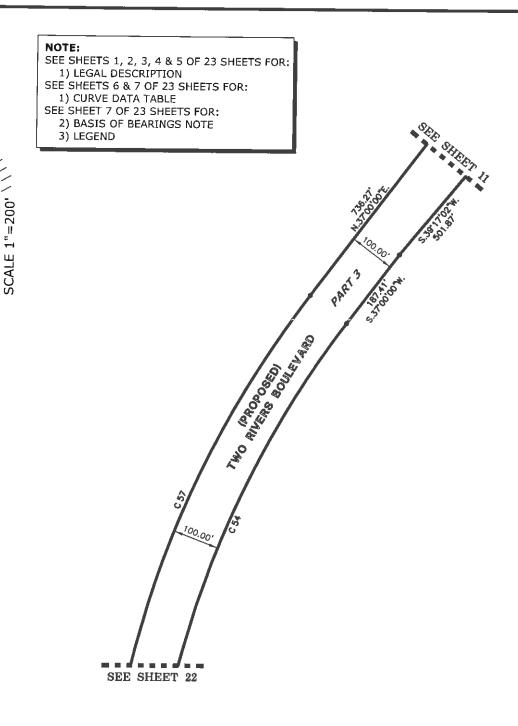




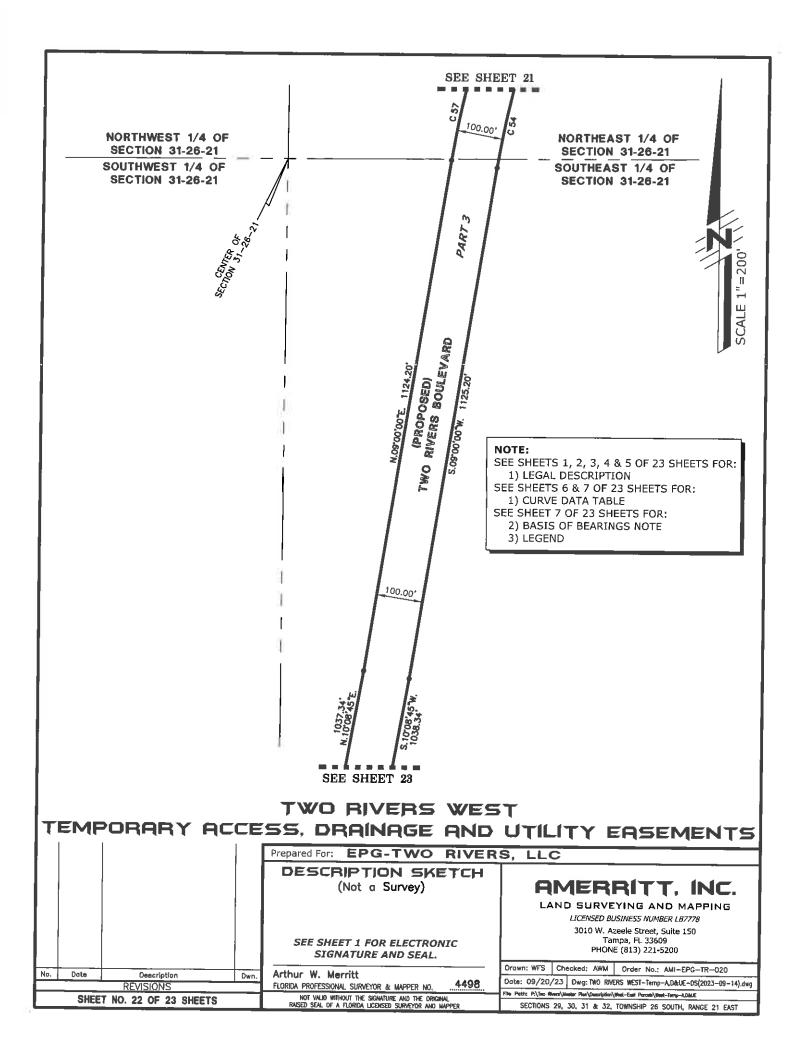


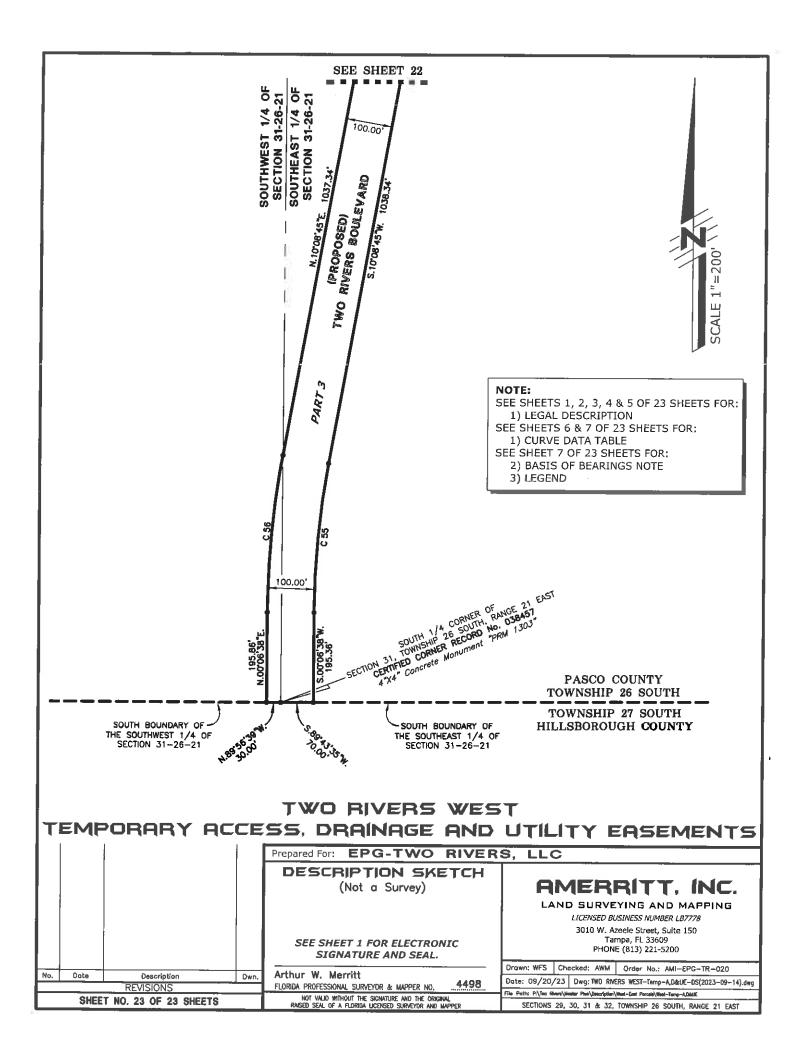






				Prepared For: EPG-TWO RIVER	S, LLC		
				DESCRIPTION SKETCH (Not a Survey)	AMERRITT, INC.		
				SEE SHEET 1 FOR ELECTRONIC SIGNATURE AND SEAL.	LAND SURVEYING AND MAPPING LICENSED BUSINESS NUMBER LB7778 3010 W. Azeele Street, Suite 150 Tampa, FL 33609 PHONE (813) 221-5200		
No.	Date	Description REVISIONS	Dwn.	Arthur W. Merritt FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. 4498	Drawn: WFS Checked: AWM Order No.: AMI-EPG-TR-020		
	SHEE	T NO. 21 OF 23 SHEETS		NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER	File Potts: Pt/liso Rivers/Mester Pram/Dissorption/Wast-East Pornois/Wast-Temp-Adel/E SECTIONS 29, 30, 31 & 32, TOWNSHIP 26 SOUTH, RANGE 21 EAST		





This instrument was prepared by and should be returned to:

Robert L. Barnes, Jr., Esq. Robert L. Barnes, Jr., PL 111 S. Armenia Ave., Suite 202 Tampa, Florida 33609

ACKNOWLEDGEMENT, REAFFIRMATION AND PARTIAL RELEASE OF TEMPORARY ACCESS EASEMENT AGREEMENT

THIS ACKNOWLEDGEMENT, REAFFIRMATION AND PARTIAL RELEASE OF TEMPORARY ACCESS EASEMENT AGREEMENT (the "Agreement") is made as of May _____, 2024 (the "Effective Date") by and among the Two Rivers West Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, whose address is 2005 Pan Am Circle Ste 300, Tampa, Florida 33607 (the "CDD" or, at times, the "Successor Grantor"), and Park Square Enterprises, LLC, a Delaware limited liability company, whose address is 5200 Vineland Road, Suite 200, Orlando, Florida 32811 ("Grantee"), with reference to the following:

WHEREAS, EPG-Two Rivers, LLC, a Florida limited liability company ("Original Grantor") granted that certain Temporary Access Easement (West) dated March 21, 2022, and recorded on March 23, 2022, as Instrument No. 2022067932 in Official Record Book 10578, Page 35, Public Records of Pasco County, Florida (the "Temporary Access Easement"); and

WHEREAS, Original Grantor conveyed certain real property to the CDD by way of Special Warranty Deed dated April 19, 2024, and recorded on May 1, 2024, as Instrument No. 2024074699 in Official Record Book 11002, Page 1274, Public Records of Pasco County, Florida (the "<u>Deed</u>"); and

WHEREAS, the property conveyed by the Deed was subject to the Temporary Access Easement; and

WHEREAS, the CDD hereby acknowledges the existence and legal validity of the Temporary Access Easement and the CDD and the Grantee desire to reaffirm the terms of the Temporary Access Easement, as set forth herein; and

WHEREAS, by and through this Agreement, Grantee consents to the release of a portion of the Easement Parcel (as such term is defined in the Temporary Access Easement) from said Temporary Access Easement.

NOW, THEREFORE, in consideration of the mutual covenants and conditions set forth herein, and for other good and valuable consideration, the receipt and adequacy of which are acknowledged by the parties hereto, the parties hereby agree as follows:

1. <u>Recitals; Exhibits</u>. The above recitals are true and correct and, together with all exhibits attached hereto, are incorporated herein by this reference as a substantive part hereof.

- 2. <u>Reaffirmation</u>. Successor Grantor, as the current owner of the real property in which the Easement Parcel lies, and Grantee hereby affirm the terms and conditions of the Temporary Access Easement as modified hereby.
- 3. Partial Release. The Temporary Access Easement granted Grantee certain easement rights over the "Easement Parcel" (as such term is defined in the second recital of the Temporary Access Easement and as said parcel is described on Exhibit "A" attached to said Temporary Access Easement). The parties hereby acknowledge that a portion of the Easement Parcel is no longer intended to be used for ingress, egress, access or roadway purposes. Instead, the parties agree that only that portion of the Easement Parcel described on Exhibit "A" to this Agreement (the "Replacement Easement Parcel"), and now owned by the CDD, shall remain subject to the terms of the Temporary Access Easement. With respect to any portion of the Easement Parcel that does not also fall within the legal description of the Replacement Easement Parcel (hereafter, the "Released Property"), Grantee hereby releases and relinquishes any rights to said Released Property.
- 4. <u>Continued Enforcement</u>. Except as otherwise set forth herein, the terms of the Temporary Access Easement remain in full force and effect.

[Signature Pages Follow]

IN WITNESS WHEREOF, the undersigned has duly executed this Easement as of the date and year first above written.

WITNESSES:

Print Name: June Kelly

Address: 111 S. Armenia Avenue

Tampa, FL 33609

Print Name: Austin Berns

Address: 111 S. Armenia Avenue

Tampa, FL 33609

CDD:

Two Rivers West Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes

By: Name:

Carlos de la Ossa

Title: Chair

STATE OF FLORIDA

COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of physical presence or □ online notarization this tay of May, 2024, by Carlos de la Ossa, as Chair of Two Rivers West Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, on behalf of the CDD, who is personally known to me or who produced as identification.

JUNE KELLY
MY COMMISSION # HH 412789
EXPIRES: July 25, 2027

Signature of Person Taking Acknowledgment

Name of Acknowledger Typed, Printed or Stamped

(AFFIX NOTARY SEAL)

WITNESSES:	GRANTEE:
	Park Square Enterprises, LLC, a Delaware limited liability company
Print Name:Address:	Name:
Print Name:Address:	
STATE OF FLORIDA)
COUNTY OF)
notarization this day of May, 2 Enterprises, LLC, a Delaware limit	as acknowledged before me by means of □ physical presence or □ online 024, by, as of Park Square ited liability company, on behalf of the company, and who □ is personally as identification.
	Print Name: Notary Public, State of Florida My Commission Expires: My Commission Number:

IN WITNESS WHEREOF, the undersigned on behalf of Grantee has executed this Agreement as of the Effective Date.

EXHIBIT "A"

REPLACEMENT EASEMENT PARCEL

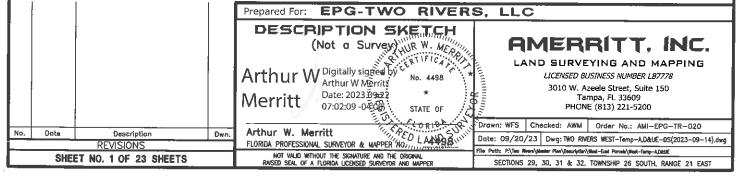
TWO RIVERS WEST TEMPORARY ACCESS, DRAINAGE AND UTILITY EASEMENTS

DESCRIPTION: Three (3) parcels of land lying in Sections 29, 30, 31 and 32, Township 26 South, Range 21 East, Pasco County, Florida and being more particularly described as follows:

PART 1

COMMENCE at the Southeast corner of the Southwest 1/4 of said Section 30, run thence along the East boundary of said Southwest 1/4 of Section 30, N.00°25'21"E., 438.47 feet to a point on a curve, said point also being the POINT OF BEGINNING; thence Northwesterly, 907.79 feet along the arc of a curve to the left having a radius of 1540.00 feet and a central angle of 33°46'27" (chord bearing N.60°46'55"W., 894.70 feet) to the Northeast corner of the property described in Special Warranty Deed, as recorded in Official Records Book 10536, Page 3133, of the Public Records of Pasco County, Florida; thence along the Northerly boundary of said property described in Special Warranty Deed, as recorded in Official Records Book 10536, Page 3133, the following three (3) courses: 1) continue Westerly, 94.07 feet along the arc of said curve to the left having the same radius of 1540.00 feet and a central angle of 03°30'00" (chord bearing N.79°25'08"W., 94.06 feet) to a point of tangency; 2) N.81°10'08"W., 110.45 feet to a point of curvature; 3) Southwesterly, 39.29 feet along the arc of a curve to the left having a radius of 25.00 feet and a central angle of 90°02'36" (chord bearing S.53°48'34"W., 35.37 feet) to a point of cusp; thence along a line lying 85.00 feet Southeasterly of and parallel with the Centerline of the existing asphalt pavement of Morris Bridge Road, N.08°47'16"E., 145.10 feet to a point on a curve on the Southerly boundary of the property as described in Special Warranty Deed, as recorded in Official Records Book 10783, Page 2694, of the Public Records of Pasco County, Florida; thence along said Southerly boundary of the property described in Special Warranty Deed, as recorded in Official Records Book 10783, Page 2694, the following three (3) courses: 1) Easterly, 1.98 feet along the arc of a curve to the left having a radius of 25.00 feet and a central angle of 04°32'43" (chord bearing S.78°53'47"E., 1.98 feet) to a point of tangency; 2) S.81°10'08"E., 133.58 feet to a point of curvature; 3) Easterly, 771.18 feet along the arc of a curve to the right having a radius of 1660.00 feet and a central angle of 26°37'04" (chord bearing S.67°51'36"E., 764.27 feet); thence continue Southeasterly, 147.82 feet along the arc of said curve to the right having the same radius of 1660.00 feet and a central angle of 05°06'08" (chord bearing S.52°00'00"E., 147.77 feet) to a point on the aforesaid Southerly boundary of the property described in Special Warranty Deed, as recorded in Official Records Book 10783, Page 2694; thence along said Southerly boundary of the property described in Special Warranty Deed, as recorded in Official Records Book 10783, Page 2694, the following three (3) courses: 1) continue Southeasterly, 621.43 feet along the arc of said curve to the right having the same radius of 1660.00 feet and a central angle of 21°26'56" (chord bearing S.38°43'28"E., 617.81 feet) to a point of tangency; 2) S.28°00'00"E., 244.29 feet to a point of curvature; 3) Southeasterly, 430.05 feet along the arc of a curve to the left having a radius of 1540.00 feet and a central angle of 16°00'00" (chord bearing S.36°00'00"E., 428.65 feet); thence continue Southeasterly, 241.90 feet along the arc of said curve to the left having the same radius of 1540.00 feet and a central angle of 09°00'00" (chord bearing S.48°30'00"E., 241.65 feet) to a point of

Legal Description continues on Sheet 2



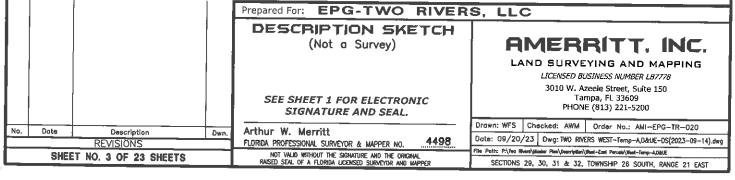
tangency; thence S.53°00'00"E., 425.31 feet to a point of curvature; thence Easterly, 88.29 feet along the arc of a curve to the left having a radius of 100.00 feet and a central angle of 50°35'09" (chord bearing S.78°17'35"E., 85.45 feet) to a point of reverse curvature; thence Easterly, 20.84 feet along the arc of a curve to the right having a radius of 152.00 feet and a central angle of 07°51'14" (chord bearing N.80°20'28"E., 20.82 feet) to a point of reverse curvature; thence Northeasterly, 82.50 feet along the arc of a curve to the left having a radius of 100.00 feet and a central angle of 47°16'04" (chord bearing N.60°38'02"E., 80.18 feet) to a point of tangency; thence N.37°00'00"E., 742.54 feet to a point on the Easterly boundary of the aforesaid property described in Special Warranty Deed, as recorded in Official Records Book 10783, Page 2694; thence along said Easterly boundary of the property described in Special Warranty Deed, as recorded in Official Records Book 10783, Page 2694, the following two (2) courses: 1) continue N.37°00'00"E., 432.36 feet to a point of curvature; 2) Northeasterly, 884.55 feet along the arc of a curve to the left having a radius of 3929.00 feet and a central angle of 12°53'57" (chord bearing N.30°33'01"E., 882.68 feet); thence continue Northeasterly, 150.97 feet along the arc of said curve to the left having the same radius of 3929.00 feet and a central angle of 02°12'06" (chord bearing N.23°00'00"E., 150.96 feet) to a point on the aforesaid Easterly boundary of the property described in Special Warranty Deed, as recorded in Official Records Book 10783, Page 2694; thence along said Easterly boundary of the property described in Special Warranty Deed, as recorded in Official Records Book 10783, Page 2694, continue Northerly, 535.49 feet along the arc of said curve to the left having the same radius of 3929.00 feet and a central angle of 07°48'32" (chord bearing N.17°59'41"E., 535.07 feet) to the Northeast corner of said property described in Special Warranty Deed, as recorded in Official Records Book 10783, Page 2694; thence continue Northerly, 165.13 feet along the arc of said curve to the left having the same radius of 3929.00 feet and a central angle of 02°24'29" (chord bearing N.12°53'11"E., 165.12 feet) to a point of tangency; thence N.11°40'56"E., 356.52 feet to a point of curvature; thence Northwesterly, 38.86 feet along the arc of a curve to the left having a radius of 25.00 feet and a central angle of 89°03'52" (chord bearing N.32°51'00"W., 35.07 feet) to a point of cusp on the Southerly boundary of the right-of-way for STATE ROAD No. 56 (Florida Department of Transportation Parcel 105A), according to County Deed, as recorded in Official Records Book 9430, Page 740, of the Public Records of Pasco County, Florida; thence along said Southerly boundary of the right-of-way for STATE ROAD No. 56 (Florida Department of Transportation Parcel 105A), Easterly, 191.19 feet along the arc of a curve to the left having a radius of 5854.58 feet and a central angle of 01°52'16" (chord bearing S.78°19'04"E., 191.18 feet) to a point of cusp; thence Southwesterly, 38.86 feet along the arc of a curve to the left having a radius of 25.00 feet and a central angle of 89°03'52" (chord bearing S.56°12'52"W., 35.07 feet) to a point of tangency; thence S.11°40'56"W., 356.52 feet to a point of curvature; thence Southerly, 33.91 feet along the arc of a curve to the right having a radius of 4071.00 feet and a central angle of 00°28'38" (chord bearing S.11°55'15"W., 33.91 feet) to the Northwest corner of the property described in Special Warranty Deed, as recorded in Official Records Book 10856, Page 3896, of the Public Records of Pasco County, Florida; thence along the Westerly boundary of said property described in Special Warranty Deed, as recorded in Official Records Book 10856, Page 3896, continue Southerly, 1081.29 feet along the arc of said curve to the right having the same radius of 4071.00 feet and a central angle of 15°13'05" (chord bearing

Legal Description continues on Sheet 3

				Prepared For: EPG-IWO RIVER	S, LLC
i 				DESCRIPTION SKETCH (Not a Survey)	AMERRITT, INC. LAND SURVEYING AND MAPPING
! 				SEE SHEET 1 FOR ELECTRONIC SIGNATURE AND SEAL.	LICENSED BUSINESS NUMBER LB7778 3010 W. Azeele Street, Suite 150 Tampa, FL 33609 PHONE (813) 221-5200
No,	Date	Description	Dwn.	Arthur W. Merritt	Drawn: WFS Checked: AWM Order No.: AMI-EPG-TR-020
	REVISIONS			FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. 4498	Date: 09/20/23 Dwg: TWO RIVERS WEST-Temp-A,D&UE-DS(2023-09-14).dwg
	SHEET NO. 2 OF 23 SHEETS			NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL	File Petro P:\Two Rivers\Member Plen\Description\Wast-East Porcels\Wast-Temp-A,DMJE
	SHEET NO. 2 OF 23 SHEETS			RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER	SECTIONS 29, 30, 31 & 32, TOWNSHIP 26 SOUTH, RANGE 21 EAST

S.19°46'07"W., 1078.11 feet); thence continue Southwesterly, 683.69 feet along the arc of said curve to the right having the same radius of 4071.00 feet and a central angle of 09°37'20" (chord bearing S.32°11'20"W., 682.88 feet) to a point of tangency; thence S.37°00'00"W., 1174.90 feet to a point of curvature; thence Southerly, 82.50 feet along the arc of a curve to the left having a radius of 100.00 feet and a central angle of 47°16'04" (chord bearing S.13°21'58"W., 80.18 feet) to a point of reverse curvature; thence Southerly, 13.36 feet along the arc of a curve to the right having a radius of 152.00 feet and a central angle of 05°02'05" (chord bearing S.07°45'02"E., 13.35 feet) to a point of reverse curvature; thence Southeasterly, 93.21 feet along the arc of a curve to the left having a radius of 100.00 feet and a central angle of 53°24'18" (chord bearing S.31°56'08"E., 89.87 feet) to a point of compound curvature; thence Easterly, 2184.77 feet along the arc of a curve to the left having a radius of 2040.00 feet and a central angle of 61°21'43" (chord bearing S.89°19'09"E., 2081.85 feet) to a point of tangency; thence N.60°00'00"E., 30.00 feet to the Southwest corner of the aforesaid property described in Special Warranty Deed, as recorded in Official Records Book 10856, Page 3896, of the Public Records of Pasco County, Florida; thence along the Southerly boundary of said property described in Special Warranty Deed, as recorded in Official Records Book 10856, Page 3896, the following two (2) courses: 1) continue, N.60°00'00"E., 670.00 feet to a point of curvature; 2) Easterly, 601.42 feet along the arc of a curve to the right having a radius of 2160.00 feet and a central angle of 15°57'12" (chord bearing N.67°58'36"E., 599.48 feet) to the Southeast corner of said property described in Special Warranty Deed, as recorded in Official Records Book 10856, Page 3896; thence continue Easterly, 2102.06 feet along the arc of said curve to the right having the same radius of 2160.00 feet and a central angle of 55°45'32" (chord bearing S.76°10'02"E., 2020.09 feet) to a point hereinafter referred to as POINT "A"; thence S.41°42'44"W., 100.00 feet to a point on a curve; thence Westerly, 2578.32 feet along the arc of a curve to the left having a radius of 2060.00 feet and a central angle of 71°42'44" (chord bearing N.84°08'38"W., 2413.29 feet) to a point of tangency; thence S.60°00'00"W., 319.55 feet; thence S.30°00'00"E., 20.00 feet; thence S.60°00'00"W., 380.45 feet to a point of curvature; thence Westerly, 2328.62 feet along the arc of a curve to the right having a radius of 2160.00 feet and a central angle of 61°46'06" (chord bearing N.89°06'57"W., 2217.48 feet) to a point of reverse curvature; thence Westerly, 83.90 feet along the arc of a curve to the left having a radius of 100.00 feet and a central angle of 48°04'19" (chord bearing N.82°16'03"W., 81.46 feet) to a point of reverse curvature; thence Westerly, 36.85 feet along the arc of a curve to the right having a radius of 152.00 feet and a central angle of 13°53'22" (chord bearing S.80°38'28"W., 36.76 feet) to a point of reverse curvature; thence Southwesterly, 88.29 feet along the arc of a curve to the left having a radius of 100.00 feet and a central angle of 50°35'09" (chord bearing S.62°17'35"W., 85.45 feet) to a point hereinafter referred to as POINT "B"; thence N.53°00'00"W., 120.00 feet to a point on a curve; thence Northerly, 88.29 feet along the arc of a curve to the left having a radius of 100.00 feet and a central angle of 50°35'09" (chord bearing N.11°42'25"E., 85.45 feet) to a point of reverse curvature; thence Northerly, 29.64 feet along the arc of a curve to the right having a radius of 152.00 feet and a central angle of 11°10'18" (chord bearing N.08°00'00"W., 29.59 feet) to a point of reverse curvature; thence Northwesterly, 88.29 feet along the arc of a curve to the left having a radius of 100.00 feet and a central angle of 50°35'09" (chord bearing N.27°42'25"W., 85.45 feet) to a point of

Legal Description continues on Sheet 4



tangency; thence N.53°00'00"W., 425.31 feet to a point of curvature; thence Northwesterly, 724.31 feet along the arc of a curve to the right having a radius of 1660.00 feet and a central angle of 25°00'00" (chord bearing N.40°30'00"W., 718.58 feet) to a point of tangency; thence N.28°00'00"W., 244.29 feet to a point of curvature; thence Northwesterly, 427.22 feet along the arc of a curve to the left having a radius of 1540.00 feet and a central angle of 15°53'41" (chord bearing N.35°56'51"W., 425.85 feet) to the **POINT OF BEGINNING**.

Containing 35.387 acres, more or less.

TOGETHER with the following described parcel:

PART 2

From a point previously referred to as **POINT "A"** for the **POINT OF BEGINNING** of the herein described parcel of land, run thence Southerly, 2118.86 feet along the arc of a curve to the right having a radius of 2160.00 feet and a central angle of 56°12'16" (chord bearing S.20°11'08"E., 2034.92 feet) to a point of tangency; thence S.07°55'00"W., 100.00 feet to a point of curvature; thence Southerly, 958.36 feet along the arc of a curve to the left having a radius of 2040.00 feet and a central angle of 26°55'00" (chord bearing S.05°32'30"E., 949.57 feet) to a point of tangency; thence S.19°00'00"E., 19.51 feet; thence S.16°42'34"E., 237.13 feet to a point of curvature; thence Southerly, 344.18 feet along the arc of a curve to the right having a radius of 3600.00 feet and a central angle of 05°28'40" (chord bearing S.13°58'14"E., 344.04 feet) to a point of compound curvature; thence Southerly, 419.50 feet along the arc of a curve to the right having a radius of 2140.00 feet and a central angle of 11°13'54" (chord bearing S.05°36'57"E., 418.83 feet) to a point of tangency; thence SOUTH, 362.13 feet to a point on the South boundary of the Southeast 1/4 of the aforesaid Section 32; thence along said South boundary of the Southeast 1/4 of Section 32, S.89°50'09"W., 80.00 feet; thence NORTH, 362.36 feet to a point of curvature; thence Northerly, 683.12 feet along the arc of a curve to the left having a radius of 2060.00 feet and a central angle of $19^{\circ}00'00"$ (chord bearing $N.09^{\circ}30'00"W$., 680.00feet) to a point of tangency; thence N.19°00'00"W., 309.91 feet to a point of curvature; thence Northerly, 1005.34 feet along the arc of a curve to the right having a radius of 2140.00 feet and a central angle of 26°55'00" (chord bearing N.05°32'30"W., 996.12 feet) to a point of tangency; thence N.07°55'00"E., 100.00 feet to a point of curvature; thence Northerly, 2020.77 feet along the arc of a curve to the left having a radius of 2060.00 feet and a central angle of 56°12'16" (chord bearing N.20°11'08"W., 1940.71 feet); thence N.41°42'44"E., 100.00 feet to the **POINT OF BEGINNING.**

Containing 9.870 acres, more or less.

ALSO TOGETHER with the following described parcel:

Legal Description continues on Sheet 5

				Prepared For: EPG-TWO RIVER	S, LLC		
				DESCRIPTION SKETCH (Not a Survey)	AMERRITT, INC.		
				SEE SHEET 1 FOR ELECTRONIC SIGNATURE AND SEAL.	LAND SURVEYING AND MAPPING LICENSED BUSINESS NUMBER LB7778 3010 W. Azeele Street, Suite 150 Tampa, FL 33609 PHONE (813) 221-5200		
No.	Date	Description	Dwn.	Arthur W. Merritt	Drawn: WFS Checked: AWM Order No.: AMI-EPG-TR-020		
SHEET NO. 4 OF 23 SHEETS				FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO	File Poths: P\Tun River\Memir Pie\Devr\ptic\River\Memir Pie\Devr\ptic\\text{River\Memir Pie\Devr\ptic\\text{River\Memir Pie\Devr\ptic\\text{River\Memir Pie\Devr\ptic\\text{River\Memir Pie\Devr\ptic\\text{River\Memir Pie\Devr\ptic\\text{River\Memir Pie\Devr\ptic\\text{River\Memir Pie\Devr\ptic\\text{River\Memir Pie\Devr\ptic\\\text{River\Memir Pie\Devr\ptic\\\text{River\Memir Pie\Devr\ptic\\\\text{River\Memir Pie\Devr\ptic\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\		

PART 3

From a point previously referred to as POINT "B" for the POINT OF BEGINNING of the herein described parcel of land, run thence S.37°00'00"W., 47.38 feet; thence S.39°17'02"W., 501.87 feet; thence S.37°00'00"W., 187.41 feet to a point of curvature; thence Southwesterly, 1006.71 feet along the arc of a curve to the left having a radius of 2060.00 feet and a central angle of 28°00'00" (chord bearing S.23°00'00"W., 996.72 feet) to a point of tangency; thence S.09°00'00"W., 1125.20 feet; thence S.10°08'45"W., 1038.34 feet to a point of curvature; thence Southerly, 325.77 feet along the arc of a curve to the left having a radius of 1860.00 feet and a central angle of 10°02'06" (chord bearing S.05°07'42"W., 325.36 feet) to a point of tangency; thence S.00°06'38"W., 195.36 feet to a point on the South boundary of the Southeast 1/4 of the aforesaid Section 31; thence along said South boundary of the Southeast 1/4 of Section 31, S.89°43'35"W., 70.00 feet to the South 1/4 corner of said Section 31; thence along the South boundary of the Southwest 1/4 of said Section 31, N.89°56'39"W., 30.00 feet; thence N.00°06'38"E., 195.86 feet to a point of curvature; thence Northerly, 343.29 feet along the arc of a curve to the right having a radius of 1960.00 feet and a central angle of 10°02'06" (chord bearing N.05°07'42"E., 342.85 feet) to a point of tangency; thence N.10°08'45"E., 1037.34 feet; thence N.09°00'00"E., 1124.20 feet to a point of curvature; thence Northeasterly, 1055.58 feet along the arc of a curve to the right having a radius of 2160.00 feet and a central angle of 28°00'00" (chord bearing N.23°00'00"E., 1045.10 feet) to a point of tangency; thence N.37°00'00"E., 736.27 feet; thence S.53°00'00"E., 120.00 feet to the **POINT OF BEGINNING**.

Containing 10.376 acres, more or less.

ALTOGETHER containing 55.633 acres, more or less.

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		ļ		Prepared For: EPG-TWO RIVERS, LLC					
				DESCRIPTION SKETCH	AMERRITT, INC. LAND SURVEYING AND MAPPING LICENSED BUSINESS NUMBER LB7776				
ı				(Not a Survey)					
			1 1						
					3010 W. Azeele Street, Suite 150				
				SEE SHEET 1 FOR ELECTRONIC SIGNATURE AND SEAL.	Tampa, FL 33609 PHONE (813) 221-5200				
No.	Date	Description	Dwn.	Arthur W. Merritt	Drawn: WFS Checked: AWM Order No.: AMI-EPG-TR-020				
REVISIONS				FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. 4498	Date: 09/20/23 Dwg:TWO RIVERS WEST-Temp-A,D&UE-DS(2023-09-14).dwg				
	SHEE	T NO. 5 OF 23 SHEETS		NOT VALID WITHOUT THE SIGNATURE AND THE DRIGINAL	File Path: P:\Two Nivery\Moster Plan\Description\West-East Parasin\West-Terror-A.DeLE				
				RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER	SECTIONS 29, 30, 31 & 32, TOWNSHIP 26 SOUTH, RANGE 21 EAST				

CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
1	1540.00	33'46'27"	907.79	894.70	N.60°46'55"W.
2	1540.00	03*30'00"	94.07	94.06	N.79°25'08"W.
3	25.00	90'02'36"	39.29	35.37	S.53'48'34"W.
4	25.00	04"32'43"	1.98	1.98	S.78'53'47"E.
5	1660.00	26'37'04"	771.18	764.27	S.67'51'36"E.
6	1660.00	05'06'08"	147.82	147.77	S.52'00'00"E.
7	1660.00	21'26'56"	621.43	617.81	S.38'43'28"E.
8	1540.00	16'00'00"	430.05	428.65	S.36'00'00"E.
9	1540.00	09.00,00,	241.90	241.65	S.48'30'00"E.
10	100.00	50'35'09"	88.29	85.45	S.78'17'35"E.
11	152.00	07'51'14"	20.84	20.82	N.80°20'28"E.
12	100.00	47'16'04"	82.50	80.18	N.60°38'02"E.
13	3929.00	12'53'57"	884.55	882.68	N.30'33'01"E.
14	3929.00	02'12'06"	150.97	150.96	N.23'00'00"E.
15	3929.00	07'48'32"	535.49	535.07	N.17*59'41"E.
16	3929.00	02'24'29"	165.13	165.12	N.12'53'11"E.
17	25.00	89'03'52"	38.86	35.07	N.32*51'00"W.
18	5854.58	01'52'16"	191.19	191.18	S.78°19'04"E.
19	25.00	89'03'52"	38.86	35.07	S.56'12'52"W.
20	4071.00	00'28'38"	33.91	33.91	S.11'55'15"W.
21	4071.00	15'13'05"	1081.29	1078.11	S.19'46'07"W.
22	4071.00	09'37'20"	683.69	682.88	S.32'11'20"W.
23	100.00	47'16'04"	82.50	80.18	S.13°21'58"W.
24	152.00	05'02'05"	13.36	13.35	S.07°45'02"E.
25	100.00	53*24'18"	93.21	89.87	S.31°56'08"E.
26	2040.00	61°21'43"	2184.77	2081.85	S.89°19'09"E.
27	2160.00	15'57'12"	601.42	599.48	N.67'58'36"E.
28	2160.00	55'45'32"	2102.06	2020.09	S.76'10'02"E.
29	2060.00	71'42'44"	2578.32	2413.29	N.84°08'38"W.
31	2160.00	61°46'06"	2328.62	2217.48	N.89'06'57"W.
32	100.00	48'04'19"	83.90	81.46	N.82'16'03"W.
33	152.00	13'53'22"	36.85	36.76	S.80°38'28"W.
34	100.00	50'35'09"	88.29	85.45	S.62°17'35"W.
35	100.00	50"35'09"	88.29	85.45	N.11'42'25"E.

CURVE DATA TABLE CONTINUED ON SHEET 7

				Prepared For: EPG-TWO RIVERS, LLC					
				DESCRIPTION SKETCH (Not a Survey) SEE SHEET 1 FOR ELECTRONIC	AMERRITT, INC. LAND SURVEYING AND MAPPING LICENSED BUSINESS NUMBER LB7778 3010 W. Azeele Street, Suite 150 Tampa, FL 33609				
				SIGNATURE AND SEAL.	PHONE (813) 221-5200				
No.	Date	Description	Dwn.	Arthur W. Merritt	Drawn: WFS Checked: AWM Order No.: AMI-EPG-TR-020				
REVISIONS			FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. 4498	Date: 09/20/23 Dwg: TWO RIVERS WEST-Temp-A,D&UE-0S(2023-09-14).dwg					
SHEET NO. 6 OF 23 SHEETS			-	NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL	File Poth: P:\Two Rivers\Meeter Plen\Description\West-Exel Purvais\West-Temp-4,DBUE				
				RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER	SECTIONS 29, 30, 31 & 32, TOWNSHIP 26 SOUTH, RANGE 21 EAST				

CONTINUATION OF CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
36	152.00	11'10'18"	29.64	29.59	N.08'00'00"W.
37	100.00	50'35'09"	88.29	85.45	N.27°42'25"W.
38	1660.00	25'00'00"	724.31	718.58	N.40'30'00"W.
39	1540.00	15'53'41"	427.22	425.85	N.35'56'51"W.
47	2160.00	56*12'16"	2118.86	2034.92	S.20"11'08"E.
48	2040.00	26'55'00"	958.36	949.57	S.05°32'30"E.
49	3600.00	05*28'40"	344.18	344.04	S.13°58'14"E.
50	2140.00	11"13'54"	419.50	418.83	S.05'36'57"E.
51	2060.00	19'00'00"	683.12	680.00	N.09'30'00"W.
52	2140.00	26'55'00"	1005.34	996.12	N.05'32'30"W.
53	2060.00	56'12'16"	2020.77	1940.71	N.20'11'08"W.
54	2060.00	28'00'00"	1006.71	996.72	S.23'00'00"W.
55	55 1860.00 10'02'06"		325.77	325.36	S.05'07'42"W.
56	1960.00	10'02'06"	343.29	342.85	N.05'07'42"E.
57	57 2160.00 28'00'00"		1055.58	1045.10	N.23'00'00"E.

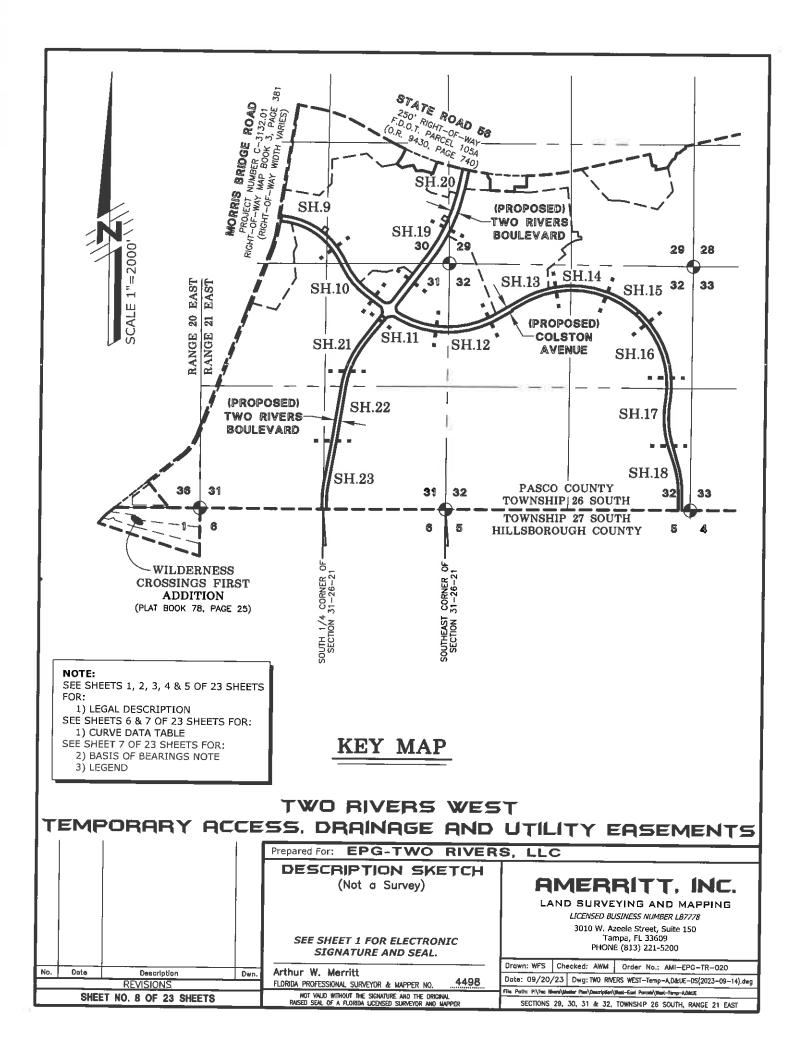
BASIS OF BEARINGS

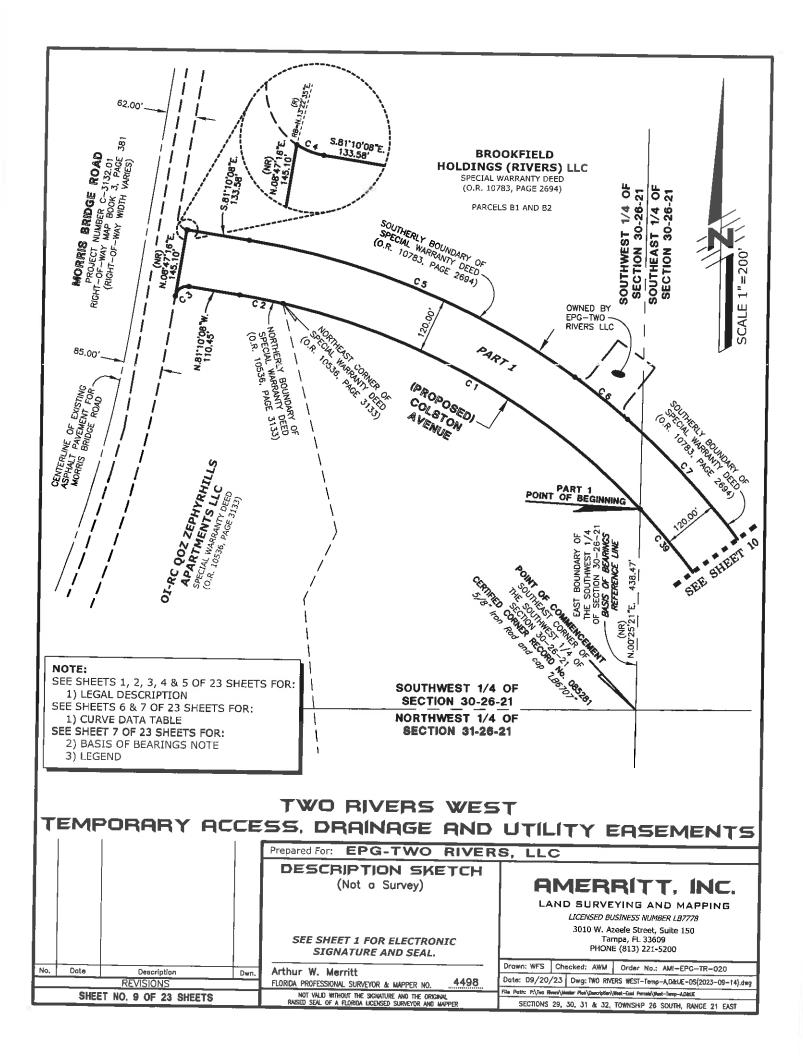
The East boundary of the Southwest 1/4 of Section 30, Township 26 South, Range 21 East, Pasco County, Florida, has a Grid bearing of N.00°25'21"E. The Grid Bearings as shown hereon refer to the State Plane Coordinate System, North American Horizontal Datum of 1983 (NAD 83 - 2011 ADJUSTMENT) for the West Zone of Florida.

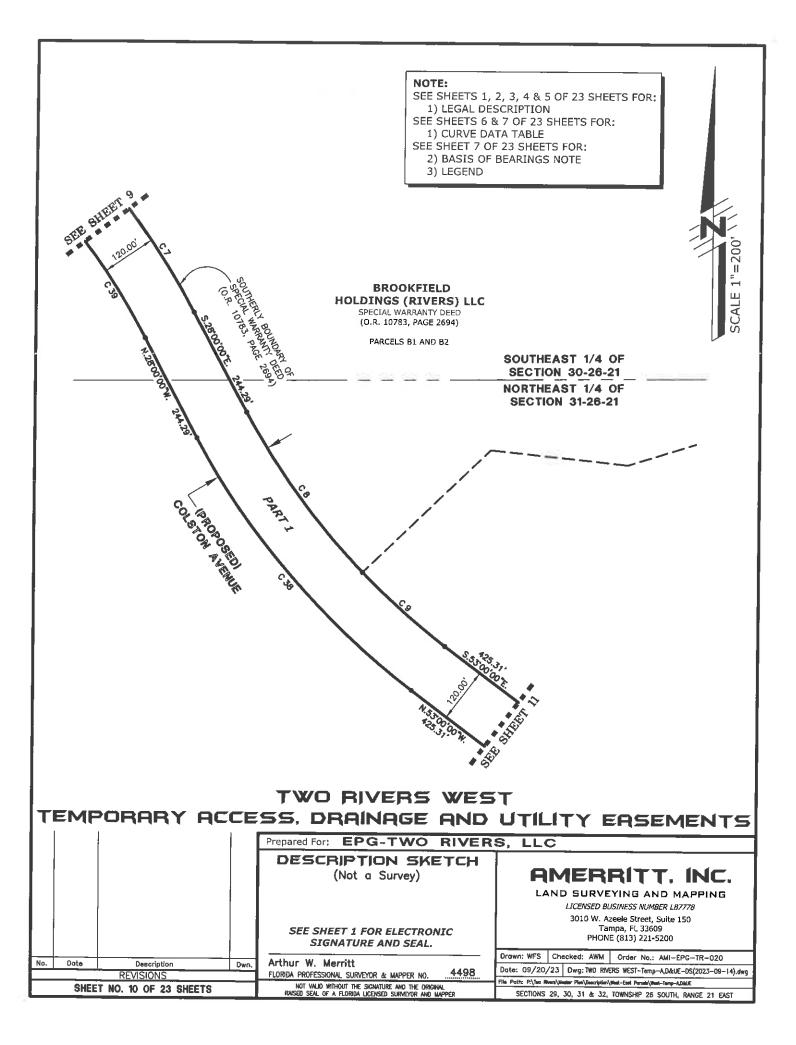
LEGEND:

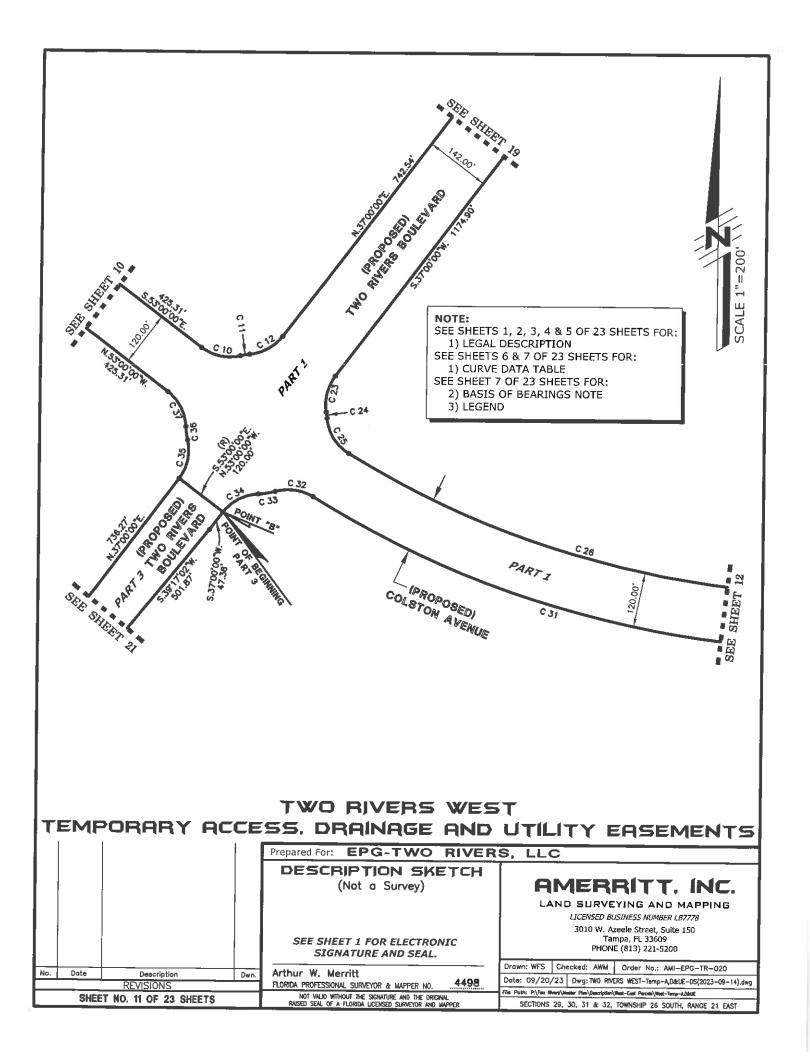
- 1. (R) indicates radial line
- 2. (NR) indicates non-radial line
- 3. RB Reference Bearing
- 4. SH. Sheet
- 5. O.R. Official Records Book
- 6. F.D.O.T. Florida Department of Transportation

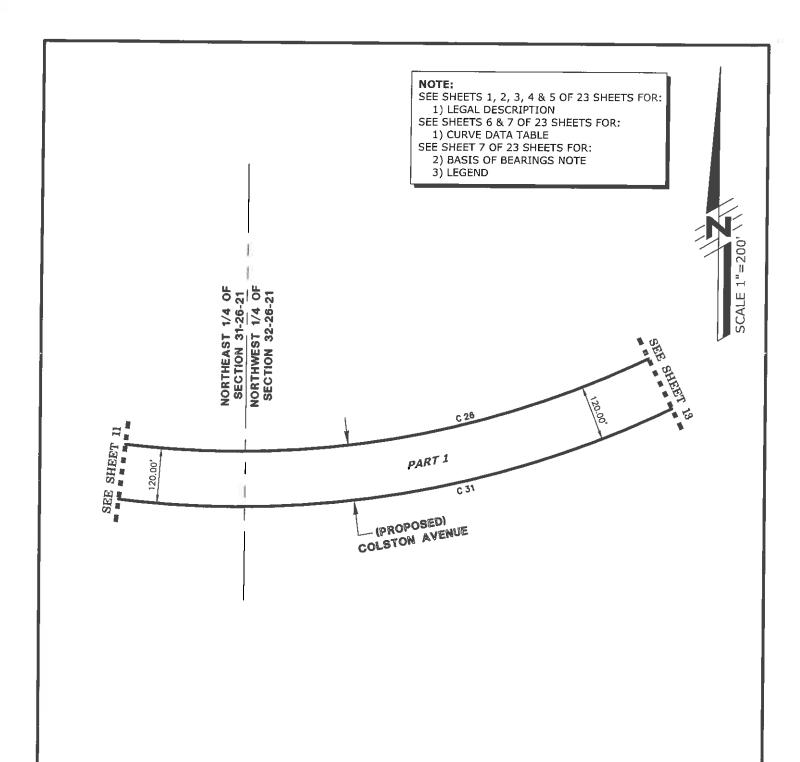
				Prepared For: EPG-TWO RIVERS, LLC					
				DESCRIPTION SKETCH (Not a Survey) SEE SHEET 1 FOR ELECTRONIC SIGNATURE AND SEAL.	AMERRITT, INC. LAND SURVEYING AND MAPPING LICENSED BUSINESS NUMBER LB7778 3010 W. Azeele Street, Suite 150 Tampa, FL 33609 PHONE (813) 221-5200				
No.	Date	Description	Dwn.	Arthur W. Merritt	Drawn: WFS Checked: AWM Order No.; AMI-EPG-TR-020				
REVISIONS SHEET NO. 7 OF 23 SHEETS				FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO	File Poth: P.\Texture Remarksheet Plant\texture Remarksheet - East Pornalise-Time-Apolitic SECTIONS 29, 30, 31 & 32, TOWNSHIP 26 SOUTH, RANGE 21 EAST				



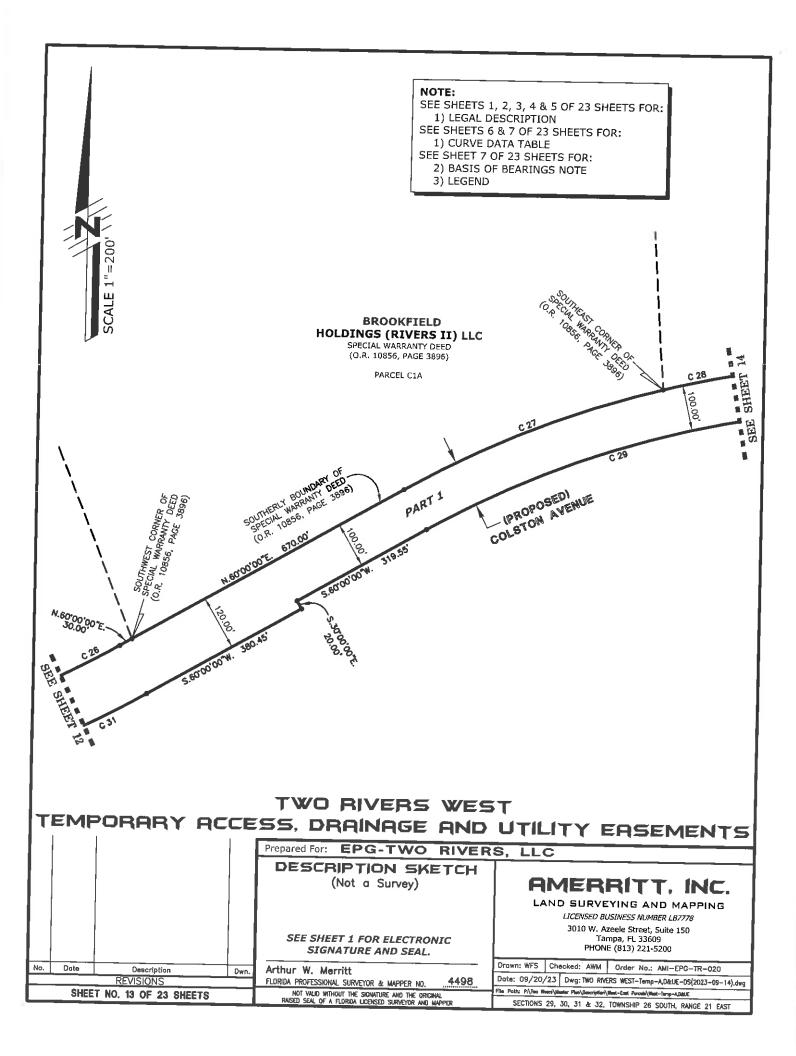


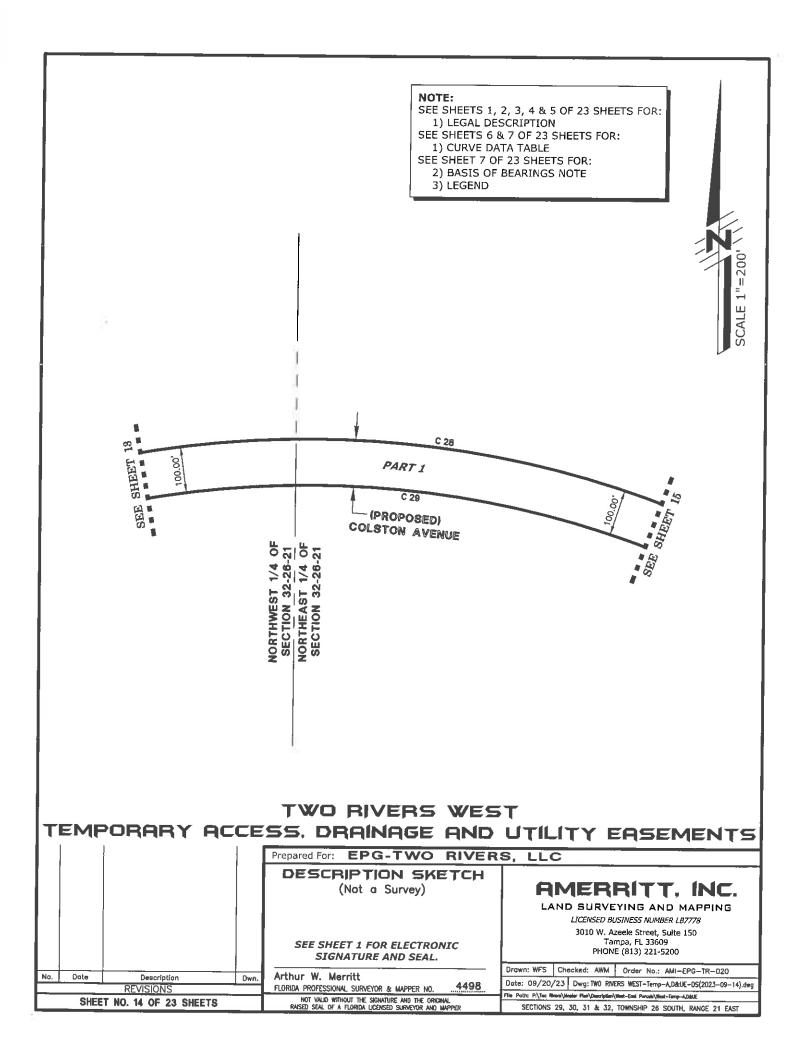






Prepared For: EPG-TWO RIVERS, LLC DESCRIPTION SKETCH AMERRITT, INC. (Not a Survey) LAND SURVEYING AND MAPPING LICENSED BUSINESS NUMBER LB7778 3010 W. Azeele Street, Suite 150 Tampa, FL 33609 SEE SHEET 1 FOR ELECTRONIC PHONE (813) 221-5200 SIGNATURE AND SEAL. Drawn: WFS | Checked: AWM | Order No.: AMI-EPG-TR-020 Arthur W. Merritt No. Dwn. Description Date: 09/20/23 Dwg: TWO RIVERS WEST-Temp-A,D&UE-DS(2023-09-14).dwg FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. 4498 REVISIONS File Poth: P:\Two Rivers\idealer Plen\Description\Nunt-East Porcelo\West-Tump-AdetUE NOT VALID WITHOUT THE SICNATURE AND THE ORICINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER SHEET NO. 12 OF 23 SHEETS SECTIONS 29, 30, 31 & 32, TOWNSHIP 26 SOUTH, RANGE 21 EAST







SEE SHEETS 1, 2, 3, 4 & 5 OF 23 SHEETS FOR:

SCALE 1"=200

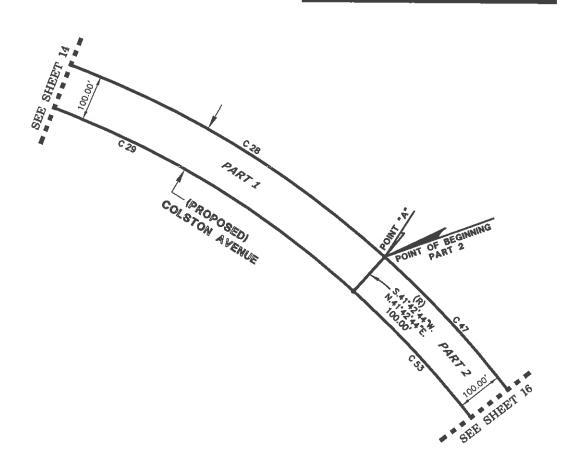
1) LEGAL DESCRIPTION

SEE SHEETS 6 & 7 OF 23 SHEETS FOR:

1) CURVE DATA TABLE

SEE SHEET 7 OF 23 SHEETS FOR:

- 2) BASIS OF BEARINGS NOTE
- 3) LEGEND

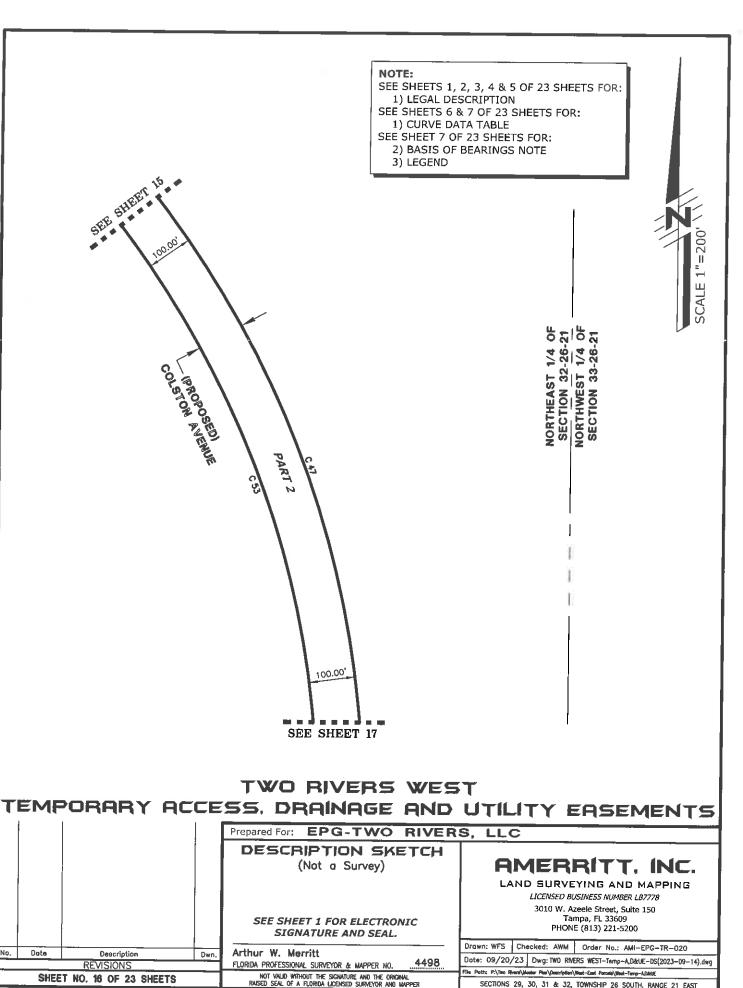


TWO RIVERS WEST TEMPORARY ACCESS, DRAINAGE AND UTILITY EASEMENTS

				Prepared For: EPG-TWO RIVERS, LLC				
		1		DESCRIPTION SKETCH (Not a Survey)	AMERRITT, INC.			
					LAND SURVEYING AND MAPPING LICENSED BUSINESS NUMBER LB7778 3010 W. Azeele Street, Suite 150			
				SEE SHEET 1 FOR ELECTRONIC SIGNATURE AND SEAL.	Tampa, FL 33609 PHONE (813) 221-5200			
No.	Date	Description	Dwn.	Arthur W. Merritt	Drawn: WFS Checked: AWM Order No.: AMI-EPG-TR-020			

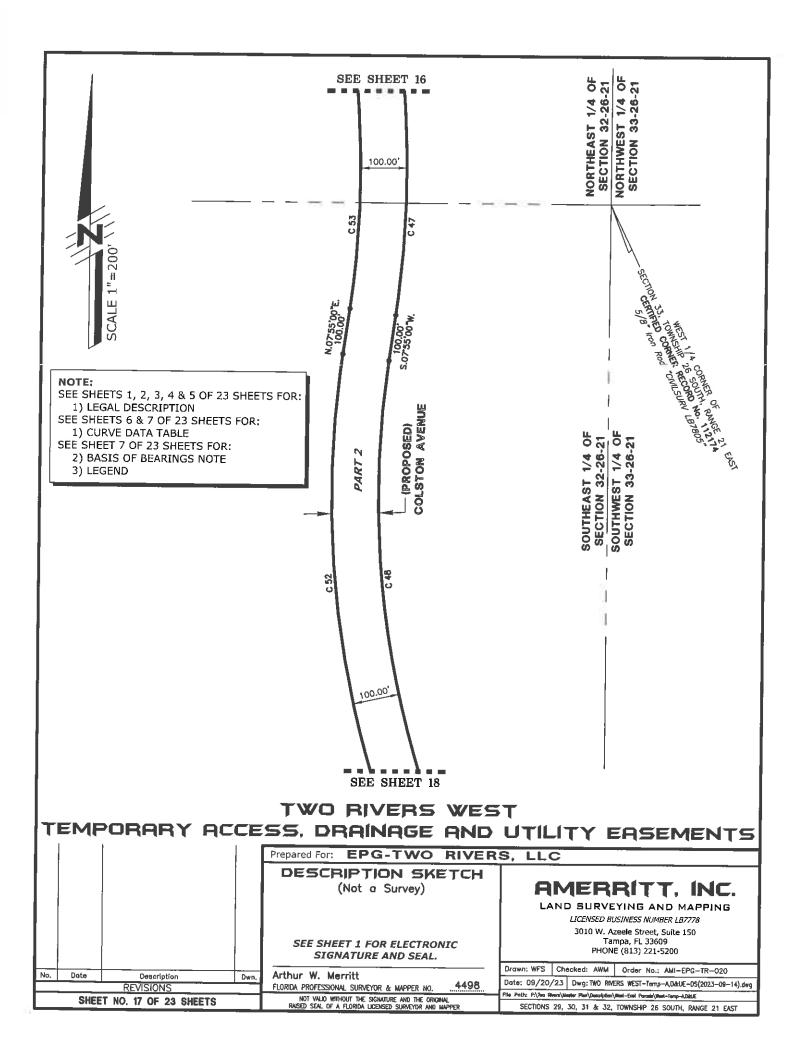
SHEET NO. 15 OF 23 SHEETS

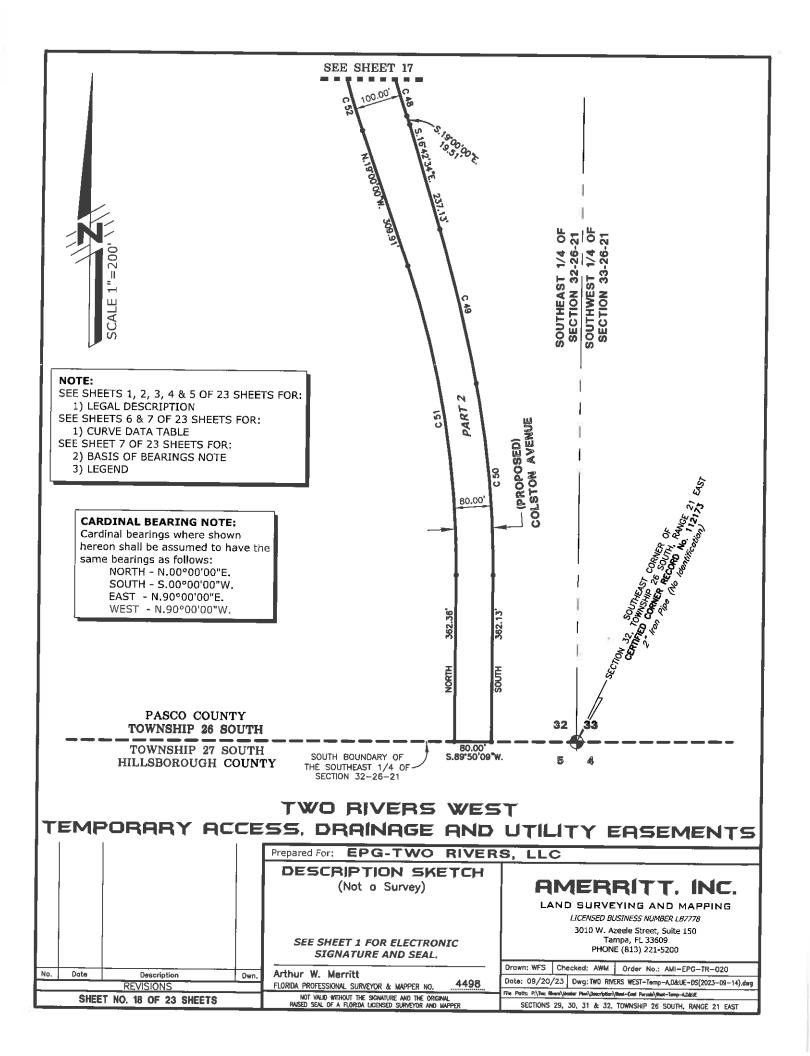
 Date: 09/20/23 Dwg: TWO RIVERS WEST-Temp-A,Ddt/E-05(2023-09-14).dwg
File Putt: P\Two River\table Plen\Decrytary\table Flen\Decrytary\table Flen\Decrytary\ta

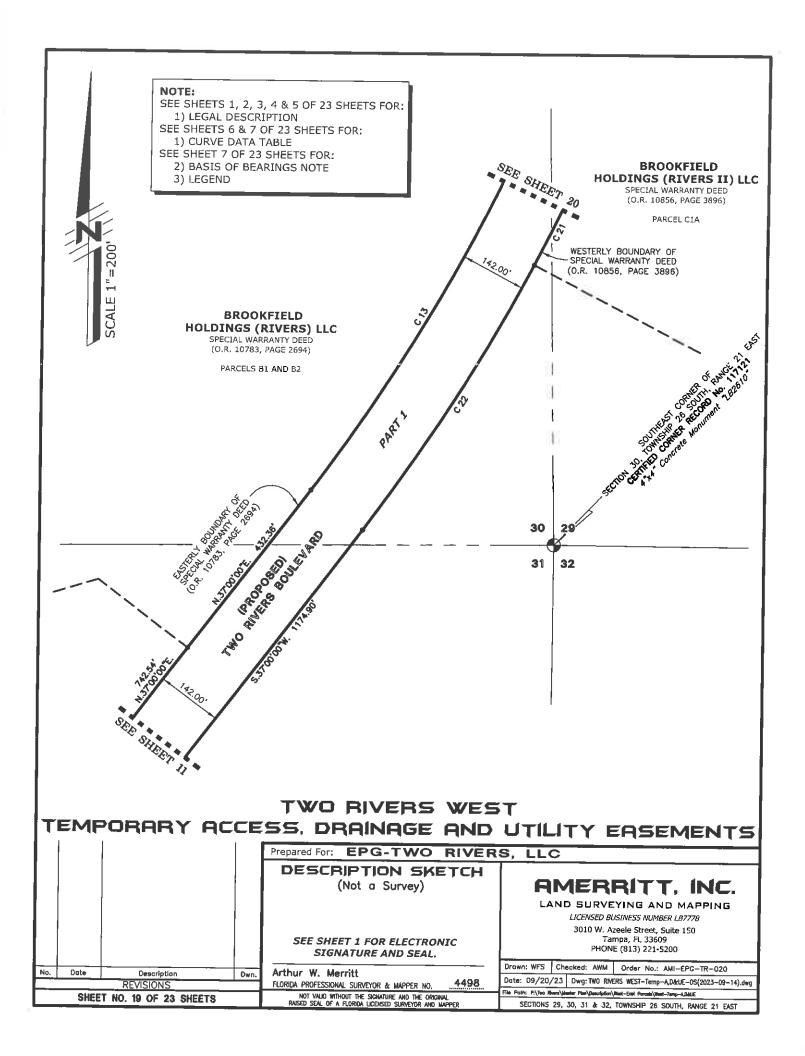


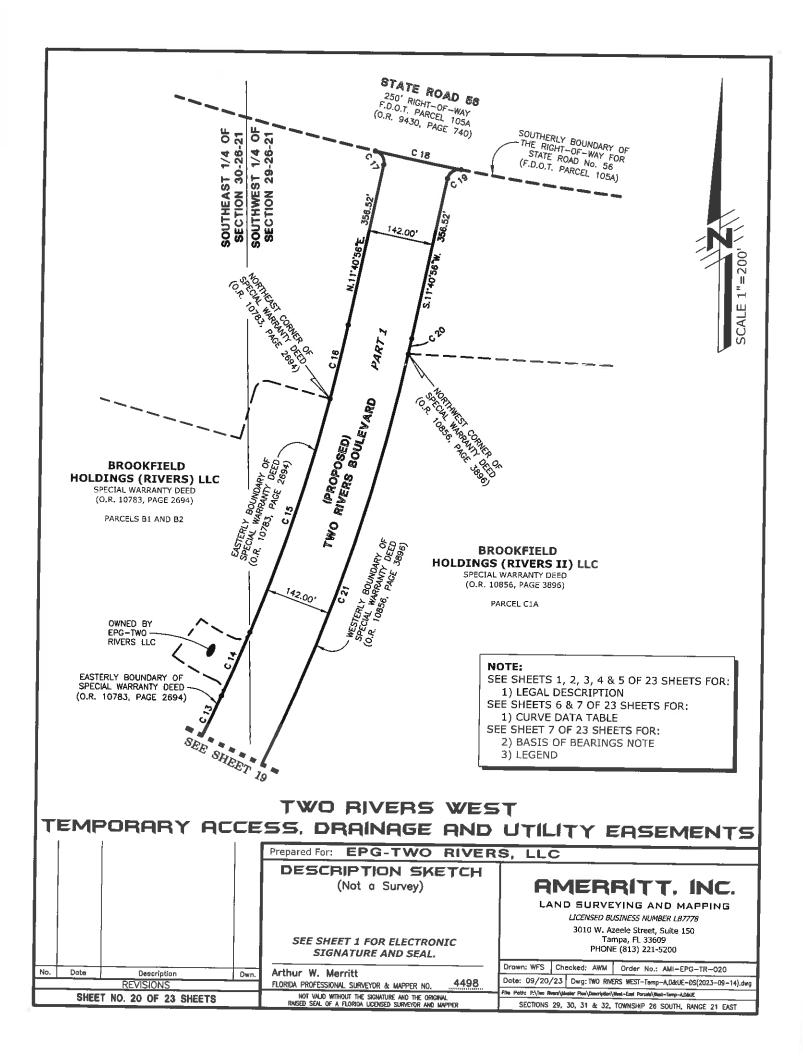
SECTIONS 29, 30, 31 & 32, TOWNSHIP 26 SOUTH, RANGE 21 EAST

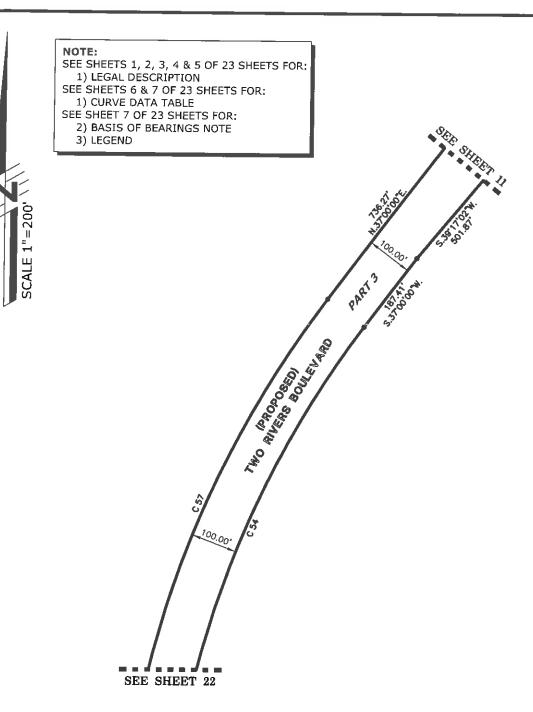
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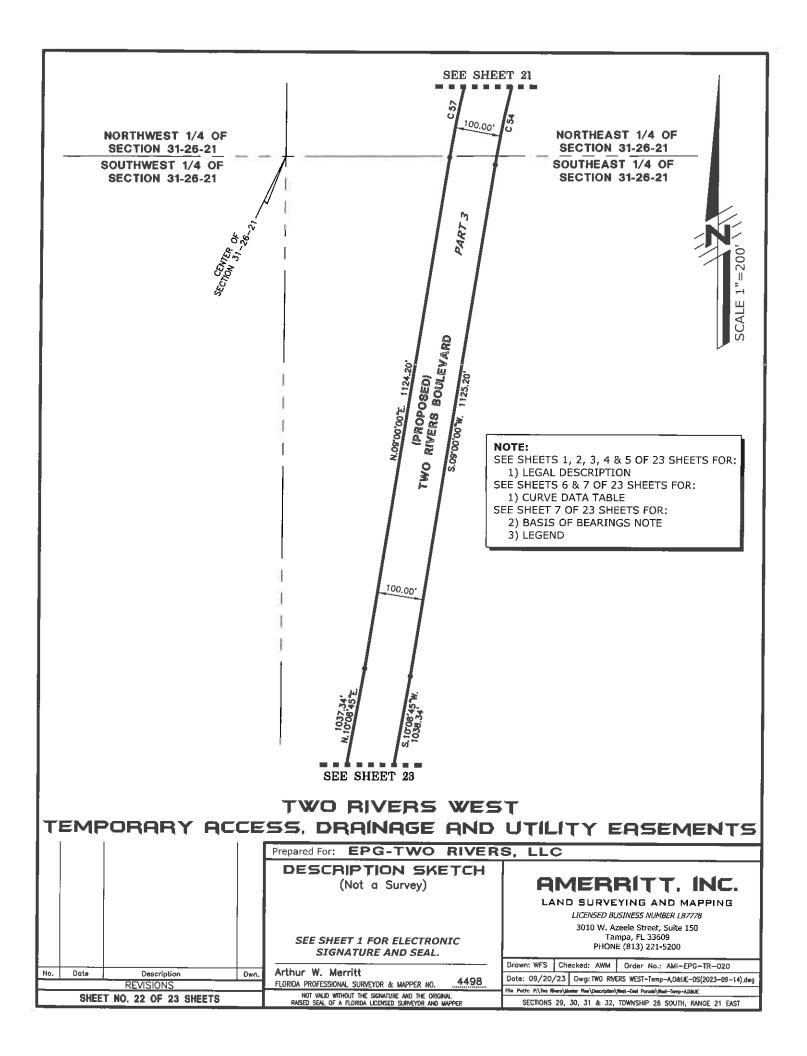


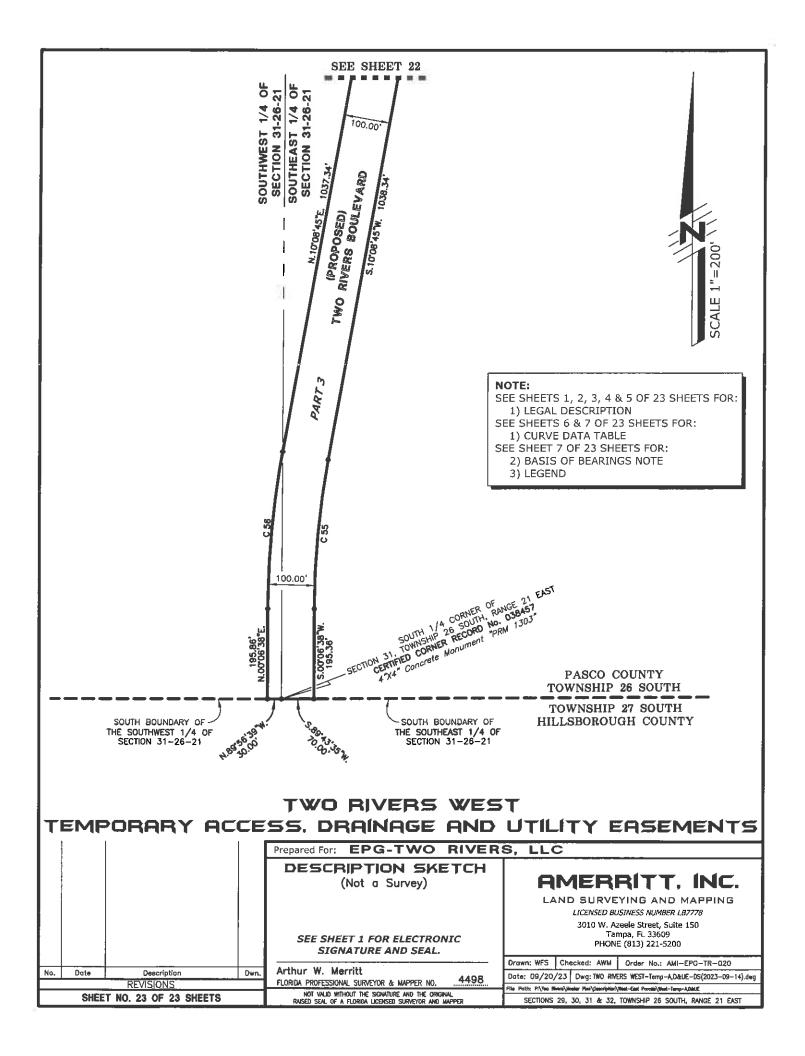






l i l			Prepared For: EPG-TWO RIVERS, LLC			
			DESCRIPTION SKETCH (Not a Survey)	AMERRITT, INC. LAND SURVEYING AND MAPPING LICENSED BUSINESS NUMBER LB7778 3010 W. Azeele Street, Suite 150		
			SEE SHEET 1 FOR ELECTRONIC SIGNATURE AND SEAL.	Tampa, FL 33609 PHONE (813) 221-5200		
No. Date	Description	Dwn.	Arthur W. Merritt	Drawn: WFS Checked: AWM Order No.: AMI-EPG-TR-020		
REVISIONS			FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. 4498	Date: 09/20/23 Dwg: TWO RIVERS WEST-Temp-A,D&uE-DS(2023-09-14).dwg		
SHEET NO. 21 OF 23 SHEETS			NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL	File Poth: P:\fino Brear\Meater Pice\Description\West-East Aurosis\West-Terror-Aphilit		
			RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER	SECTIONS 29, 30, 31 & 32, TOWNSHIP 26 SOUTH, RANGE 21 EAST		





This instrument was prepared by and should be returned to:

Robert L. Barnes, Jr., Esq. Robert L. Barnes, Jr., PL 111 S. Armenia Ave., Suite 202 Tampa, Florida 33609

ACKNOWLEDGEMENT, REAFFIRMATION AND PARTIAL RELEASE OF TEMPORARY ACCESS AND UTILITIES EASEMENT AGREEMENT

THIS ACKNOWLEDGEMENT, REAFFIRMATION AND PARTIAL RELEASE OF TEMPORARY ACCESS AND UTILITIES EASEMENT AGREEMENT (the "Agreement") is made as of May _____, 2024 (the "Effective Date") by and among the Two Rivers West Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, whose address is 2005 Pan Am Circle Ste 300, Tampa, Florida 33607 (the "CDD" or, at times, the "Successor Grantor"), and M/I HOMES OF TAMPA, LLC, a Florida limited liability company, whose address is 4343 Anchor Plaza Parkway, Suite 200, Tampa, Florida 33634 ("Grantee"), with reference to the following:

WHEREAS, EPG-Two Rivers, LLC, a Florida limited liability company ("Original Grantor") and Grantee entered into that certain Temporary Access and Utilities Easement Agreement dated August 10, 2023, and recorded on August 14, 2023, as Instrument No. 2023145401 in Official Record Book 10869, Page 2076, Public Records of Pasco County, Florida (the "Temporary Easement"), whereby Original Grantor granted certain easement rights in favor of Grantee over the Easement Area defined in the Temporary Easement; and

WHEREAS, Original Grantor conveyed certain real property to the CDD by way of Special Warranty Deed dated April 19, 2024, and recorded on May 1, 2024, as Instrument No. 2024074699 in Official Record Book 11002, Page 1274, Public Records of Pasco County, Florida (the "Deed"); and

WHEREAS, the property conveyed by the Deed was subject to the Temporary Easement; and

WHEREAS, the CDD hereby acknowledges the existence and legal validity of the Temporary Easement and the CDD and the Grantee desire to reaffirm the terms of the Temporary Easement, as set forth herein; and

WHEREAS, by and through this Agreement, Grantee consents to the release of a portion of the Easement Area (as such term is defined in the Temporary Easement) from said Temporary Easement.

NOW, THEREFORE, in consideration of the mutual covenants and conditions set forth herein, and for other good and valuable consideration, the receipt and adequacy of which are acknowledged by the parties hereto, the parties hereby agree as follows:

1. <u>Recitals; Exhibits</u>. The above recitals are true and correct and, together with all exhibits attached hereto, are incorporated herein by this reference as a substantive part hereof.

- 2. <u>Reaffirmation</u>. Successor Grantor, as the current owner of the real property in which the Easement Area lies, and Grantee hereby affirm the terms and conditions of the Temporary Easement as modified hereby.
- 3. Partial Release. The Temporary Easement granted Grantee certain easement rights over the "Easement Area" (as such term is defined in Recital A of the Temporary Easement and as said parcel is described on Exhibit "A" attached to said Temporary Easement). The parties hereby acknowledge that a portion of the Easement Area is no longer intended to be used for ingress, egress, access or roadway purposes. Instead, the parties agree that only that portion of the Easement Area described on Exhibit "A" to this Agreement (the "Replacement Easement Area"), and now owned by the CDD, shall remain subject to the terms of the Temporary Easement. With respect to any portion of the Easement Area that does not also fall within the legal description of the Replacement Easement Area (hereafter, the "Released Property"), Grantee, hereby releases and relinquishes any rights to said Released Property.
- 4. <u>Continued Enforcement</u>. Except as otherwise set forth herein, the terms of the Temporary Easement remain in full force and effect.

[Signature Pages Follow]

IN WITNESS WHEREOF, the undersigned has duly executed this Easement as of the date and year first above written.

WITNESSES:

Print Name: June Kelly

Address: 111 S. Armenia Avenue

Tampa, FL 33609

Print Name: Austin Berns

Address: 111 S. Armenia Avenue

Tampa, FL 33609

CDD:

Two Rivers West Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes

By:

Carlos de la Ossa

Name: Title:

Chair

STATE OF FLORIDA

COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of physical presence or □ online notarization this that day of May, 2024, by Carlos de la Ossa, as Chair of Two Rivers West Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, on behalf of the CDD, who is personally known to me or who produced as identification.



Signature of Person Taking Acknowledgment

Name of Acknowledger Typed, Printed or Stamped

(AFFIX NOTARY SEAL)

(AFFIX NOTARY SEAL)

IN WITNESS WHEREOF, the undersigned on behalf of Grantee has executed this Agreement as of the Effective Date. WITNESSES: **GRANTEE:** M/I Homes of Tampa, LLC, a Michigan limited liability company Print Name: By: Address: Name: Title: Print Name: _____ Address: STATE OF FLORIDA COUNTY OF ______) The foregoing instrument was acknowledged before me by means of \square physical presence or \square online notarization this ___ day of May, 2024, by _____, as ____ of M/I Homes of Tampa, LLC, a Florida limited liability company, on behalf of the company, and who □ is personally known to me or \square has produced ______ as identification. Print Name:

Notary Public, State of Florida My Commission Expires: My Commission Number:

EXHIBIT "A"

[Replacement Easement Area]

DESCRIPTION: Three (3) parcels of land lying in Sections 29, 30, 31 and 32, Township 26 South, Range 21 East, Pasco County, Florida and being more particularly described as follows:

PART 1

COMMENCE at the Southeast corner of the Southwest 1/4 of said Section 30, run thence along the East boundary of said Southwest 1/4 of Section 30, N.00°25'21"E., 438.47 feet to a point on a curve, said point also being the POINT OF BEGINNING; thence Northwesterly, 907.79 feet along the arc of a curve to the left having a radius of 1540.00 feet and a central angle of 33°46'27" (chord bearing N.60°46'55"W., 894.70 feet) to the Northeast corner of the property described in Special Warranty Deed, as recorded in Official Records Book 10536, Page 3133, of the Public Records of Pasco County, Florida; thence along the Northerly boundary of said property described in Special Warranty Deed, as recorded in Official Records Book 10536, Page 3133, the following three (3) courses: 1) continue Westerly, 94.07 feet along the arc of said curve to the left having the same radius of 1540.00 feet and a central angle of 03°30'00" (chord bearing N.79°25'08"W., 94.06 feet) to a point of tangency; 2) N.81°10'08"W., 110.45 feet to a point of curvature; 3) Southwesterly, 39.29 feet along the arc of a curve to the left having a radius of 25.00 feet and a central angle of 90°02'36" (chord bearing S.53°48'34"W., 35.37 feet) to a point of cusp; thence along a line lying 85.00 feet Southeasterly of and parallel with the Centerline of the existing asphalt pavement of Morris Bridge Road, N.08°47'16"E., 145.10 feet to a point on a curve on the Southerly boundary of the property as described in Special Warranty Deed, as recorded in Official Records Book 10783, Page 2694, of the Public Records of Pasco County, Florida; thence along said Southerly boundary of the property described in Special Warranty Deed, as recorded in Official Records Book 10783, Page 2694, the following three (3) courses: 1) Easterly, 1.98 feet along the arc of a curve to the left having a radius of 25.00 feet and a central angle of 04°32'43" (chord bearing S.78°53'47"E., 1.98 feet) to a point of tangency; 2) S.81°10'08"E., 133.58 feet to a point of curvature; 3) Easterly, 771.18 feet along the arc of a curve to the right having a radius of 1660.00 feet and a central angle of 26°37'04" (chord bearing S.67°51'36"E., 764.27 feet); thence continue Southeasterly, 147.82 feet along the arc of said curve to the right having the same radius of 1660.00 feet and a central angle of 05°06'08" (chord bearing S.52°00'00"E., 147.77 feet) to a point on the aforesaid Southerly boundary of the property described in Special Warranty Deed, as recorded in Official Records Book 10783, Page 2694; thence along said Southerly boundary of the property described in Special Warranty Deed, as recorded in Official Records Book 10783, Page 2694, the following three (3) courses: 1) continue Southeasterly, 621.43 feet along the arc of said curve to the right having the same radius of 1660.00 feet and a central angle of 21°26'56" (chord bearing S.38°43'28"E., 617.81 feet) to a point of tangency; 2) S.28°00'00"E., 244.29 feet to a point of curvature; 3) Southeasterly, 430.05 feet along the arc of a curve to the left having a radius of 1540.00 feet and a central angle of 16°00'00" (chord bearing S.36°00'00"E., 428.65 feet); thence continue Southeasterly, 241.90 feet along the arc of said curve to the left having the same radius of 1540.00 feet and a central angle of 09°00'00" (chord bearing S.48°30'00"E., 241.65 feet) to a point of

Legal Description continues on Sheet 2

TWO RIVERS WEST TEMPORARY ACCESS, DRAINAGE AND UTILITY EASEMENTS Prepared For: EPG-TWO RIVERS, LLC DESCRIPTION SKETCH (Not a Survey) NIR W. ME AMERRITT, INC. LAND SURVEYING AND MAPPING Arthur W Digitally signed by LICENSED BUSINESS NUMBER LB7778 Arthur W Merritt 3010 W. Azeele Street, Suite 150 Date: 2023.Đ9₁22 Merritt Tampa, FL 33609 07:02:09 -04:063 PHONE (813) 221-5200 STATE OF THE LAND SIN Drawn: WFS | Checked: AWM | Order No.: AMI-EPG-TR-020 No. Description Arthur W. Merritt Dwn Date: 09/20/23 | Dwg: TWO RNERS WEST-Temp-A,O&UE-DS(2023-09-14).dwg FLORIDA PROFESSIONAL SURVEYOR & MAPPER NOTH REVISIONS File Politic P:\3so Reers\Master Plen\Description\Mast-East Parcels\West-Temp-A,Dat/E NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER SHEET NO. 1 OF 23 SHEETS SECTIONS 29, 30, 31 & 32, TOWNSHIP 26 SOUTH, RANGE 21 EAST

tangency; thence S.53°00'00"E., 425.31 feet to a point of curvature; thence Easterly, 88.29 feet along the arc of a curve to the left having a radius of 100.00 feet and a central angle of 50°35'09" (chord bearing S.78°17'35"E., 85.45 feet) to a point of reverse curvature; thence Easterly, 20.84 feet along the arc of a curve to the right having a radius of 152.00 feet and a central angle of 07°51'14" (chord bearing N.80°20'28"E., 20.82 feet) to a point of reverse curvature; thence Northeasterly, 82.50 feet along the arc of a curve to the left having a radius of 100.00 feet and a central angle of 47°16'04" (chord bearing N.60°38'02"E., 80.18 feet) to a point of tangency; thence N.37°00'00"E., 742.54 feet to a point on the Easterly boundary of the aforesaid property described in Special Warranty Deed, as recorded in Official Records Book 10783, Page 2694; thence along said Easterly boundary of the property described in Special Warranty Deed, as recorded in Official Records Book 10783, Page 2694, the following two (2) courses: 1) continue N.37°00'00"E., 432.36 feet to a point of curvature; 2) Northeasterly, 884.55 feet along the arc of a curve to the left having a radius of 3929.00 feet and a central angle of 12°53'57" (chord bearing N.30°33'01"E., 882.68 feet); thence continue Northeasterly, 150.97 feet along the arc of said curve to the left having the same radius of 3929.00 feet and a central angle of 02°12'06" (chord bearing N.23°00'00"E., 150.96 feet) to a point on the aforesaid Easterly boundary of the property described in Special Warranty Deed, as recorded in Official Records Book 10783, Page 2694; thence along said Easterly boundary of the property described in Special Warranty Deed, as recorded in Official Records Book 10783, Page 2694, continue Northerly, 535.49 feet along the arc of said curve to the left having the same radius of 3929.00 feet and a central angle of 07°48'32" (chord bearing N.17°59'41"E., 535.07 feet) to the Northeast corner of said property described in Special Warranty Deed, as recorded in Official Records Book 10783, Page 2694; thence continue Northerly, 165.13 feet along the arc of said curve to the left having the same radius of 3929.00 feet and a central angle of 02°24'29" (chord bearing N.12°53'11"E., 165.12 feet) to a point of tangency; thence N.11°40'56"E., 356.52 feet to a point of curvature; thence Northwesterly, 38.86 feet along the arc of a curve to the left having a radius of 25.00 feet and a central angle of 89°03'52" (chord bearing N.32°51'00"W., 35.07 feet) to a point of cusp on the Southerly boundary of the right-of-way for STATE ROAD No. 56 (Florida Department of Transportation Parcel 105A), according to County Deed, as recorded in Official Records Book 9430, Page 740, of the Public Records of Pasco County, Florida; thence along said Southerly boundary of the right-of-way for STATE ROAD No. 56 (Florida Department of Transportation Parcel 105A), Easterly, 191.19 feet along the arc of a curve to the left having a radius of 5854.58 feet and a central angle of 01°52'16" (chord bearing S.78°19'04"E., 191.18 feet) to a point of cusp; thence Southwesterly, 38.86 feet along the arc of a curve to the left having a radius of 25.00 feet and a central angle of 89°03'52" (chord bearing S.56°12'52"W., 35.07 feet) to a point of tangency; thence S.11°40'56"W., 356.52 feet to a point of curvature; thence Southerly, 33.91 feet along the arc of a curve to the right having a radius of 4071.00 feet and a central angle of 00°28'38" (chord bearing S.11°55'15"W., 33.91 feet) to the Northwest corner of the property described in Special Warranty Deed, as recorded in Official Records Book 10856, Page 3896, of the Public Records of Pasco County, Florida; thence along the Westerly boundary of said property described in Special Warranty Deed, as recorded in Official Records Book 10856, Page 3896, continue Southerly, 1081.29 feet along the arc of said curve to the right having the same radius of 4071.00 feet and a central angle of 15°13'05" (chord bearing

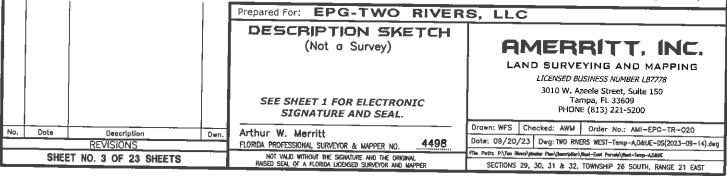
Legal Description continues on Sheet 3

TWO RIVERS WEST TEMPORARY ACCESS, DRAINAGE AND UTILITY EASEMENTS Prepared For: EPG-TWO RIVERS, LLC

DESCRIPTION SKETCH (Not a Survey) AMERRITT, INC. LAND SURVEYING AND MAPPING LICENSED BUSINESS NUMBER LB7778 3010 W. Azeele Street, Suite 150 SEE SHEET 1 FOR ELECTRONIC PHONE (813) 221-5200 SIGNATURE AND SEAL. Drawn: WFS Checked: AWM Order No.: AMI-EPG-TR-020 No. Arthur W. Merritt Description Dwn. Date: 09/20/23 Dwg: TWO RIVERS WEST-Temp-A,D&UE-DS(2023-09-14).dwg 4498 REVISIONS FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. File Path: P:\Tea Heav\Master Ples\Description\West-East Perceis\West-Terro-ADM/E SHEET NO. 2 OF 23 SHEETS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER SECTIONS 29, 30, 31 & 32, TOWNSHIP 26 SOUTH, RANGE 21 EAST

S.19°46'07"W., 1078.11 feet); thence continue Southwesterly, 683.69 feet along the arc of said curve to the right having the same radius of 4071.00 feet and a central angle of 09°37'20" (chord bearing S.32°11'20"W., 682.88 feet) to a point of tangency; thence S.37°00'00"W., 1174.90 feet to a point of curvature; thence Southerly, 82.50 feet along the arc of a curve to the left having a radius of 100.00 feet and a central angle of 47°16'04" (chord bearing S.13°21'58"W., 80.18 feet) to a point of reverse curvature; thence Southerly, 13.36 feet along the arc of a curve to the right having a radius of 152.00 feet and a central angle of 05°02'05" (chord bearing S.07°45'02"E., 13.35 feet) to a point of reverse curvature; thence Southeasterly, 93.21 feet along the arc of a curve to the left having a radius of 100.00 feet and a central angle of 53°24'18" (chord bearing S.31°56'08"E., 89.87 feet) to a point of compound curvature; thence Easterly, 2184.77 feet along the arc of a curve to the left having a radius of 2040.00 feet and a central angle of 61°21'43" (chord bearing S.89°19'09"E., 2081.85 feet) to a point of tangency; thence N.60°00'00"E., 30.00 feet to the Southwest corner of the aforesaid property described in Special Warranty Deed, as recorded in Official Records Book 10856, Page 3896, of the Public Records of Pasco County, Florida; thence along the Southerly boundary of said property described in Special Warranty Deed, as recorded in Official Records Book 10856, Page 3896, the following two (2) courses: 1) continue, N.60°00'00"E., 670.00 feet to a point of curvature; 2) Easterly, 601.42 feet along the arc of a curve to the right having a radius of 2160.00 feet and a central angle of 15°57'12" (chord bearing N.67°58'36"E., 599.48 feet) to the Southeast corner of said property described in Special Warranty Deed, as recorded in Official Records Book 10856, Page 3896; thence continue Easterly, 2102.06 feet along the arc of said curve to the right having the same radius of 2160.00 feet and a central angle of 55°45'32" (chord bearing S.76°10'02"E., 2020.09 feet) to a point hereinafter referred to as POINT "A"; thence S.41°42'44"W., 100.00 feet to a point on a curve; thence Westerly, 2578.32 feet along the arc of a curve to the left having a radius of 2060.00 feet and a central angle of 71°42'44" (chord bearing N.84°08'38"W., 2413.29 feet) to a point of tangency; thence S.60°00'00"W., 319.55 feet; thence S.30°00'00"E., 20.00 feet; thence S.60°00'00"W., 380.45 feet to a point of curvature; thence Westerly, 2328.62 feet along the arc of a curve to the right having a radius of 2160.00 feet and a central angle of 61°46'06" (chord bearing N.89°06'57"W., 2217.48 feet) to a point of reverse curvature; thence Westerly, 83.90 feet along the arc of a curve to the left having a radius of 100.00 feet and a central angle of 48°04'19" (chord bearing N.82°16'03"W., 81.46 feet) to a point of reverse curvature; thence Westerly, 36.85 feet along the arc of a curve to the right having a radius of 152.00 feet and a central angle of 13°53'22" (chord bearing S.80°38'28"W., 36.76 feet) to a point of reverse curvature; thence Southwesterly, 88.29 feet along the arc of a curve to the left having a radius of 100.00 feet and a central angle of 50°35'09" (chord bearing S.62°17'35"W., 85.45 feet) to a point hereinafter referred to as POINT "B"; thence N.53°00'00"W., 120.00 feet to a point on a curve; thence Northerly, 88.29 feet along the arc of a curve to the left having a radius of 100.00 feet and a central angle of 50°35'09" (chord bearing N.11°42'25"E., 85.45 feet) to a point of reverse curvature; thence Northerly, 29.64 feet along the arc of a curve to the right having a radius of 152.00 feet and a central angle of 11°10'18" (chord bearing N.08°00'00"W., 29.59 feet) to a point of reverse curvature; thence Northwesterly, 88.29 feet along the arc of a curve to the left having a radius of 100.00 feet and a central angle of 50°35'09" (chord bearing N.27°42'25"W., 85.45 feet) to a point of

Legal Description continues on Sheet 4



tangency; thence N.53°00'00"W., 425.31 feet to a point of curvature; thence Northwesterly, 724.31 feet along the arc of a curve to the right having a radius of 1660.00 feet and a central angle of 25°00'00" (chord bearing N.40°30'00"W., 718.58 feet) to a point of tangency; thence N.28°00'00"W., 244.29 feet to a point of curvature; thence Northwesterly, 427.22 feet along the arc of a curve to the left having a radius of 1540.00 feet and a central angle of 15°53'41" (chord bearing N.35°56'51"W., 425.85 feet) to the **POINT OF BEGINNING**.

Containing 35.387 acres, more or less.

TOGETHER with the following described parcel:

PART 2

From a point previously referred to as POINT "A" for the POINT OF BEGINNING of the herein described parcel of land, run thence Southerly, 2118.86 feet along the arc of a curve to the right having a radius of 2160.00 feet and a central angle of 56°12'16" (chord bearing S.20°11'08"E., 2034.92 feet) to a point of tangency; thence S.07°55'00"W., 100.00 feet to a point of curvature; thence Southerly, 958.36 feet along the arc of a curve to the left having a radius of 2040.00 feet and a central angle of 26°55'00" (chord bearing S.05°32'30"E., 949.57 feet) to a point of tangency; thence S.19°00'00"E., 19.51 feet; thence S.16°42'34"E., 237.13 feet to a point of curvature; thence Southerly, 344.18 feet along the arc of a curve to the right having a radius of 3600.00 feet and a central angle of 05°28'40" (chord bearing S.13°58'14"E., 344.04 feet) to a point of compound curvature; thence Southerly, 419.50 feet along the arc of a curve to the right having a radius of 2140.00 feet and a central angle of 11°13'54" (chord bearing S.05°36'57"E., 418.83 feet) to a point of tangency; thence SOUTH, 362.13 feet to a point on the South boundary of the Southeast 1/4 of the aforesaid Section 32; thence along said South boundary of the Southeast 1/4 of Section 32, S.89°50'09"W., 80.00 feet; thence NORTH, 362.36 feet to a point of curvature; thence Northerly, 683.12 feet along the arc of a curve to the left having a radius of 2060.00 feet and a central angle of 19°00'00" (chord bearing N.09°30'00"W., 680.00 feet) to a point of tangency; thence N.19°00'00"W., 309.91 feet to a point of curvature; thence Northerly, 1005.34 feet along the arc of a curve to the right having a radius of 2140.00 feet and a central angle of 26°55'00" (chord bearing N.05°32'30"W., 996.12 feet) to a point of tangency; thence N.07°55'00"E., 100.00 feet to a point of curvature; thence Northerly, 2020.77 feet along the arc of a curve to the left having a radius of 2060.00 feet and a central angle of 56°12'16" (chord bearing N.20°11'08"W., 1940.71 feet); thence N.41°42'44"E., 100.00 feet to the **POINT OF BEGINNING.**

Containing 9.870 acres, more or less.

ALSO TOGETHER with the following described parcel:

Legal Description continues on Sheet 5

TWO RIVERS WEST TEMPORARY ACCESS, DRAINAGE AND UTILITY EASEMENTS Prepared For: EPG-TWO RIVERS, LLC DESCRIPTION SKETCH (Not a Survey) AMERRITT, INC. LAND SURVEYING AND MAPPING LICENSED BUSINESS NUMBER LB7778 3010 W. Azeele Street, Suite 150 SEE SHEET 1 FOR ELECTRONIC Tampa, FL 33609 PHONE (813) 221-5200 SIGNATURE AND SEAL. Drawn: WFS | Checked: AWM | Order No.: AMI-EPG-TR-020 Arthur W. Merritt Description Dwn. Date: 09/20/23 Dwg: TWO RIVERS WEST-Temp-A,O&UE-DS(2023-09-14).dwg 4498 FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. File Paths P:\Teo @vers\Meeter Plan\Description\Weet-East Paranis\Weet-Temp-ADMLE SHEET NO. 4 OF 23 SHEETS NOT VALID WITHOUT THE SICHATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER SECTIONS 29, 30, 31 & 32, TOWNSHIP 26 SOUTH, RANGE 21 EAST

PART 3

From a point previously referred to as POINT "B" for the POINT OF BEGINNING of the herein described parcel of land, run thence S.37°00'00"W., 47.38 feet; thence S.39°17'02"W., 501.87 feet; thence S.37°00'00"W., 187.41 feet to a point of curvature; thence Southwesterly, 1006.71 feet along the arc of a curve to the left having a radius of 2060.00 feet and a central angle of 28°00'00" (chord bearing S.23°00'00"W., 996.72 feet) to a point of tangency; thence S.09°00'00"W., 1125.20 feet; thence S.10°08'45"W., 1038.34 feet to a point of curvature; thence Southerly, 325.77 feet along the arc of a curve to the left having a radius of 1860.00 feet and a central angle of 10°02'06" (chord bearing S.05°07'42"W., 325.36 feet) to a point of tangency; thence S.00°06'38"W., 195.36 feet to a point on the South boundary of the Southeast 1/4 of the aforesaid Section 31; thence along said South boundary of the Southeast 1/4 of Section 31, S.89°43'35"W., 70.00 feet to the South 1/4 corner of said Section 31; thence along the South boundary of the Southwest 1/4 of said Section 31, N.89°56'39"W., 30.00 feet; thence N.00°06'38"E., 195.86 feet to a point of curvature; thence Northerly, 343.29 feet along the arc of a curve to the right having a radius of 1960.00 feet and a central angle of 10°02'06" (chord bearing N.05°07'42"E., 342.85 feet) to a point of tangency; thence N.10°08'45"E., 1037.34 feet; thence N.09°00'00"E., 1124.20 feet to a point of curvature; thence Northeasterly, 1055.58 feet along the arc of a curve to the right having a radius of 2160.00 feet and a central angle of 28°00'00" (chord bearing N.23°00'00"E., 1045.10 feet) to a point of tangency; thence N.37°00'00"E., 736.27 feet; thence S.53°00'00"E., 120.00 feet to the POINT OF BEGINNING.

Containing 10.376 acres, more or less.

ALTOGETHER containing 55.633 acres, more or less.

				Prepared For: EPG-TWO RIVERS, LLC			
				DESCRIPTION SKETCH (Not a Survey) SEE SHEET 1 FOR ELECTRONIC SIGNATURE AND SEAL.	AMERRITT, INC. LAND SURVEYING AND MAPPING LICENSED BUSINESS NUMBER LB7778 3010 W. Azeele Street, Suite 150 Tampa, Fl. 33609 PHONE (813) 221-5200		
No.	Date	Description REVISIONS	Dwn.	Arthur W. Merritt FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. 4498	Drawn: WFS Checked: AWM Order No.: AMI-EPG-TR-020 Date: 09/20/23 Dwg: TWO RIVERS WEST-Temp-A D&UE-DS(2023-09-14).deg		
SHEET NO. 5 OF 23 SHEETS				NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER	File Poth: P\Text{Text} Reven\u00e4limeter Plan\u20f4\u20f4\u00fant\u00e4\u00fant\u00e4\u0		

CURVE DATA TABLE

NO	RADIUS	DELTA	100		
NO.			ARC	CHORD	BEARING
1	1540.00	33'46'27"	907.79	894.70	N.60°46'55"W.
2	1540.00	03'30'00"	94.07	94.06	N.79°25'08"W.
3	25.00	90°02'36"	39.29	35.37	S.53'48'34"W.
4	25.00	04*32'43"	1.98	1.98	S.78°53'47"E.
5	1660.00	26'37'04"	771.18	764.27	S.67°51'36"E.
6	1660.00	05'06'08"	147.82	147.77	S.52°00'00"E.
7	1660.00	21"26'56"	621.43	617.81	S.38'43'28"E.
8	1540.00	16'00'00"	430.05	428.65	S.36'00'00"E.
9	1540.00	09'00'00"	241.90	241.65	S.48'30'00"E.
10	100.00	50'35'09"	88.29	85.45	S.78*17'35"E.
11	152.00	07'51'14"	20.84	20.82	N.80°20'28"E.
12	100.00	47'16'04"	82.50	80.18	N.60'38'02"E.
13	3929.00	12*53'57"	884.55	882.68	N.30°33'01"E.
14	3929.00	02'12'06"	150.97	150.96	N.23'00'00"E.
15	3929.00	07'48'32"	535.49	535.07	N.17°59'41"E.
16	3929.00	02'24'29"	165.13	165.12	N.12*53'11"E.
17	25.00	89'03'52"	38.86	35.07	N.32°51'00"W.
18	5854.58	01'52'16"	191.19	191.18	S.78°19'04"E.
19	25.00	89'03'52"	38.86	35.07	S.56°12'52"W.
20	4071.00	00'28'38"	33.91	33.91	S.11'55'15"W.
21	4071.00	15'13'05"	1081.29	1078.11	S.19'46'07"W.
22	4071.00	09'37'20"	683.69	682.88	S.32"11'20"W.
23	100.00	47 16 04"	82.50	80.18	S.13'21'58"W.
_ 24	152.00	05'02'05"	13.36	13.35	S.07'45'02"E.
25	100.00	53'24'18"	93.21	89.87	S.31'56'08"E.
26	2040.00	61"21'43"	2184.77	2081.85	S.89*19'09"E.
27	2160.00	15'57'12"	601.42	599.48	N.67'58'36"E.
28	2160.00	55'45'32"	2102.06	2020.09	S.76'10'02"E.
29	2060.00	71°42'44"	2578.32	2413.29	N.84°08'38"W.
31	2160.00	61'46'06"	2328.62	2217.48	N.89'06'57"W.
32	100.00	48'04'19"	83.90	81.46	N.82°16'03"W.
33	152.00	13'53'22"	36.85	36.76	S.80'38'28"W.
34	100.00	50'35'09"	88.29	85.45	S.62°17'35"W.
35	100.00	50'35'09"	88.29	85.45	N.11'42'25"E.

CURVE DATA TABLE CONTINUED ON SHEET 7

				Prepared For: EPG-TWO RIVERS, LLC			
				DESCRIPTION SKETCH (Not a Survey)	AMERRITT, INC. LAND SURVEYING AND MAPPING LICENSED BUSINESS NUMBER LB7778 3010 W. Azeele Street, Suite 150		
				SEE SHEET 1 FOR ELECTRONIC SIGNATURE AND SEAL.	Tampa, FL 33609 PHONE (813) 221-5200		
No.	Date	Description	Dwn.	Arthur W. Merritt	Drawn: WFS Checked: AWM Order No.: AMI-EPG-TR-020		
		REVISIONS		FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. 4498	Date: 09/20/23 Dwg: TWO RIVERS WEST-Temp-A,D&UE-DS(2023-09-14).dwg		
SHEET NO. 6 OF 23 SHEETS				NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL	File Path: P-\free Neers\Master Plan\Description\What-East Parcain\What-Temp-ADMAE		
				RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER	SECTIONS 29, 30, 31 & 32, TOWNSHIP 26 SOUTH, RANGE 21 EAST		

CONTINUATION OF CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
36	152.00	11'10'18"	29.64	29.59	N.08°00'00"W.
37	100.00	50'35'09"	88.29	85.45	N.27*42'25"W.
38	1660.00	25'00'00"	724.31	718.58	N.40'30'00"W.
39	1540.00	15'53'41"	427.22	425.85	N.35'56'51"W.
47	2160.00	56'12'16"	2118.86	2034.92	S.20'11'08"E.
48	2040.00	26'55'00"	958.36	949.57	S.05°32'30"E.
49	3600.00	05'28'40"	344.18	344.04	S.13'58'14"E.
50	2140.00	11'13'54"	419.50	418.83	S.05'36'57"E.
51	2060.00	19'00'00"	683.12	680.00	N.09'30'00"W.
52	2140.00	26'55'00"	1005.34	996.12	N.05'32'30"W.
53	2060.00	56'12'16"	2020.77	1940.71	N.20111'08"W.
54	2060.00	28'00'00"	1006.71	996.72	S.23'00'00"W.
55_	5 1860.00 10*02'06"		325.77	325.36	S.05'07'42"W.
56	1960.00	10'02'06"	343.29	342.85	N.05'07'42"E.
57	2160.00	28'00'00"	1055.58	1045.10	N.23'00'00"E.

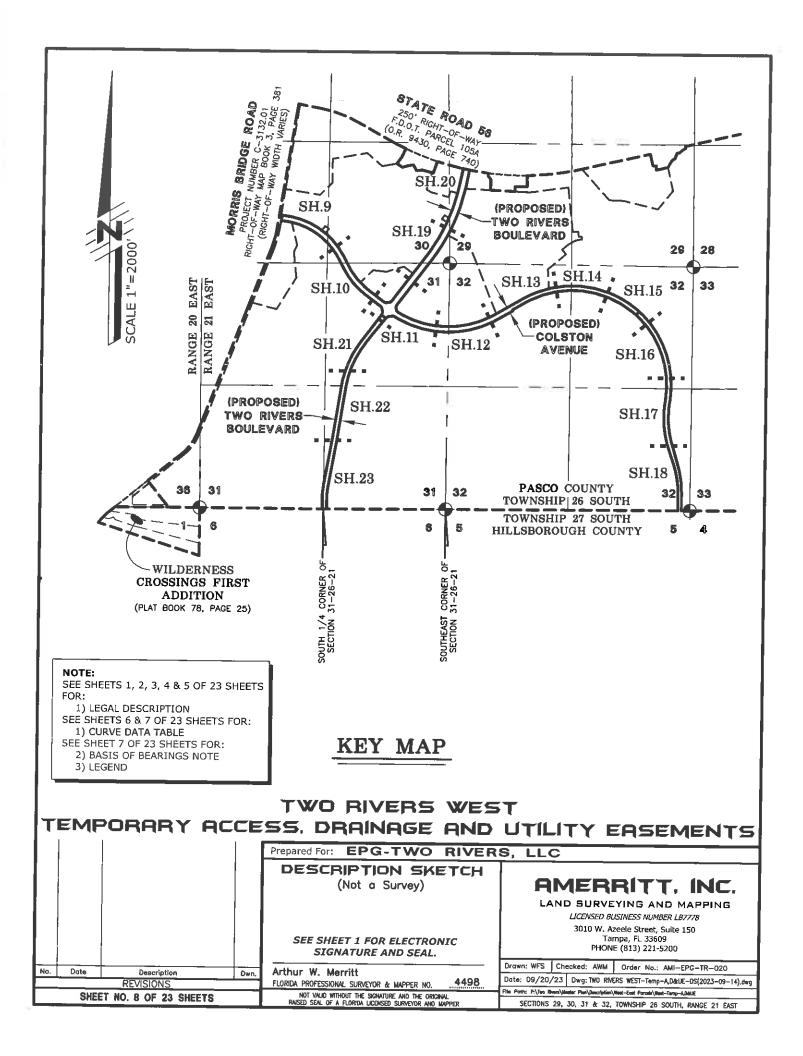
BASIS OF BEARINGS

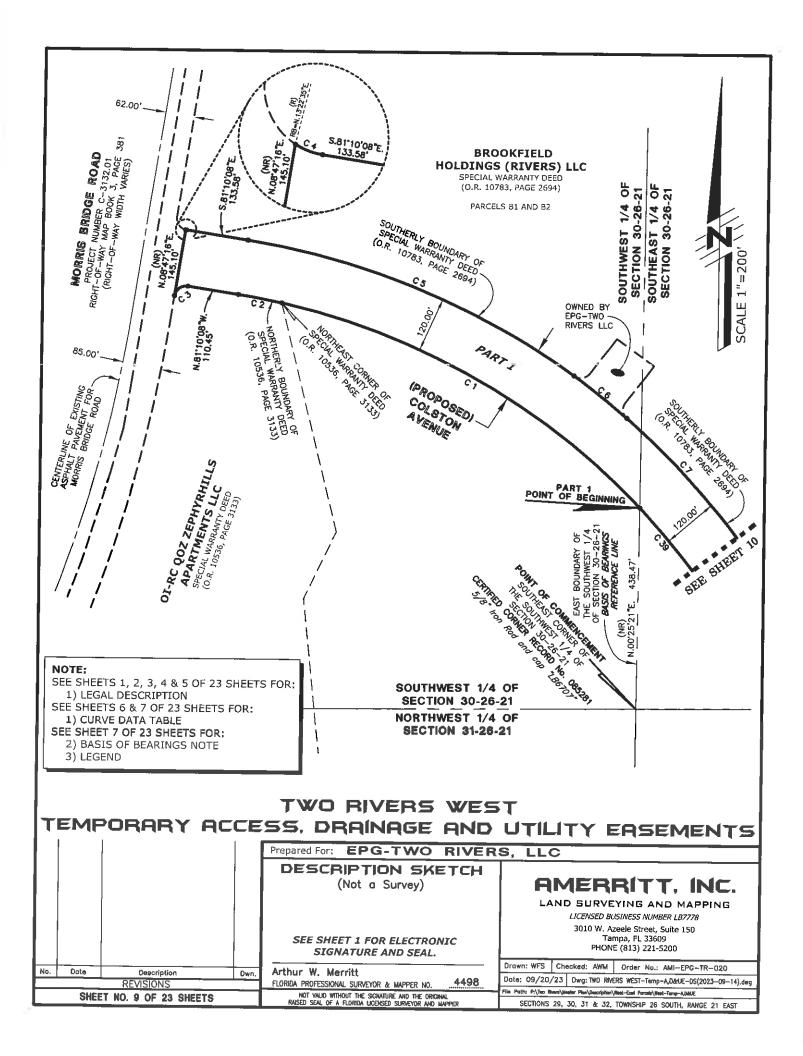
The East boundary of the Southwest 1/4 of Section 30, Township 26 South, Range 21 East, Pasco County, Florida, has a Grid bearing of N.00°25'21"E. The Grid Bearings as shown hereon refer to the State Plane Coordinate System, North American Horizontal Datum of 1983 (NAD 83 - 2011 ADJUSTMENT) for the West Zone of Florida.

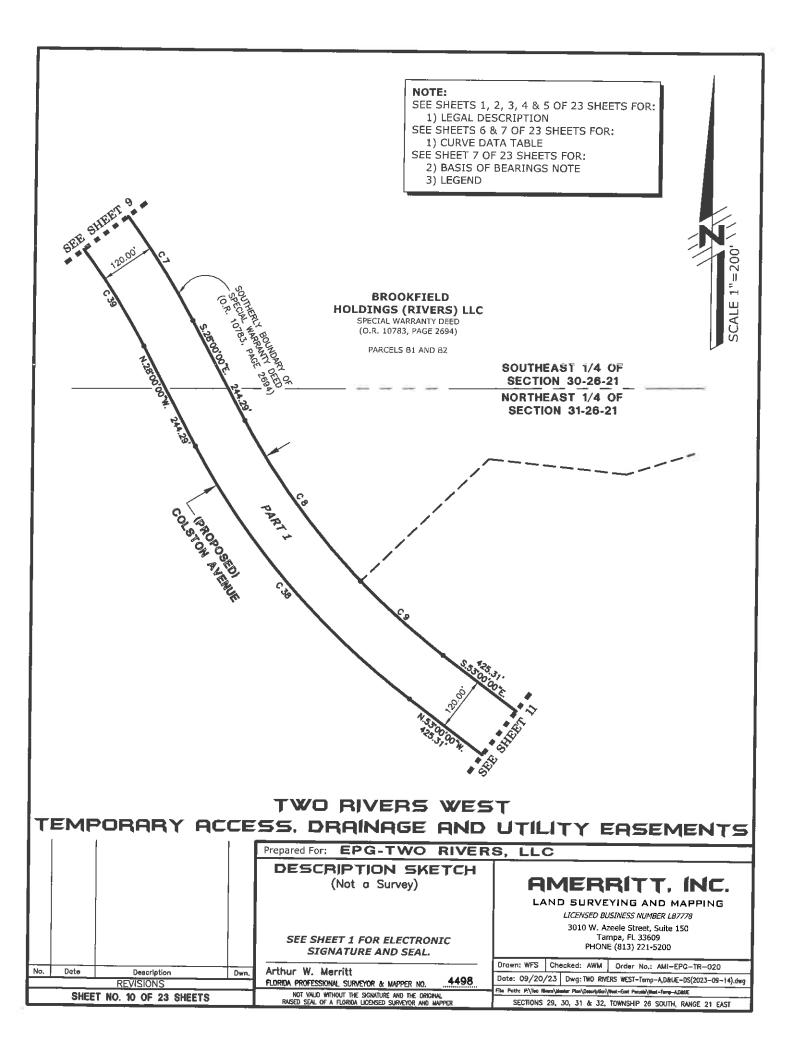
LEGEND:

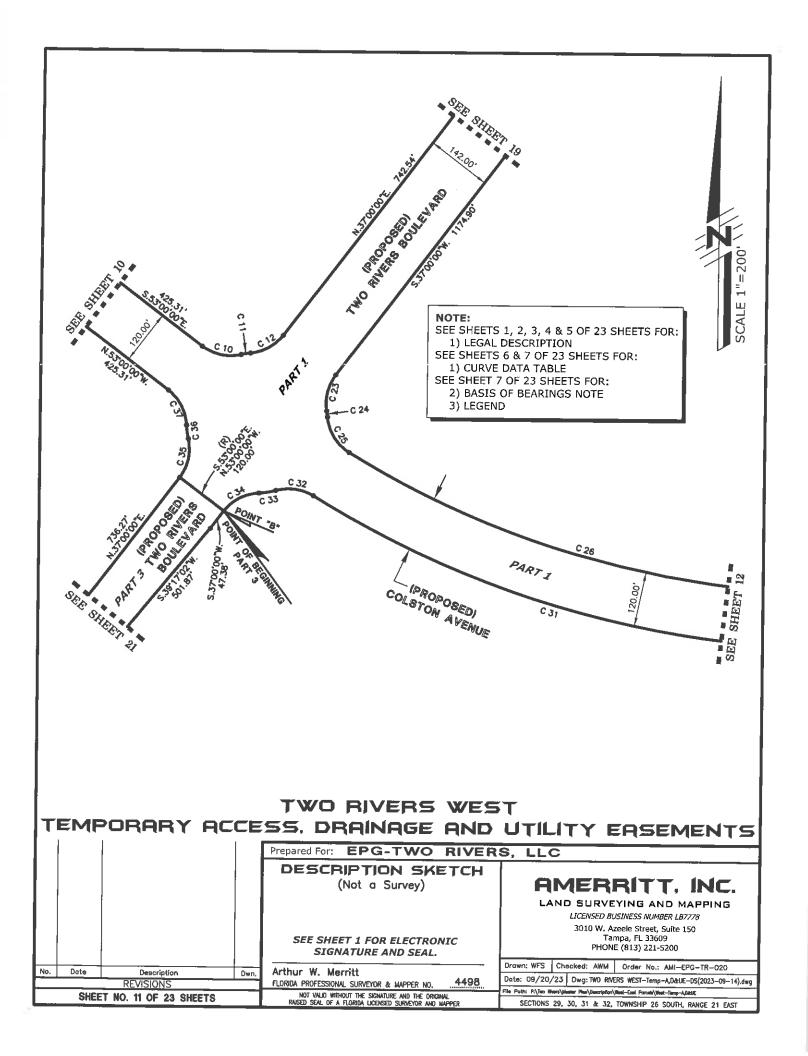
- 1. (R) indicates radial line
- 2. (NR) indicates non-radial line
- 3. RB Reference Bearing
- 4. SH. Sheet
- 5. O.R. Official Records Book
- 6. F.D.O.T. Florida Department of Transportation

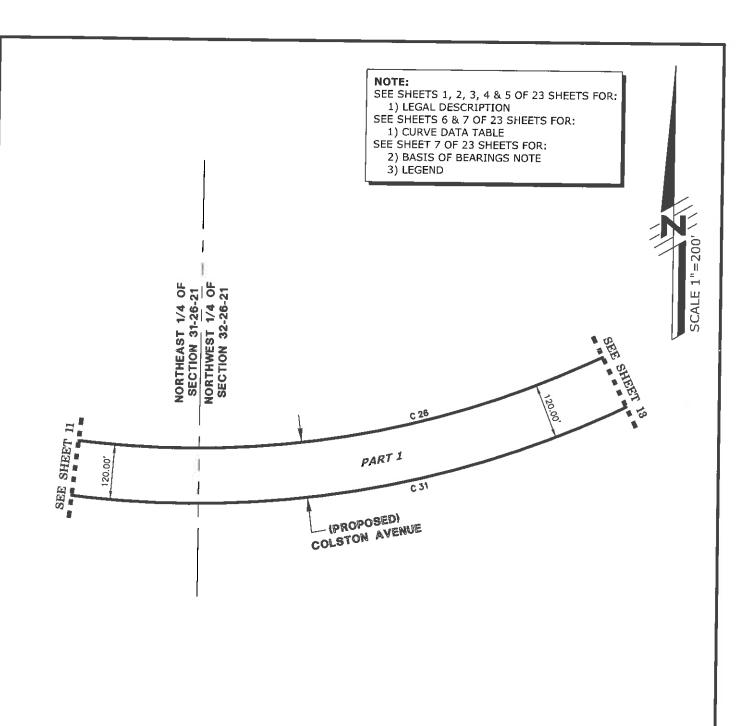
1							
				Prepared For: EPG-TWO RIVERS, LLC			
				DESCRIPTION SKETCH (Not a Survey)	AMERRITT, INC.		
				SEE SHEET 1 FOR ELECTRONIC SIGNATURE AND SEAL,	LAND SURVEYING AND MAPPING LICENSED BUSINESS NUMBER LB7778 3010 W. Azeele Street, Suite 150 Tampa, FL 33609 PHONE (813) 221-5200		
No.	Date	ate Description REVISIONS		Dwn,	Arthur W. Merritt FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO	Drawn: WFS Checked: AWM Order No.: AMI-EPG-TR-020	
SHEET NO. 7 OF 23 SHEETS				NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIGA LICENSED SURVEYOR AND MAPPER	File Peth: P\Tro River\\legtright Plee\\Decr\ption\\Red-East Parcel\\Red-Temp-4DBME SECTIONS 29, 30, 31 & 32, TOWNSHIP 26 SOUTH, RANGE 21 EAST		



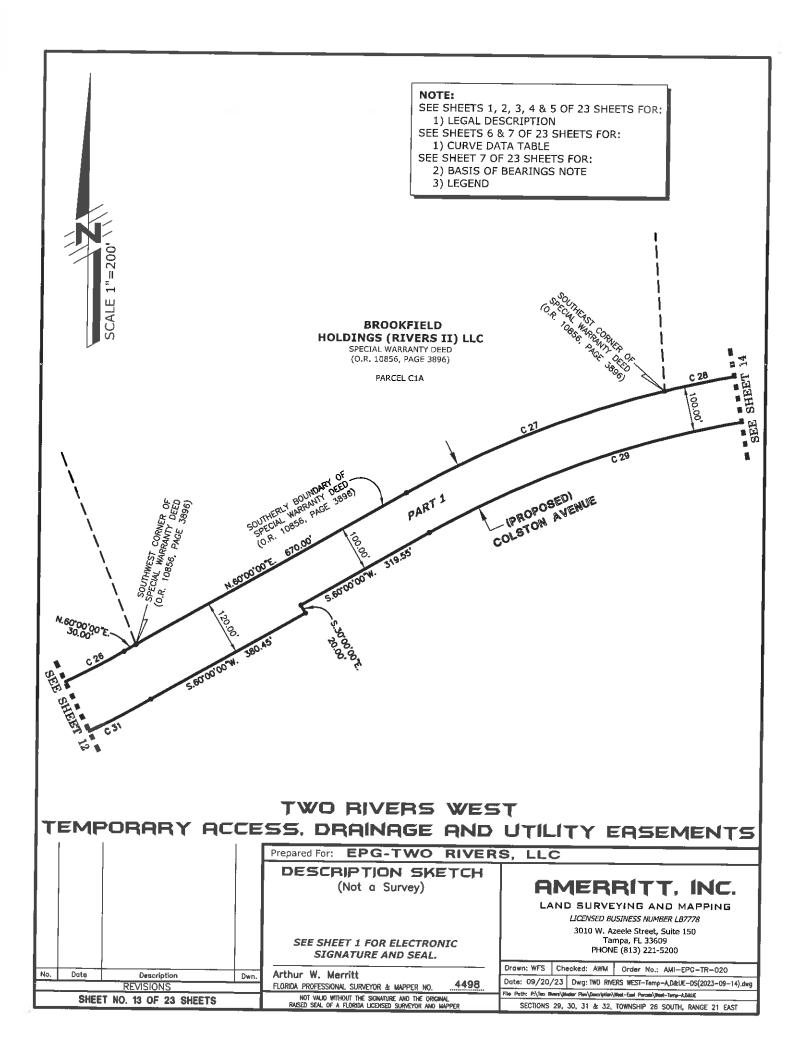








				Prepared For: EPG-TWO RIVERS, LLC				
				DESCRIPTION SKETCH (Not a Survey)	AMERRITT, INC.			
				SEE SHEET 1 FOR ELECTRONIC SIGNATURE AND SEAL.	LAND SURVEYING AND MAPPING LICENSED BUSINESS NUMBER LB7778 3010 W. Azeele Street, Suite 150 Tampa, FL 33609 PHONE (813) 221-5200			
No.	Date SHEE	Description REVISIONS T NO. 12 OF 23 SHEETS	Dwn.	Arthur W. Merritt FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. 4498 NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL PASCO SEAL OF A FLORIDA LICENSOD SURVEYOR AND MAPPER	Drawn: WFS Checked: AWM Order No.: AMI-EPG-TR-020 Date: 09/20/23 Dwg: TWO RMERS WEST-Temp-AD&t/E-DS(2023-09-14).dwg File Path: PNo Rever\Medical Product-District Coal Parado\Medical Page SOUTH DAMES OF TRACE SECTIONS 20 30 31 & 32 TWANSBURG SOUTH DAMES OF TRACE			
_	SHEET NO. 12 OF 23 SHEETS			NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER	SECTIONS 29, 30, 31 & 32, TOWNSHIP 26 SOUTH, RANGE 21 EAST			



NOTE: SEE SHEETS 1, 2, 3, 4 & 5 OF 23 SHEETS FOR: 1) LEGAL DESCRIPTION SEE SHEETS 6 & 7 OF 23 SHEETS FOR: 1) CURVE DATA TABLE SEE SHEET 7 OF 23 SHEETS FOR: 2) BASIS OF BEARINGS NOTE 3) LEGEND SCALE 1"=200' C 28 SHEET 9 PART 1 C 29 SEE (PROPOSED) COLSTON AVENUE NORTHWEST 1/4 OF SECTION 32-26-21 NORTHEAST 1/4 OF SECTION 32-26-21 TWO RIVERS WEST TEMPORARY ACCESS, DRAINAGE AND UTILITY EASEMENTS Prepared For: EPG-TWO RIVERS, LLC DESCRIPTION SKETCH AMERRITT, INC. (Not a Survey) LAND SURVEYING AND MAPPING LICENSED BUSINESS NUMBER LB7778 3010 W. Azeele Street, Suite 150 Tampa, FL 33609 SEE SHEET 1 FOR ELECTRONIC PHONE (813) 221-5200 SIGNATURE AND SEAL. Drawn: WFS | Checked: AWM | Order No.: AMI-EPG-TR-020 Date Description Arthur W. Merritt Dwn. Date: 09/20/23 Dwg: TWO RIVERS WEST-Temp-A, DatUE-DS(2023-09-14).dwg 4498 REVISIONS FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. File Path: P:\Two @wer\Meet=Pien\Description\Weet=East Parade\Weet=Temp=ADebtE SHEET NO. 14 OF 23 SHEETS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

SECTIONS 29, 30, 31 & 32, TOWNSHIP 26 SOUTH, RANGE 21 EAST



SEE SHEETS 1, 2, 3, 4 & 5 OF 23 SHEETS FOR:

SCALE 1"=200'

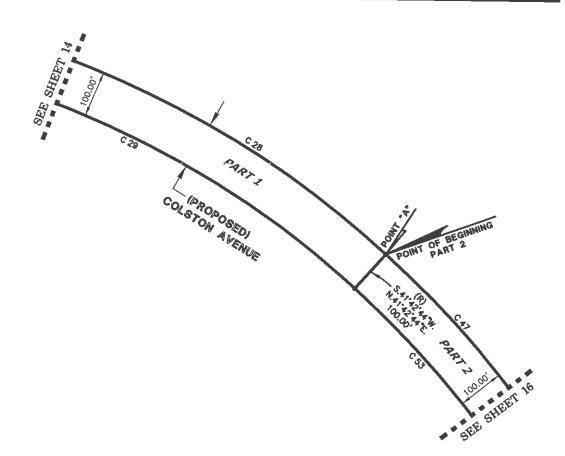
1) LEGAL DESCRIPTION

SEE SHEETS 6 & 7 OF 23 SHEETS FOR:

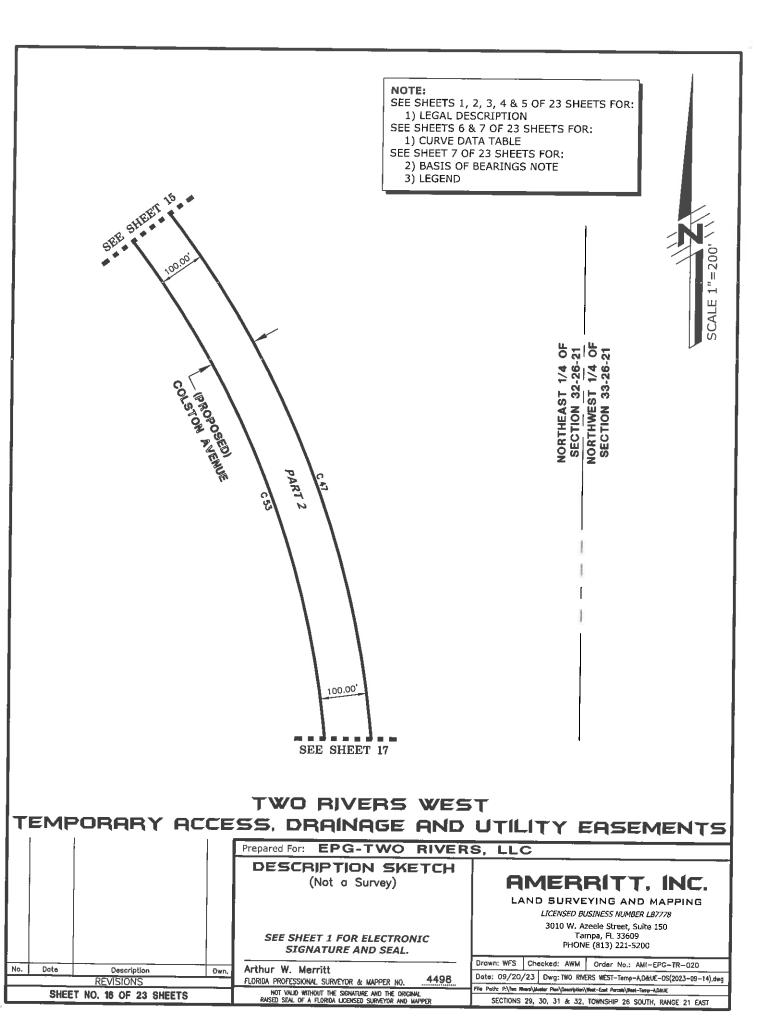
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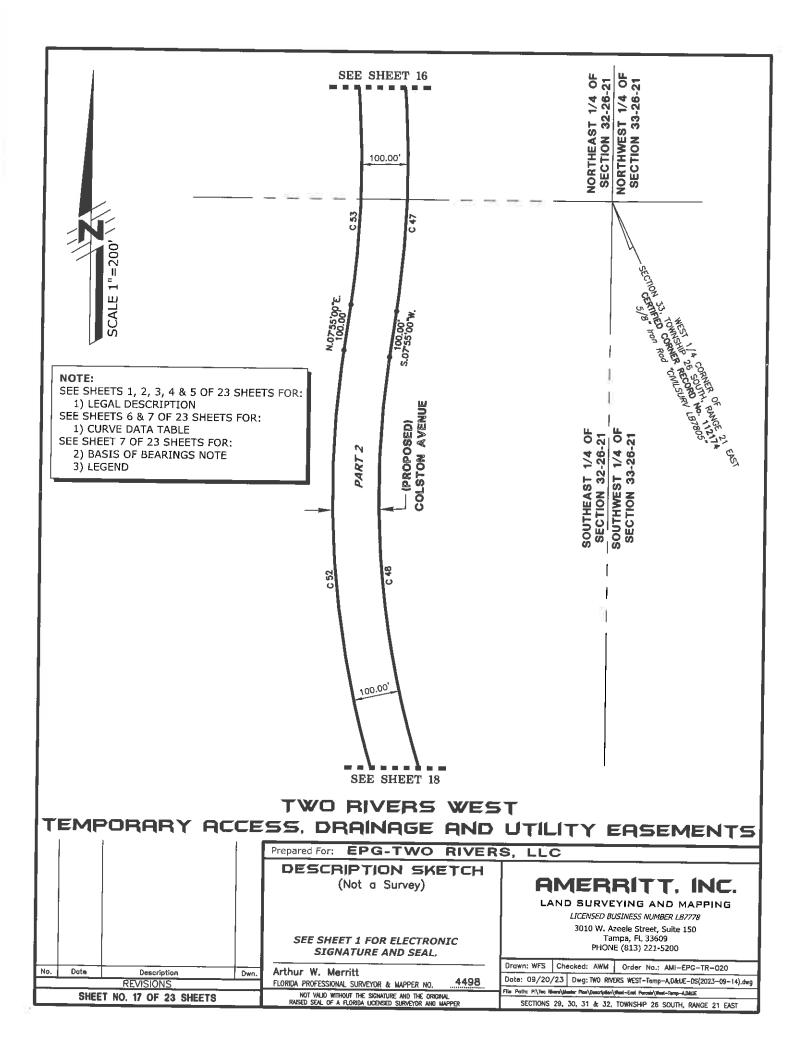
SEE SHEET 7 OF 23 SHEETS FOR:

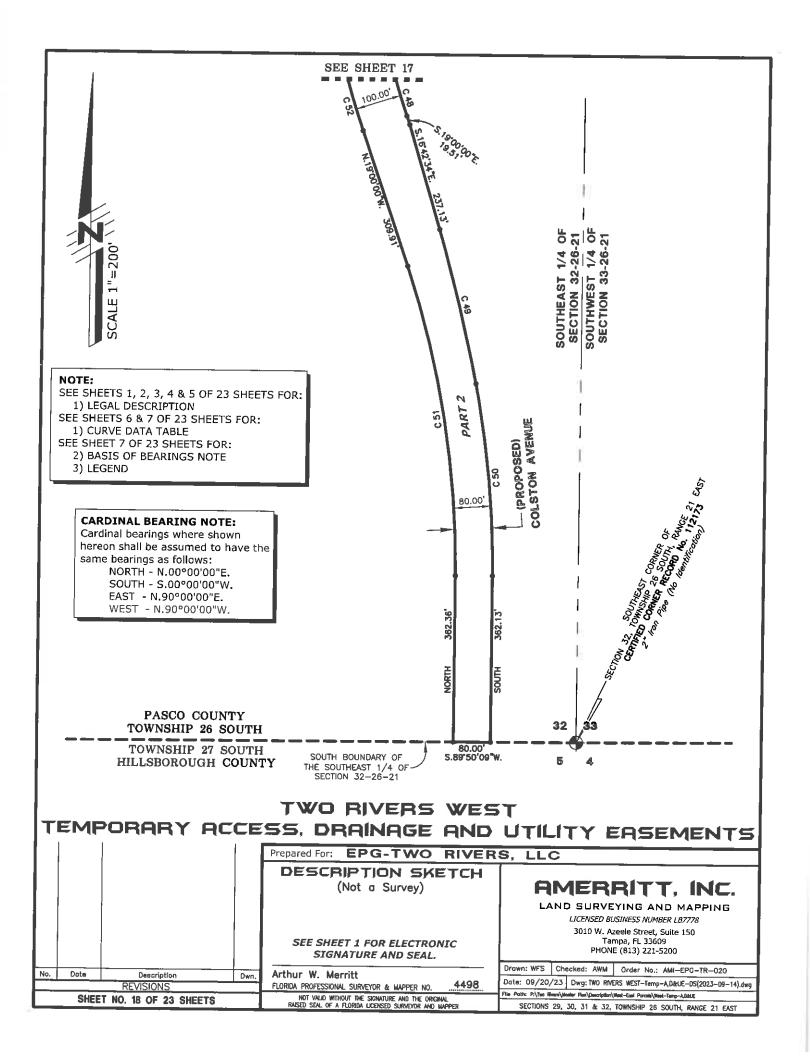
- 2) BASIS OF BEARINGS NOTE
- 3) LEGEND

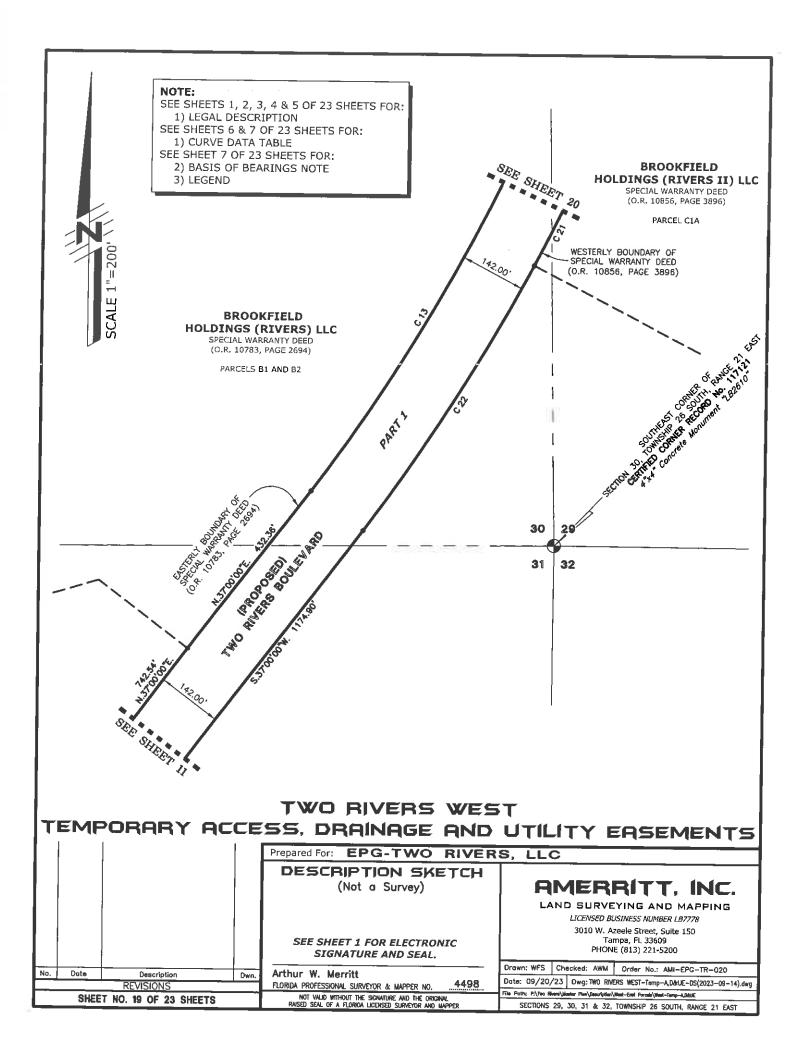


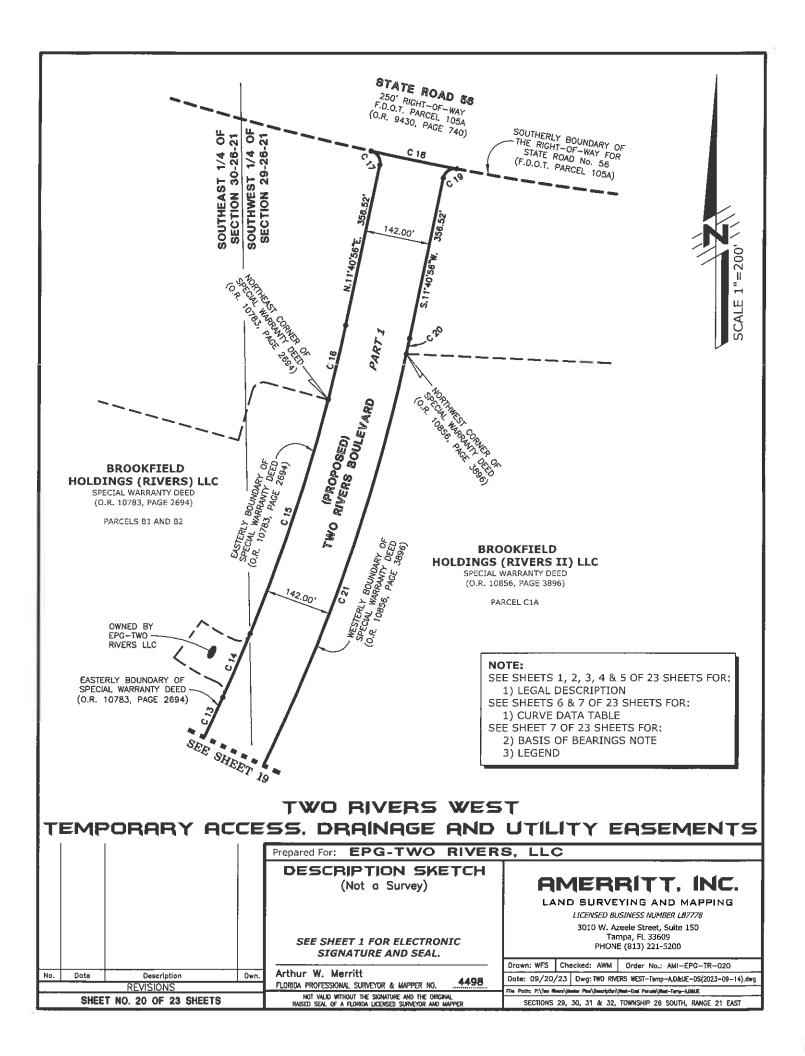
l ` ,	- 11				O (ILI) EHSEMEN (S
			-	Prepared For: EPG-TWO RIVER	S, LLC
				DESCRIPTION SKETCH (Not a Survey)	AMERRITT, INC.
				SEE SHEET 1 FOR ELECTRONIC SIGNATURE AND SEAL.	LAND SURVEYING AND MAPPING LICENSED BUSINESS NUMBER LB7778 3010 W. Azeele Street, Suite 150 Tampa, FL 33609 PHONE (813) 221-5200
No.	Date	Description REVISIONS	Dwn.	Arthur W. Merritt FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. 4498	Drawn: WFS Checked: AWM Order No.: AMI-EPG-TR-020 Date: 09/20/23 Dwg: TWO RIVERS WEST-Temp-AD&UE-0S(2023-09-14).dwg
SHEET NO. 15 OF 23 SHEETS				FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO	File Poths P\Timo Rhom\Abates Plan\Description\Minit-Cate Parasity\Minit-Temp-Abates SectionS 29, 30, 31 & 32, TOWNSHIP 26 SOUTH, RANGE 21 EAST

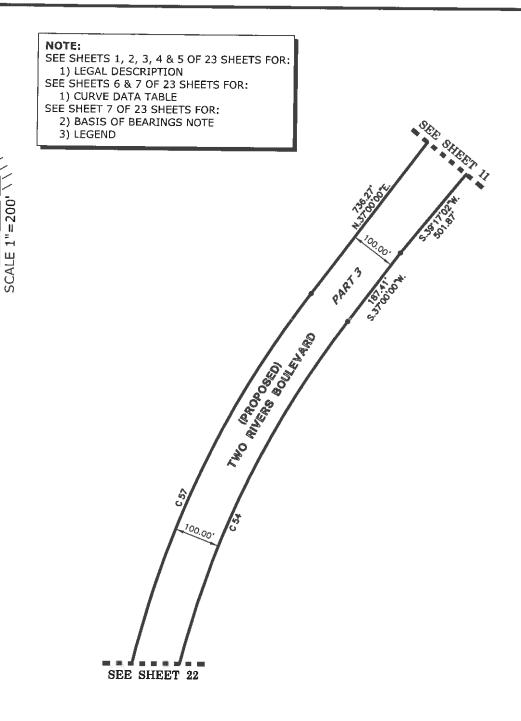




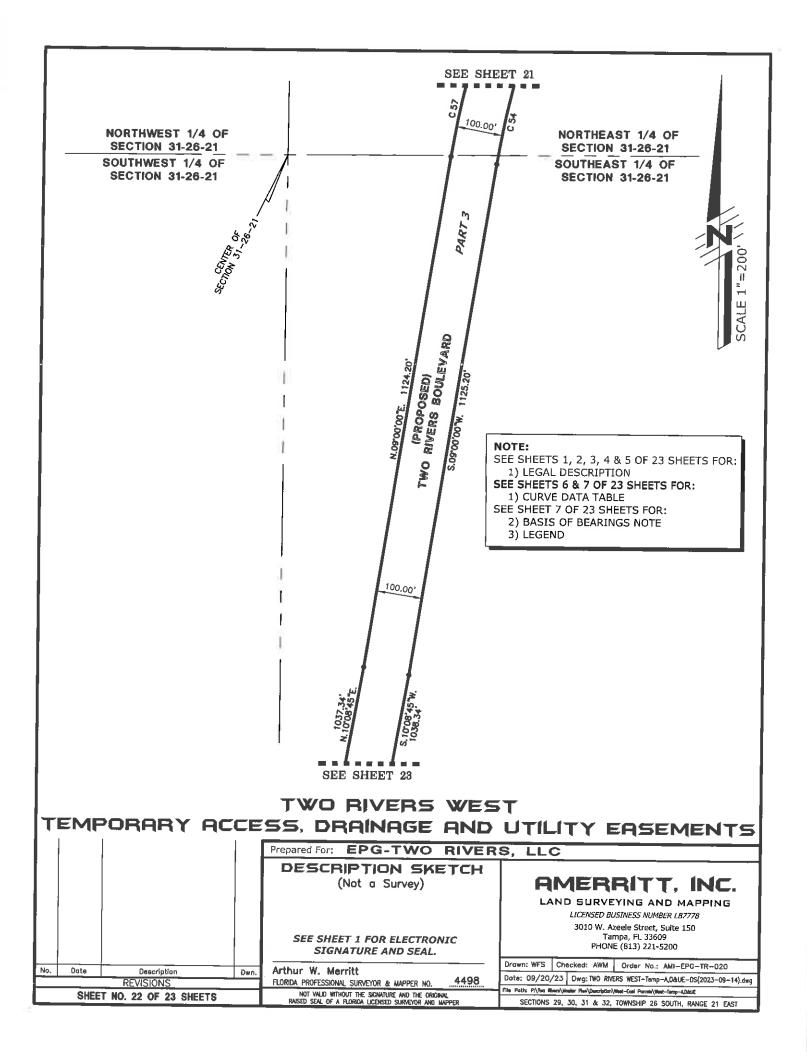


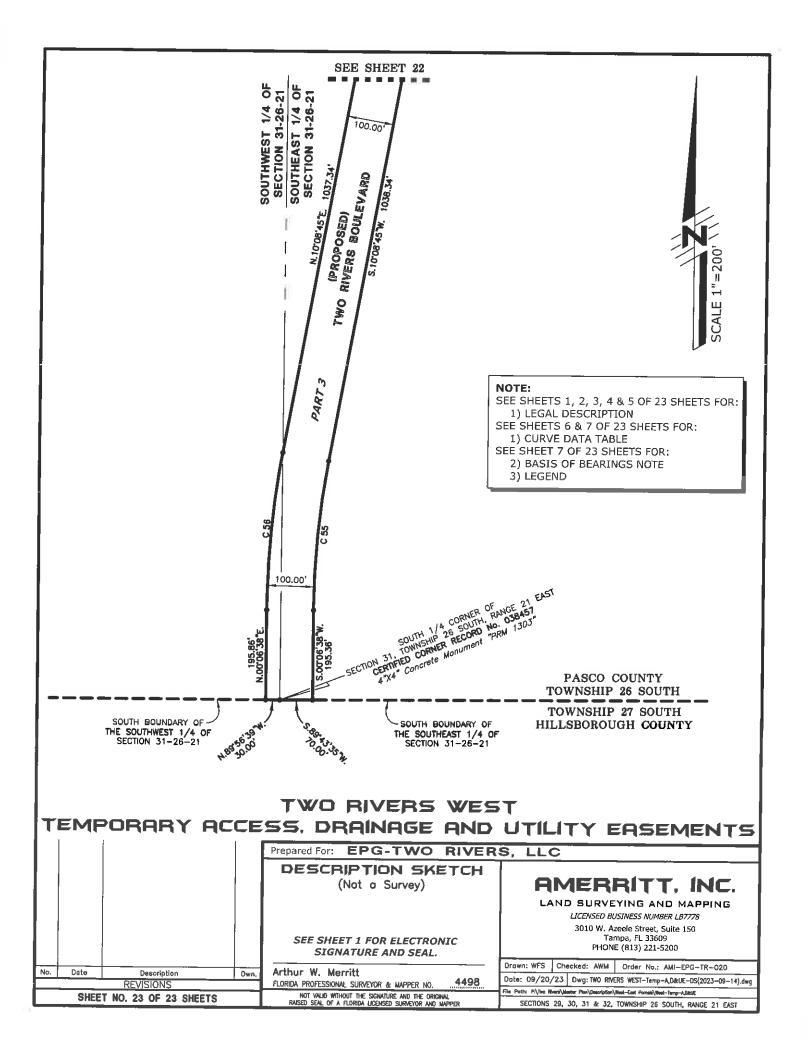






				Prepared For: EPG-IWO RIVER	S, LLC		
				DESCRIPTION SKETCH (Not a Survey)	AMERRITT, INC.		
!				SEE SHEET 1 FOR ELECTRONIC SIGNATURE AND SEAL.	LAND SURVEYING AND MAPPING LICENSED BUSINESS NUMBER LB7778 3010 W. Azeele Street, Suite 150 Tampa, FL 33609 PHONE (813) 221-5200		
No.	Date	Description	Dwn.	Arthur W. Merritt	Drawn: WFS Checked: AWM Order No.: AMI-EPG-TR-020		
	REVISIONS		DWII.	FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. 4498	Date: 09/20/23 Dwg: TWO RIVERS WEST-Temp-A,D&UE-DS(2023-09-14).dwg		
SHEET NO. 21 OF 23 SHEETS				NOT VALID WITHOUT THE SIGNATURE AND THE DRIGINAL	File Path: P:\Two Rivers\Meets* Ples\Des-tption\Neet-East Parosis\Neet-Temp-4,DMLE		
	CHEET NO. 21 OF 25 SHEETS			RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER	SECTIONS 29, 30, 31 & 32, TOWNSHIP 26 SOUTH, RANGE 21 EAST		





This instrument was prepared by and should be returned to:

Robert L. Barnes, Jr., Esq. Robert L. Barnes, Jr., PL 111 S. Armenia Ave., Suite 202 Tampa, Florida 33609

ACKNOWLEDGEMENT, REAFFIRMATION AND PARTIAL RELEASE OF TEMPORARY ACCESS EASEMENT AGREEMENT

THIS ACKNOWLEDGEMENT, REAFFIRMATION AND PARTIAL RELEASE OF TEMPORARY ACCESS EASEMENT AGREEMENT (the "Agreement") is made as of May _____, 2024 (the "Effective Date") by and among the Two Rivers West Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, whose address is 2005 Pan Am Circle Ste 300, Tampa, Florida 33607 (the "CDD" or, at times, the "Successor Grantor"), and the following homebuilders: (1) Pulte Home Company, LLC, a Michigan limited liability company, whose address is 2662 S. Falkenburg Road, Riverview, Florida 33578; (2) D.R. Horton, Inc., a Delaware corporation, whose address is 3501 Riga Boulevard, Suite 100, Tampa, Florida 33619; (3) Homes By West Bay, LLC, a Florida limited liability company, whose address is 4065 Crescent Park Drive, Riverview, Florida 33578; and (4) M/I Homes of Tampa, LLC, a Florida limited liability company, whose address is 4343 Anchor Plaza Parkway, Suite 200, Tampa, Florida 33634 (collectively, the "Grantee" or, at times, the "Builders"), with reference to the following:

WHEREAS, EPG-Two Rivers, LLC, a Florida limited liability company ("Original Grantor") executed that certain Temporary Access Easement (West) dated October 22, 2021, and recorded on October 22, 2021, as Instrument No. 2021225799 in Official Record Book 10466, Page 462, Public Records of Pasco County, Florida (the "Temporary Access Easement"); and

WHEREAS, Original Grantor conveyed certain real property to the CDD by way of Special Warranty Deed dated April 19, 2024, and recorded on May 1, 2024, as Instrument No. 2024074699 in Official Record Book 11002, Page 1274, Public Records of Pasco County, Florida (the "**Deed**"); and

WHEREAS, the property conveyed by the Deed was subject to the Temporary Access Easement; and

WHEREAS, the CDD hereby acknowledges the existence and legal validity of the Temporary Access Easement and the CDD and the Builders desire to reaffirm the terms of the Temporary Access Easement, as set forth herein; and

WHEREAS, by and through this Agreement, the Builders consent to the release of a portion of the Easement Parcel (as such term is defined in the Temporary Access Easement) from said Temporary Access Easement.

NOW, THEREFORE, in consideration of the mutual covenants and conditions set forth herein, and for other good and valuable consideration, the receipt and adequacy of which are acknowledged by the parties hereto, the parties hereby agree as follows:

{A0235457.DOCX}

- 1. <u>Recitals; Exhibits</u>. The above recitals are true and correct and, together with all exhibits attached hereto, are incorporated herein by this reference as a substantive part hereof.
- 2. <u>Reaffirmation</u>. Successor Grantor, as the current owner of the real property in which the Easement Parcel lies, and Grantee hereby affirm the terms and conditions of the Temporary Access Easement as modified hereby.
- 3. Partial Release. The Temporary Access Easement granted Grantee certain easement rights over the "Easement Parcel" (as such term is defined in the first recital of the Temporary Access Easement and as said parcel is described on Exhibit "A" attached to said Temporary Access Easement). The parties hereby acknowledge that a portion of the Easement Parcel is no longer intended to be used for ingress, egress, access or roadway purposes. Instead, the parties agree that only that portion of the Easement Parcel described on Exhibit "A" to this Agreement (the "Replacement Easement Parcel"), and now owned by the CDD, shall remain subject to the terms of the Temporary Access Easement. With respect to any portion of the Easement Parcel that does not also fall within the legal description of the Replacement Easement Parcel (hereafter, the "Released Property"), the Builders, individually and collectively, hereby release and relinquish any rights to said Released Property; provided, however, that the Builders do not relinquish any rights to the Released Property which arise out of any contract for sale and purchase or any deposit release mortgage, it being the intent of the Builders to release only their rights as to the Released Property.
- 4. <u>Continued Enforcement</u>. Except as otherwise set forth herein, the terms of the Temporary Access Easement remain in full force and effect.

[Signature Pages Follow]

IN WITNESS WHEREOF, the undersigned has duly executed this Easement as of the date and year first above written.

WITNESSES:

Print Name: June Kelly

Address: 111 S. Armenia Avenue

Tampa, FL 33609

Print Name: Austin Berns

Address: 111 S. Armenia Avenue

Tampa, FL 33609

CDD:

Two Rivers West Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes

By:

Carlos de la Ossa

Name: Title:

Chair

STATE OF FLORIDA

COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of □ physical presence or □ online notarization this day of May, 2024, by Carlos de la Ossa, as Chair of Two Rivers West Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, on behalf of the CDD, who is personally known to me or who produced as identification.

JUNE KELLY
MY COMMISSION # HH 412789
EXPIRES: July 25, 2027

Signature of Person Taking Acknowledgment

Name of Acknowledger Typed, Printed or Stamped

(AFFIX NOTARY SEAL)

Effective Date.	the undersigned on behalf of Grantee has executed this Agreement as of the
WITNESSES:	GRANTEE:
	Pulte Home Company, LLC, a Michigan limited liability company
Print Name:	
Address:	By:
Print Name:Address:	
STATE OF)	
COUNTY OF)	
iotarization tilis day of May, 20	acknowledged before me by means of □ physical presence or □ online 24, by, as of Pulte Home
Company, LLC, a Michigan limited cnown to me or □ has produced	liability company, on behalf of the company and who \square is personally
	Print Name:
	Notary Public, State of Florida
	My Commission Expires: My Commission Number:

WITNESSES:Print Name:	GRANTEE:
Address:	D.R. Horton, Inc., A Delaware corporation
Print Name:	By: Name: Title:
Address:	
STATE OF)	
COUNTY OF)	
day of May, 2024, h	nowledged before me by means of \square physical presence or \square online by of D.R. Horton ,
produced	Of the corporation, and who I is personally known to me an I be
	Print Name: Notary Public, State of Florida My Commission Expires:
	My Commission Number:

IN WITNESS WHEREOF, the undersigned on behalf of Grantee has executed this Agreement as of the Effective Date WITNESSES: **GRANTEE:** Homes by West Bay, LLC, a Florida limited liability company Print Name: _____ By: Address: Name: Title: Print Name: _____ Address: STATE OF FLORIDA) COUNTY OF _____ The foregoing instrument was acknowledged before me by means of \square physical presence or \square online notarization this ___ day of May, 2024, by _____, as ____ of **Homes by West Bay, LLC**, a Florida limited liability company, on behalf of the company, and who □ is personally known to me or \square has produced _____ as identification. Print Name:____ Notary Public, State of Florida My Commission Expires:

My Commission Number:

IN WITNESS WHEREOF, the undersigned on behalf of Grantee has executed this Agreement as of the Effective Date. WITNESSES: **GRANTEE:** M/I Homes of Tampa, LLC, a Michigan limited liability company Print Name: _____ By: Address: Name: _____ Title: Print Name: Address: STATE OF FLORIDA COUNTY OF _____ The foregoing instrument was acknowledged before me by means of \square physical presence or \square online notarization this ___ day of May, 2024, by _____, as _____ of M/I Homes of Tampa, LLC, a Florida limited liability company, on behalf of the company, and who □ is personally known to me or \square has produced _____ as identification.

Print Name:

Notary Public, State of Florida

My Commission Expires:

My Commission Number:

EXHIBIT "A"

REPLACEMENT EASEMENT PARCEL

TWO RIVERS WEST TEMPORARY ACCESS, DRAINAGE AND UTILITY EASEMENTS

DESCRIPTION: Three (3) parcels of land lying in Sections 29, 30, 31 and 32, Township 26 South, Range 21 East, Pasco County, Florida and being more particularly described as follows:

PART 1

COMMENCE at the Southeast corner of the Southwest 1/4 of said Section 30, run thence along the East boundary of said Southwest 1/4 of Section 30, N.00°25'21"E., 438.47 feet to a point on a curve, said point also being the POINT OF BEGINNING; thence Northwesterly, 907.79 feet along the arc of a curve to the left having a radius of 1540.00 feet and a central angle of 33°46'27" (chord bearing N.60°46'55"W., 894.70 feet) to the Northeast corner of the property described in Special Warranty Deed, as recorded in Official Records Book 10536, Page 3133, of the Public Records of Pasco County, Florida; thence along the Northerly boundary of said property described in Special Warranty Deed, as recorded in Official Records Book 10536, Page 3133, the following three (3) courses: 1) continue Westerly, 94.07 feet along the arc of said curve to the left having the same radius of 1540.00 feet and a central angle of 03°30'00" (chord bearing N.79°25'08"W., 94.06 feet) to a point of tangency; 2) N.81°10'08"W., 110.45 feet to a point of curvature; 3) Southwesterly, 39.29 feet along the arc of a curve to the left having a radius of 25.00 feet and a central angle of 90°02'36" (chord bearing S.53°48'34"W., 35.37 feet) to a point of cusp; thence along a line lying 85.00 feet Southeasterly of and parallel with the Centerline of the existing asphalt pavement of Morris Bridge Road, N.08°47'16"E., 145.10 feet to a point on a curve on the Southerly boundary of the property as described in Special Warranty Deed, as recorded in Official Records Book 10783, Page 2694, of the Public Records of Pasco County, Florida; thence along said Southerly boundary of the property described in Special Warranty Deed, as recorded in Official Records Book 10783, Page 2694, the following three (3) courses: 1) Easterly, 1.98 feet along the arc of a curve to the left having a radius of 25.00 feet and a central angle of 04°32'43" (chord bearing S.78°53'47"E., 1.98 feet) to a point of tangency; 2) S.81°10'08"E., 133.58 feet to a point of curvature; 3) Easterly, 771.18 feet along the arc of a curve to the right having a radius of 1660.00 feet and a central angle of 26°37'04" (chord bearing S.67°51'36"E., 764.27 feet); thence continue Southeasterly, 147.82 feet along the arc of said curve to the right having the same radius of 1660.00 feet and a central angle of 05°06'08" (chord bearing S.52°00'00"E., 147.77 feet) to a point on the aforesaid Southerly boundary of the property described in Special Warranty Deed, as recorded in Official Records Book 10783, Page 2694; thence along said Southerly boundary of the property described in Special Warranty Deed, as recorded in Official Records Book 10783, Page 2694, the following three (3) courses: 1) continue Southeasterly, 621.43 feet along the arc of said curve to the right having the same radius of 1660.00 feet and a central angle of 21°26'56" (chord bearing S.38°43'28"E., 617.81 feet) to a point of tangency; 2) S.28°00'00"E., 244.29 feet to a point of curvature; 3) Southeasterly, 430.05 feet along the arc of a curve to the left having a radius of 1540.00 feet and a central angle of 16°00'00" (chord bearing S.36°00'00"E., 428.65 feet); thence continue Southeasterly, 241.90 feet along the arc of said curve to the left having the same radius of 1540.00 feet and a central angle of 09°00'00" (chord bearing S.48°30'00"E., 241.65 feet) to a point of

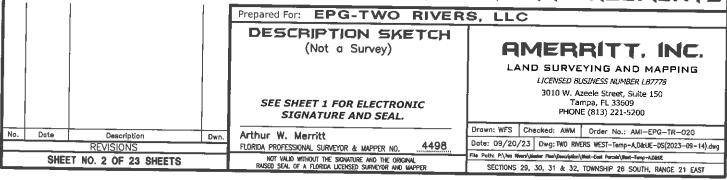
Legal Description continues on Sheet 2

TEMPORARY ACCESS, DRAINAGE AND UTILITY EASEMENTS Prepared For: EPG-TWO RIVERS, LLC DESCRIPTION SKETCH AMERRITT, INC. LAND SURVEYING AND MAPPING Arthur W Digitally signed by LICENSED BUSINESS NUMBER LB7778 No. 4498 Arthur W Merrits 3010 W. Azeele Street, Suite 150 Date: 2023 39-32 Merritt Tampa, FL 33609 07:02:09 -04:00 PHONE (813) 221-5200 STATE OF PEO LANDS Orawn: WFS | Checked: AWM | Order No.: AMI-EPG-TR-020 Date Description Arthur W. Merritt Date: 09/20/23 Dwg: TWO RIVERS WEST-Temp-A,D&UE-DS(2023-09-14).dwg **REVISIONS** FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. 111 noter Plan\Description\Wast-East Parasis\West-Temp-A,D&UE SHEET NO. 1 OF 23 SHEETS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER SECTIONS 29, 30, 31 & 32, TOWNSHIP 26 SOUTH, RANGE 21 EAST

TWO RIVERS WEST

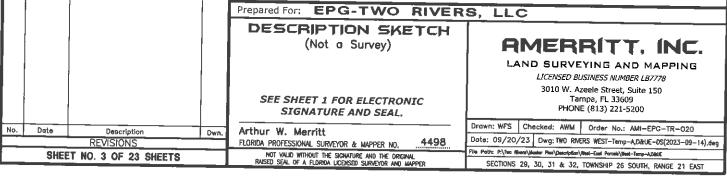
tangency; thence S.53°00'00"E., 425.31 feet to a point of curvature; thence Easterly, 88.29 feet along the arc of a curve to the left having a radius of 100.00 feet and a central angle of 50°35'09" (chord bearing S.78°17'35"E., 85.45 feet) to a point of reverse curvature; thence Easterly, 20.84 feet along the arc of a curve to the right having a radius of 152.00 feet and a central angle of 07°51'14" (chord bearing N.80°20'28"E., 20.82 feet) to a point of reverse curvature; thence Northeasterly, 82.50 feet along the arc of a curve to the left having a radius of 100.00 feet and a central angle of 47°16'04" (chord bearing N.60°38'02"E., 80.18 feet) to a point of tangency; thence N.37°00'00"E., 742.54 feet to a point on the Easterly boundary of the aforesaid property described in Special Warranty Deed, as recorded in Official Records Book 10783, Page 2694; thence along said Easterly boundary of the property described in Special Warranty Deed, as recorded in Official Records Book 10783, Page 2694, the following two (2) courses: 1) continue N.37°00'00"E., 432.36 feet to a point of curvature; 2) Northeasterly, 884.55 feet along the arc of a curve to the left having a radius of 3929.00 feet and a central angle of 12°53'57" (chord bearing N.30°33'01"E., 882.68 feet); thence continue Northeasterly, 150.97 feet along the arc of said curve to the left having the same radius of 3929.00 feet and a central angle of 02°12'06" (chord bearing N.23°00'00"E., 150.96 feet) to a point on the aforesaid Easterly boundary of the property described in Special Warranty Deed, as recorded in Official Records Book 10783, Page 2694; thence along said Easterly boundary of the property described in Special Warranty Deed, as recorded in Official Records Book 10783, Page 2694, continue Northerly, 535.49 feet along the arc of said curve to the left having the same radius of 3929.00 feet and a central angle of 07°48'32" (chord bearing N.17°59'41"E., 535.07 feet) to the Northeast corner of said property described in Special Warranty Deed, as recorded in Official Records Book 10783, Page 2694; thence continue Northerly, 165.13 feet along the arc of said curve to the left having the same radius of 3929.00 feet and a central angle of 02°24'29" (chord bearing N.12°53'11"E., 165.12 feet) to a point of tangency; thence N.11°40'56"E., 356.52 feet to a point of curvature; thence Northwesterly, 38.86 feet along the arc of a curve to the left having a radius of 25.00 feet and a central angle of 89°03'52" (chord bearing N.32°51'00"W., 35.07 feet) to a point of cusp on the Southerly boundary of the right-of-way for STATE ROAD No. 56 (Florida Department of Transportation Parcel 105A), according to County Deed, as recorded in Official Records Book 9430, Page 740, of the Public Records of Pasco County, Florida; thence along said Southerly boundary of the right-of-way for STATE ROAD No. 56 (Florida Department of Transportation Parcel 105A), Easterly, 191.19 feet along the arc of a curve to the left having a radius of 5854.58 feet and a central angle of 01°52'16" (chord bearing S.78°19'04"E., 191.18 feet) to a point of cusp; thence Southwesterly, 38.86 feet along the arc of a curve to the left having a radius of 25.00 feet and a central angle of 89°03'52" (chord bearing S.56°12'52"W., 35.07 feet) to a point of tangency; thence S.11°40'56"W., 356.52 feet to a point of curvature; thence Southerly, 33.91 feet along the arc of a curve to the right having a radius of 4071.00 feet and a central angle of 00°28'38" (chord bearing S.11°55'15"W., 33.91 feet) to the Northwest corner of the property described in Special Warranty Deed, as recorded in Official Records Book 10856, Page 3896, of the Public Records of Pasco County, Florida; thence along the Westerly boundary of said property described in Special Warranty Deed, as recorded in Official Records Book 10856, Page 3896, continue Southerly, 1081.29 feet along the arc of said curve to the right having the same radius of 4071.00 feet and a central angle of 15°13'05" (chord bearing

Legal Description continues on Sheet 3



S.19°46'07"W., 1078.11 feet); thence continue Southwesterly, 683.69 feet along the arc of said curve to the right having the same radius of 4071.00 feet and a central angle of 09°37'20" (chord bearing S.32°11'20"W., 682.88 feet) to a point of tangency; thence S.37°00'00"W., 1174.90 feet to a point of curvature; thence Southerly, 82.50 feet along the arc of a curve to the left having a radius of 100.00 feet and a central angle of 47°16'04" (chord bearing S.13°21'58"W., 80.18 feet) to a point of reverse curvature; thence Southerly, 13.36 feet along the arc of a curve to the right having a radius of 152.00 feet and a central angle of 05°02'05" (chord bearing S.07°45'02"E., 13.35 feet) to a point of reverse curvature; thence Southeasterly, 93.21 feet along the arc of a curve to the left having a radius of 100.00 feet and a central angle of 53°24'18" (chord bearing S.31°56'08"E., 89.87 feet) to a point of compound curvature, thence Easterly, 2184.77 feet along the arc of a curve to the left having a radius of 2040.00 feet and a central angle of 61°21'43" (chord bearing S.89°19'09"E., 2081.85 feet) to a point of tangency; thence N.60°00'00"E., 30.00 feet to the Southwest corner of the aforesaid property described in Special Warranty Deed, as recorded in Official Records Book 10856, Page 3896, of the Public Records of Pasco County, Florida; thence along the Southerly boundary of said property described in Special Warranty Deed, as recorded in Official Records Book 10856, Page 3896, the following two (2) courses: 1) continue, N.60°00'00"E., 670.00 feet to a point of curvature; 2) Easterly, 601.42 feet along the arc of a curve to the right having a radius of 2160.00 feet and a central angle of 15°57'12" (chord bearing N.67°58'36"E., 599.48 feet) to the Southeast corner of said property described in Special Warranty Deed, as recorded in Official Records Book 10856, Page 3896; thence continue Easterly, 2102.06 feet along the arc of said curve to the right having the same radius of 2160.00 feet and a central angle of 55°45'32" (chord bearing S.76°10'02"E., 2020.09 feet) to a point hereinafter referred to as **POINT "A"**; thence S.41°42'44"W., 100.00 feet to a point on a curve; thence Westerly, 2578.32 feet along the arc of a curve to the left having a radius of 2060.00 feet and a central angle of 71°42'44" (chord bearing N.84°08'38"W., 2413.29 feet) to a point of tangency; thence S.60°00'00"W., 319.55 feet; thence S.30°00'00"E., 20.00 feet; thence S.60°00'00"W., 380.45 feet to a point of curvature; thence Westerly, 2328.62 feet along the arc of a curve to the right having a radius of 2160.00 feet and a central angle of 61°46'06" (chord bearing N.89°06'57"W., 2217.48 feet) to a point of reverse curvature; thence Westerly, 83.90 feet along the arc of a curve to the left having a radius of 100.00 feet and a central angle of 48°04'19" (chord bearing N.82°16'03"W., 81.46 feet) to a point of reverse curvature; thence Westerly, 36.85 feet along the arc of a curve to the right having a radius of 152.00 feet and a central angle of 13°53'22" (chord bearing S.80°38'28"W., 36.76 feet) to a point of reverse curvature; thence Southwesterly, 88.29 feet along the arc of a curve to the left having a radius of 100.00 feet and a central angle of 50°35'09" (chord bearing S.62°17'35"W., 85.45 feet) to a point hereinafter referred to as **POINT "B"**; thence N.53°00'00"W., 120.00 feet to a point on a curve; thence Northerly, 88.29 feet along the arc of a curve to the left having a radius of 100.00 feet and a central angle of 50°35'09" (chord bearing N.11°42'25"E., 85.45 feet) to a point of reverse curvature; thence Northerly, 29.64 feet along the arc of a curve to the right having a radius of 152.00 feet and a central angle of 11°10'18" (chord bearing N.08°00'00"W., 29.59 feet) to a point of reverse curvature; thence Northwesterly, 88.29 feet along the arc of a curve to the left having a radius of 100.00 feet and a central angle of 50°35'09" (chord bearing N.27°42'25"W., 85.45 feet) to a point of

Legal Description continues on Sheet 4



tangency; thence N.53°00'00"W., 425.31 feet to a point of curvature; thence Northwesterly, 724.31 feet along the arc of a curve to the right having a radius of 1660.00 feet and a central angle of 25°00'00" (chord bearing N.40°30'00"W., 718.58 feet) to a point of tangency; thence N.28°00'00"W., 244.29 feet to a point of curvature; thence Northwesterly, 427.22 feet along the arc of a curve to the left having a radius of 1540.00 feet and a central angle of 15°53'41" (chord bearing N.35°56'51"W., 425.85 feet) to the **POINT OF BEGINNING**:

Containing 35.387 acres, more or less.

TOGETHER with the following described parcel:

PART 2

From a point previously referred to as **POINT "A"** for the **POINT OF BEGINNING** of the herein described parcel of land, run thence Southerly, 2118.86 feet along the arc of a curve to the right having a radius of 2160.00 feet and a central angle of 56°12'16" (chord bearing S.20°11'08"E., 2034.92 feet) to a point of tangency; thence S.07°55'00"W., 100.00 feet to a point of curvature; thence Southerly, 958.36 feet along the arc of a curve to the left having a radius of 2040.00 feet and a central angle of 26°55'00" (chord bearing S.05°32'30"E., 949.57 feet) to a point of tangency; thence S.19°00'00"E., 19.51 feet; thence S.16°42'34"E., 237.13 feet to a point of curvature; thence Southerly, 344.18 feet along the arc of a curve to the right having a radius of 3600.00 feet and a central angle of 05°28'40" (chord bearing S.13°58'14"E., 344.04 feet) to a point of compound curvature; thence Southerly, 419.50 feet along the arc of a curve to the right having a radius of 2140.00 feet and a central angle of 11°13'54" (chord bearing S.05°36'57"E., 418.83 feet) to a point of tangency; thence SOUTH, 362.13 feet to a point on the South boundary of the Southeast 1/4 of the aforesaid Section 32; thence along said South boundary of the Southeast 1/4 of Section 32, S.89°50'09"W., 80.00 feet; thence NORTH, 362.36 feet to a point of curvature; thence Northerly, 683.12 feet along the arc of a curve to the left having a radius of 2060.00 feet and a central angle of 19°00'00" (chord bearing N.09°30'00"W., 680.00 feet) to a point of tangency; thence N.19°00'00"W., 309.91 feet to a point of curvature; thence Northerly, 1005.34 feet along the arc of a curve to the right having a radius of 2140.00 feet and a central angle of 26°55'00" (chord bearing N.05°32'30"W., 996.12 feet) to a point of tangency; thence N.07°55'00"E., 100.00 feet to a point of curvature; thence Northerly, 2020.77 feet along the arc of a curve to the left having a radius of 2060.00 feet and a central angle of 56°12'16" (chord bearing N.20°11'08"W., 1940.71 feet); thence N.41°42'44"E., 100.00 feet to the **POINT OF BEGINNING.**

Containing 9.870 acres, more or less.

ALSO TOGETHER with the following described parcel:

Legal Description continues on Sheet 5

TWO RIVERS WEST TEMPORARY ACCESS, DRAINAGE AND UTILITY EASEMENTS Prepared For: EPG-TWO RIVERS, LLC

DESCRIPTION SKETCH (Not a Survey)

Description Dwn. SHEET NO. 4 OF 23 SHEETS

SIGNATURE AND SEAL. Arthur W. Merritt

FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO.

SEE SHEET 1 FOR ELECTRONIC

AMERRITT, INC.

LAND SURVEYING AND MAPPING

LICENSED BUSINESS NUMBER LB7778 3010 W. Azeele Street, Suite 150 Tampa, FL 33609 PHONE (813) 221-5200

Orawn: WFS | Checked: AWM | Order No.: AMI-EPG-TR-020 Date: 09/20/23 | Dwg: TWO RIVERS WEST-Temp-A, D&UE-DS(2023-09-14), dwg File Puth: P:\fine Rivers\Munior Plan\Description\Nunt-East Parasin\Nunt-Temp-ADMIE

SECTIONS 29, 30, 31 & 32, TOWNSHIP 26 SOUTH, RANGE 21 EAST

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

PART 3

From a point previously referred to as **POINT "B"** for the **POINT OF BEGINNING** of the herein described parcel of land, run thence S.37°00'00"W., 47.38 feet; thence S.39°17'02"W., 501.87 feet; thence S.37°00'00"W., 187.41 feet to a point of curvature; thence Southwesterly, 1006.71 feet along the arc of a curve to the left having a radius of 2060.00 feet and a central angle of 28°00'00" (chord bearing S.23°00'00"W., 996.72 feet) to a point of tangency; thence S.09°00'00"W., 1125.20 feet; thence S.10°08'45"W., 1038.34 feet to a point of curvature; thence Southerly, 325.77 feet along the arc of a curve to the left having a radius of 1860.00 feet and a central angle of 10°02'06" (chord bearing S.05°07'42"W., 325.36 feet) to a point of tangency; thence S.00°06'38"W., 195.36 feet to a point on the South boundary of the Southeast 1/4 of the aforesaid Section 31; thence along said South boundary of the Southeast 1/4 of Section 31, S.89°43'35"W., 70.00 feet to the South 1/4 corner of said Section 31; thence along the South boundary of the Southwest 1/4 of said Section 31, N.89°56'39"W., 30.00 feet; thence N.00°06'38"E., 195.86 feet to a point of curvature; thence Northerly, 343.29 feet along the arc of a curve to the right having a radius of 1960.00 feet and a central angle of 10°02'06" (chord bearing N.05°07'42"E., 342.85 feet) to a point of tangency; thence N.10°08'45"E., 1037.34 feet; thence N.09°00'00"E., 1124.20 feet to a point of curvature; thence Northeasterly, 1055.58 feet along the arc of a curve to the right having a radius of 2160.00 feet and a central angle of 28°00'00" (chord bearing N.23°00'00"E., 1045.10 feet) to a point of tangency; thence N.37°00'00"E., 736.27 feet; thence S.53°00'00"E., 120.00 feet to the POINT OF BEGINNING.

Containing 10.376 acres, more or less.

ALTOGETHER containing 55.633 acres, more or less.

				Prepared For: EPG-TWO RIVERS, LLC					
				DESCRIPTION SKETCH (Not a Survey)	AMERRITT, INC. LAND SURVEYING AND MAPPING LICENSED BUSINESS NUMBER LB7778 3010 W. Azeele Street, Suite 150				
				SEE SHEET 1 FOR ELECTRONIC SIGNATURE AND SEAL.	Tampa, FL 33609 PHONE (813) 221-5200				
No.	Date	Description	Dwn.	Arthur W. Merritt	Drawn: WFS Checked: AWM Order No.: AMI-EPG-TR-020				
REVISIONS			FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. 4498	Date: 09/20/23 Dwg: TWO RIVERS WEST-Temp-A,D&UE-DS(2023-09-14).dwg					
<u> </u>	SHEET NO. 5 OF 23 SHEETS			NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER	File Posts: A\Texture Rear\Ments Plan\Description\Med-Exel Postni\Vexts\Tung-ADM\E SECTIONS 29, 30, 31 & 32, TOWNSHIP 26 SOUTH, RANGE 21 EAST				

CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	BEARING		
1	1540.00	33'46'27"	907.79	894.70	N.60°46'55"W.		
2	1540.00	03'30'00"	94.07	94.06	N.79°25'08"W.		
3	25.00	90'02'36"	39.29	35.37	S.53°48'34"W.		
4	25.00	04°32'43"	1.98	1.98	S.78°53'47"E.		
5	1660.00	26°37'04"	771.18	764.27	S.67'51'36"E.		
6	1660.00	05*06'08"	147.82	147.77	S.52°00'00"E.		
7	1660.00	21°26'56"	621.43	617.81	S.38'43'28"E.		
8	1540.00	16'00'00"	430.05	428.65	S.36°00'00"E.		
9	1540.00	09.00,00,	241.90	241.65	S.48°30'00"E.		
10	100.00	50'35'09"	88.29	85.45	S.78'17'35"E.		
11	152.00	07*51'14"	20.84	20.82	N.80°20'28"E.		
12	100.00	47"16'04"	82.50	80.18	N.60'38'02"E.		
13	3929.00	12'53'57"	884.55	882.68	N.30°33'01"E.		
14	3929.00	02'12'06"	150.97	150.96	N.23'00'00"E.		
15	3929.00	07'48'32"	535.49	535.07	N.17°59'41"E.		
16	3929.00	02'24'29"	165.13	165.12	N.12'53'11"E.		
17	25.00	89'03'52"	38.86	35.07	N.32*51'00"W.		
18	5854.58	01'52'16"	191.19	191.18	S.78*19'04"E.		
19	25.00	89'03'52"	38.86	35.07	S.56°12'52"W.		
20	4071.00	00'28'38"	33.91	33.91	S.11'55'15"W.		
21	4071.00	15*13'05"	1081.29	1078.11	S.19°46'07"W.		
22	4071.00	09'37'20"	683.69	682.88	S.32'11'20"W.		
23	100.00	47"16'04"	82.50	80.18	S.13°21'58"W.		
24	152.00	05'02'05"	13.36	13.35	S.07'45'02"E.		
25	100.00	53'24'18"	93.21	89.87	S.31°56'08"E.		
26	2040.00	61°21'43"	2184.77	2081.85	S.89°19'09"E.		
27	2160.00	15'57'12"	601.42	599.48	N.67'58'36"E.		
28	2160.00	55'45'32"	2102.06	2020.09	S.76'10'02"E.		
29	2060.00	71'42'44"	2578.32	2413.29	N.84°08'38"W.		
31	2160.00	61'46'06"	2328.62	2217.48	N.89°06'57"W.		
_ 32	100.00	48'04'19"	83.90	81.46	N.82'16'03"W.		
33	152.00	13'53'22"	36.85	36.76	S.80°38'28"W.		
34	100.00	50'35'09"	88.29	85.45	S.62°17'35"W.		
35_	100.00	50'35'09"	88.29	85.45	N.11°42'25"E.		
	-						

CURVE DATA TABLE CONTINUED ON SHEET 7

				Prepared For: EPG-TWO RIVERS, LLC				
				OESCRIPTION SKETCH (Not a Survey) SEE SHEET 1 FOR ELECTRONIC SIGNATURE AND SEAL.	AMERRITT, INC. LAND SURVEYING AND MAPPING LICENSED BUSINESS NUMBER LB7778 3010 W. Azeele Street, Suite 150 Tampa, Ft. 33609 PHONE (813) 221-5200			
No.	Date	Description	Dwn.	Arthur W. Merritt	Drawn: WFS Checked: AWM Order No.: AMI-EPG-TR-020 Date: 09/20/23 Dwg: TWO RMERS WEST-Temp-AD&UE-DS(2023-D9-14).dwg			
SHEET NO. 6 OF 23 SHEETS				FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. 4498 NOT VALID WITHOUT THE SIGNATURE AND THE ORICHAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER	File Petric Pi_Trus Minors\\Maniform\/Trus Petric			

CONTINUATION OF CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
36	152.00	11'10'18"	29.64		
				29.59	N.08'00'00"W.
37	100.00	50'35'09"	88.29	85.45	N.27*42'25"W.
38	1660.00	25'00'00"	724.31	718.58	N.40°30′00"W.
39	1540.00	15*53'41"	427.22	425.85	N.35'56'51"W.
47	2160.00	56*12'16"	2118.86	2034.92	S.20°11'08"E.
48_	2040.00	26'55'00"	958.36	949.57	S.05°32'30"E.
49	3600.00	05'28'40"	344.18	344.04	S.13°58'14"E.
50	2140.00	11°13′54"	419.50	418.83	S.05'36'57"E.
51	2060.00	19'00'00"	683.12	680.00	N.09'30'00"W.
52	2140.00	26'55'00"	1005.34	996.12	N.05'32'30"W.
53	2060.00	56'12'16"	2020.77	1940.71	N.20"11'08"W.
54	2060.00	28'00'00"	1006.71	996.72	S.23'00'00"W.
55	1860.00	10°02'06"	325.77	325.36	S.05'07'42"W.
56	1960.00	10'02'06"	343.29	342.85	N.05'07'42"E.
57	2160.00	28'00'00"	1055.58	1045.10	N.23'00'00"E.

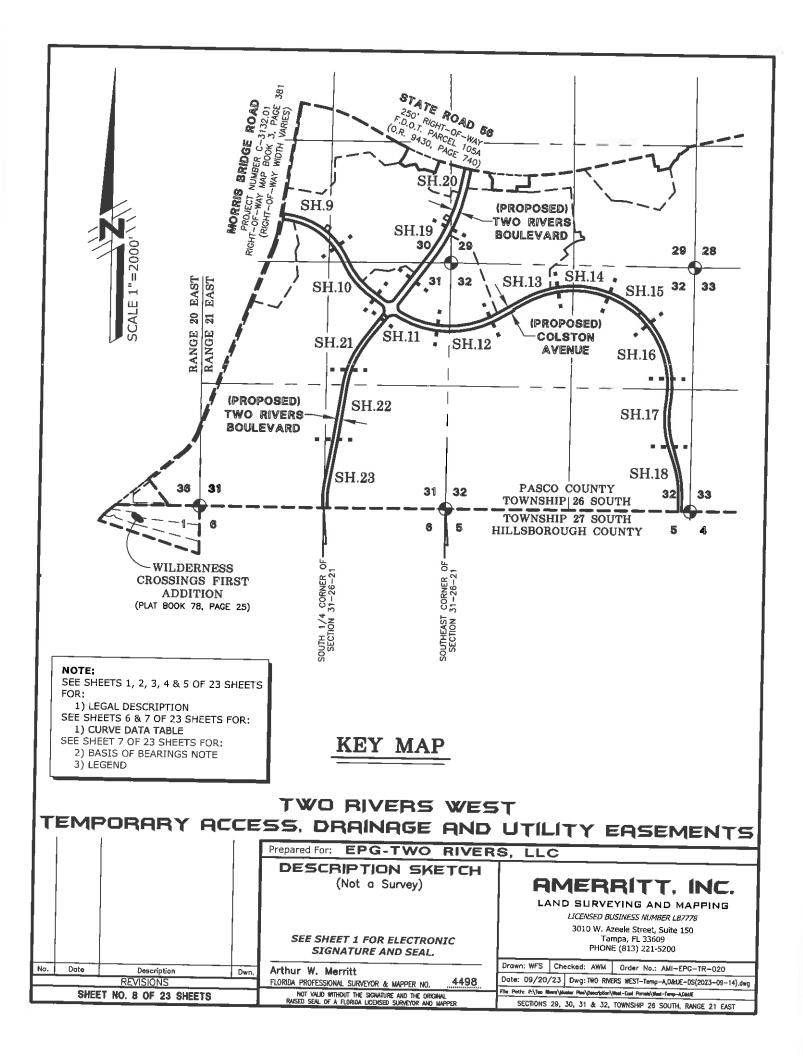
BASIS OF BEARINGS

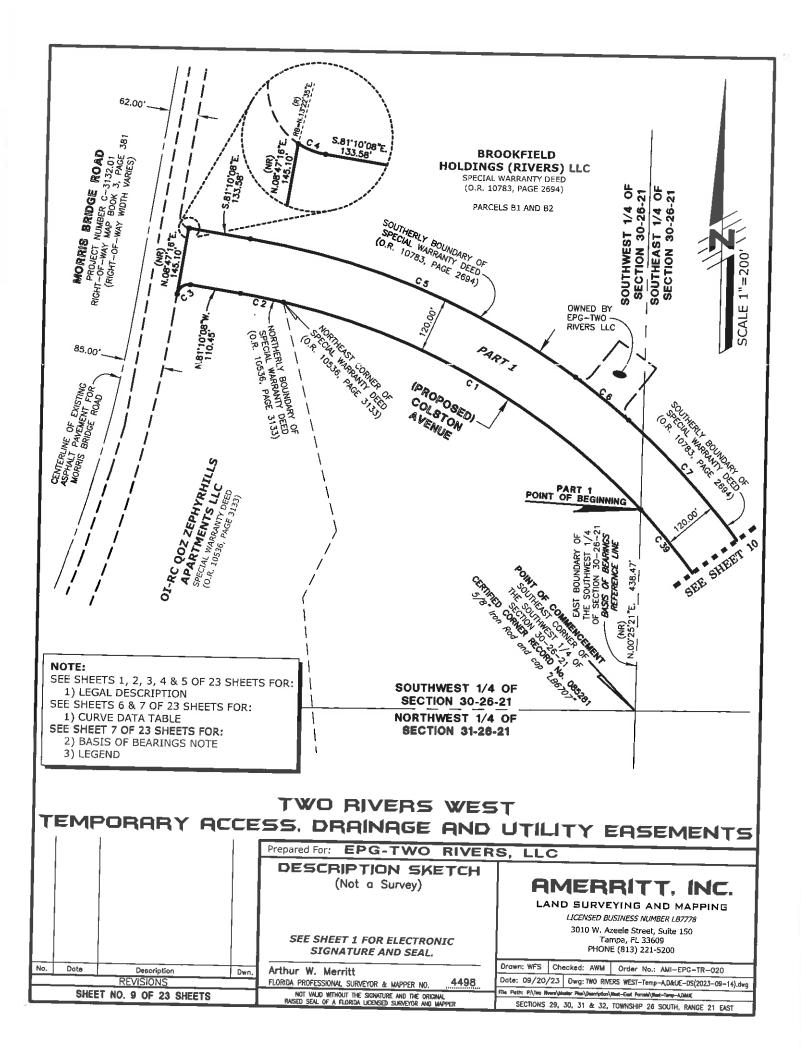
The East boundary of the Southwest 1/4 of Section 30, Township 26 South, Range 21 East, Pasco County, Florida, has a Grid bearing of N.00°25'21"E. The Grid Bearings as shown hereon refer to the State Plane Coordinate System, North American Horizontal Datum of 1983 (NAD 83 - 2011 ADJUSTMENT) for the West Zone of Florida.

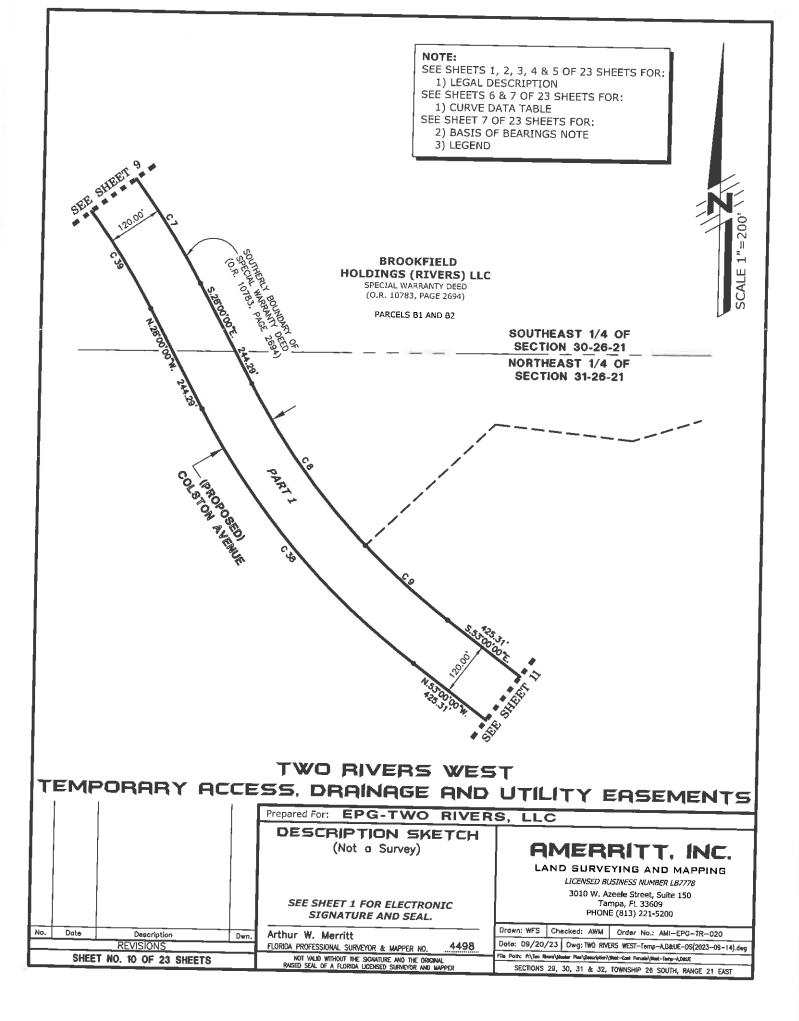
LEGEND:

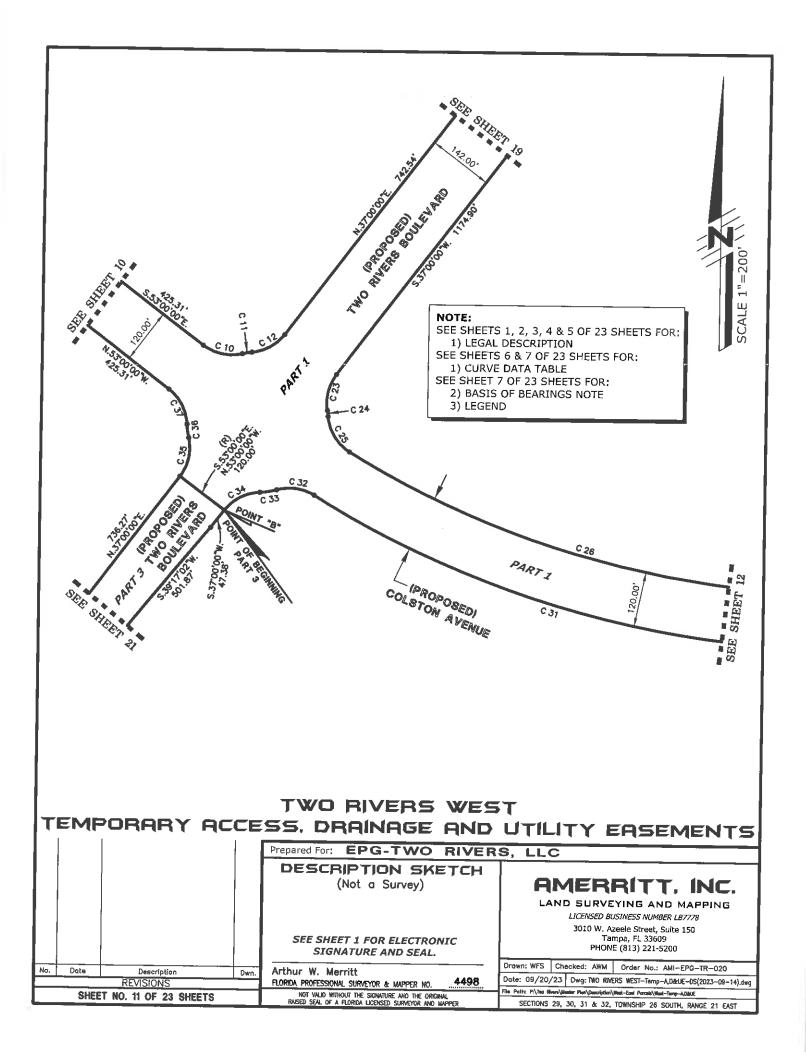
- 1. (R) indicates radial line
- 2. (NR) indicates non-radial line
- 3. RB Reference Bearing
- 4. SH. Sheet
- 5. O.R. Official Records Book
- 6. F.D.O.T. Florida Department of Transportation

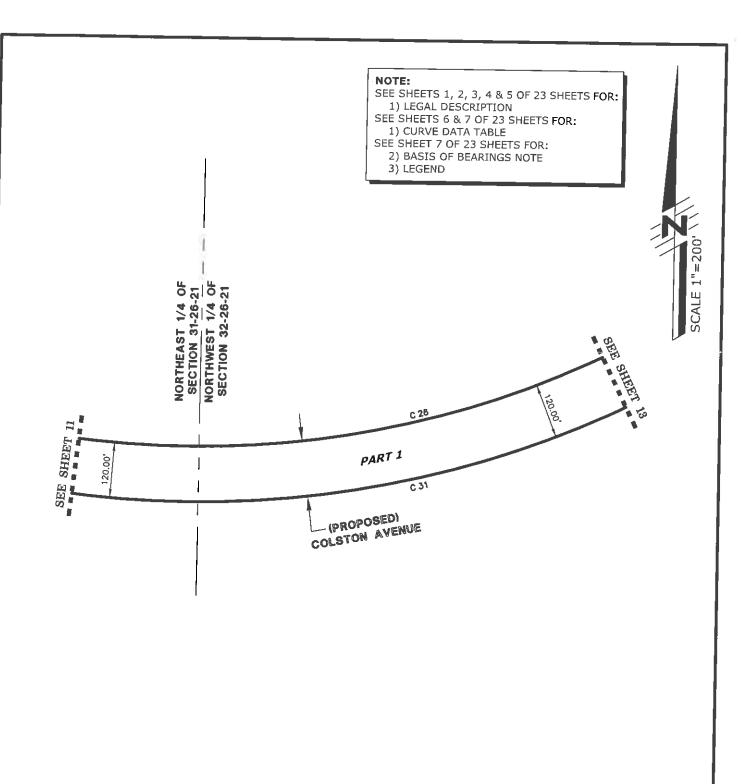
				Prepared For: EPG-TWO RIVERS, LLC					
i				DESCRIPTION SKETCH (Not a Survey) SEE SHEET 1 FOR ELECTRONIC SIGNATURE AND SEAL.	AMERRITT, INC. LAND SURVEYING AND MAPPING LICENSED BUSINESS NUMBER LB7778 3010 W. Azeele Street, Suite 150 Tampa, FL 33609 PHONE (313) 221-5200				
No.	Date	Description	Dwn.	Arthur W. Merritt	Drawn: WFS Checked: AWM Order No.: AMI-EPG-TR-020				
REVISIONS		Own.	FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. 4498	Date: 09/20/23 Dwg: TWO RIVERS WEST-Temp-A,D&UE-0S(2023-09-14).dwg					
SHEET NO. 7 OF 23 SHEETS				NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL					
					Fine Poth: P\Two Meen\Meen'\Meen'\Description\Musi-Sunt Puroli\Med-Temp-ADME SECTIONS 29, 30, 31 & 32, TOWNSHIP 26 SOUTH, RANGE 21 EAST				



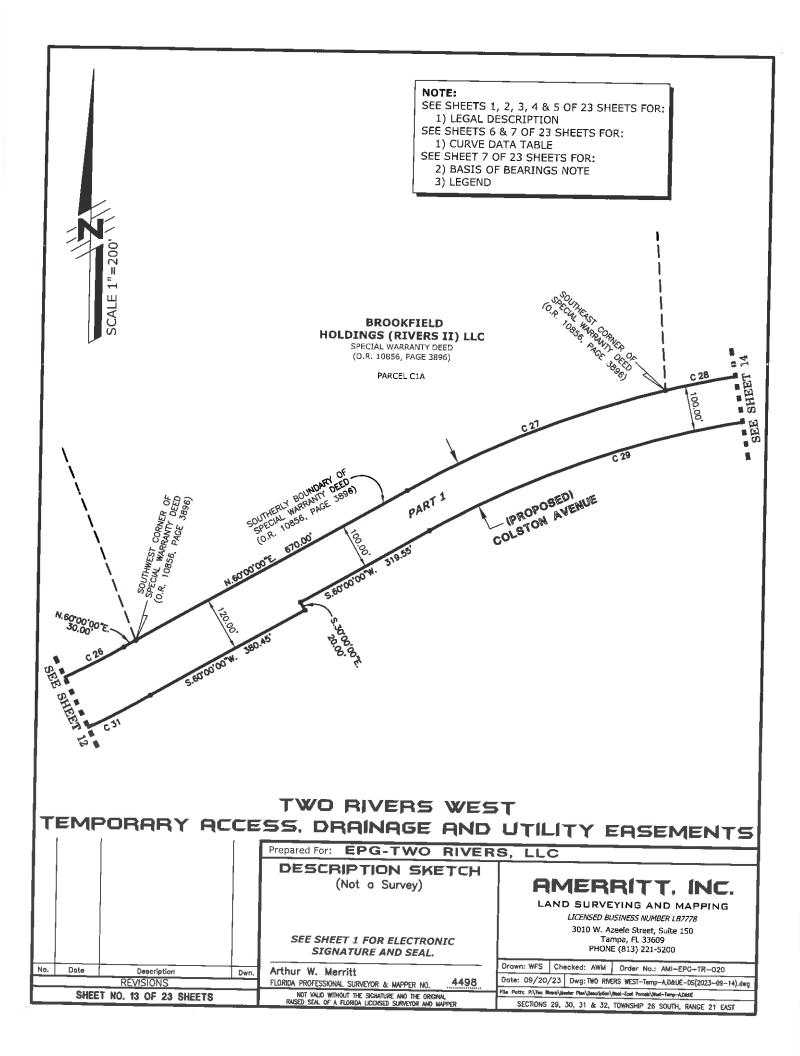


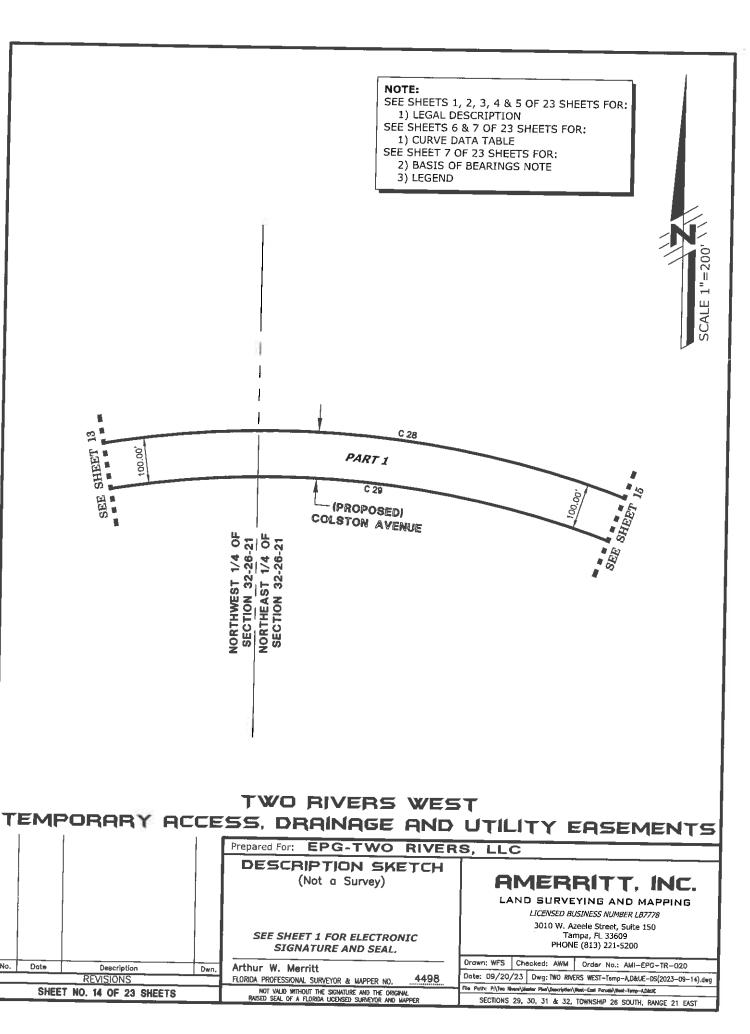






	Prepared For: EPG-TWO RIVER	S, LLC		
	DESCRIPTION SKETCH			
	(Not a Survey)	AMERRITT, INC.		
	SEE SHEET 1 FOR ELECTRONIC	LAND SURVEYING AND MAPPING LICENSED BUSINESS NUMBER LB7778 3010 W. Azeele Street, Suite 150 Tampa, FL 33609		
	SIGNATURE AND SEAL,	PHONE (813) 221-5200		
No. Date Description Dwn.	Arthur W. Merritt	Order No.: AMI-EPG-TR-020		
REVISIONS	FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. 4498	Date: 09/20/23 Dwg: TWD RIVERS WEST-Temp-A,D&UE-DS(2023-09-14).dwg		
SHEET NO. 12 OF 23 SHEETS	NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER	File Petr: P\\no Merc\\damp Merc\\damp Pec\\Damp\sigma\\damp\damp Merc\\damp\damp ADM\S SECTIONS 29, 30, 31 & 32, TOWNSHIP 26 SOUTH, RANGE 21 EAST		
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NOTE:

SEE SHEETS 1, 2, 3, 4 & 5 OF 23 SHEETS FOR:

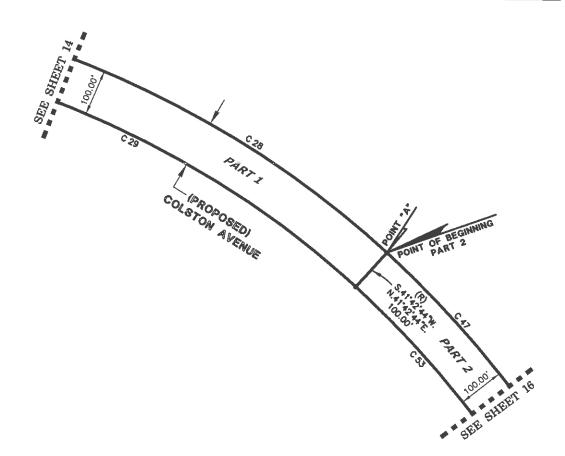
1) LEGAL DESCRIPTION

SEE SHEETS 6 & 7 OF 23 SHEETS FOR:

1) CURVE DATA TABLE

SEE SHEET 7 OF 23 SHEETS FOR:

- 2) BASIS OF BEARINGS NOTE
- 3) LEGEND



TWO RIVERS WEST TEMPORARY ACCESS, DRAINAGE AND UTILITY EASEMENTS

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			ŀ	Prepared For: EPG-TWO RIVER	S, LLC
				DESCRIPTION SKETCH (Not a Survey)	AMERR
				SEE SHEET 1 FOR ELECTRONIC SIGNATURE AND SEAL.	LAND SURVEYIN LICENSED BUSINE 3010 W. Azeele Tampa, PHONE (81
No.	Date	Description REVISIONS	Dwn.	Arthur W. Merritt FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. 4498	Drawn: WFS Checked: AWM Ord Date: 09/20/23 Dwg: TWO RIVERS WE
L	SHEET	NO. 15 OF 23 SHEETS		NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER	File Path: PATeu Weer\texts Pen\Description\West-Eas SECTIONS 29, 30, 31 & 32, TOWNS

ITT, INC.

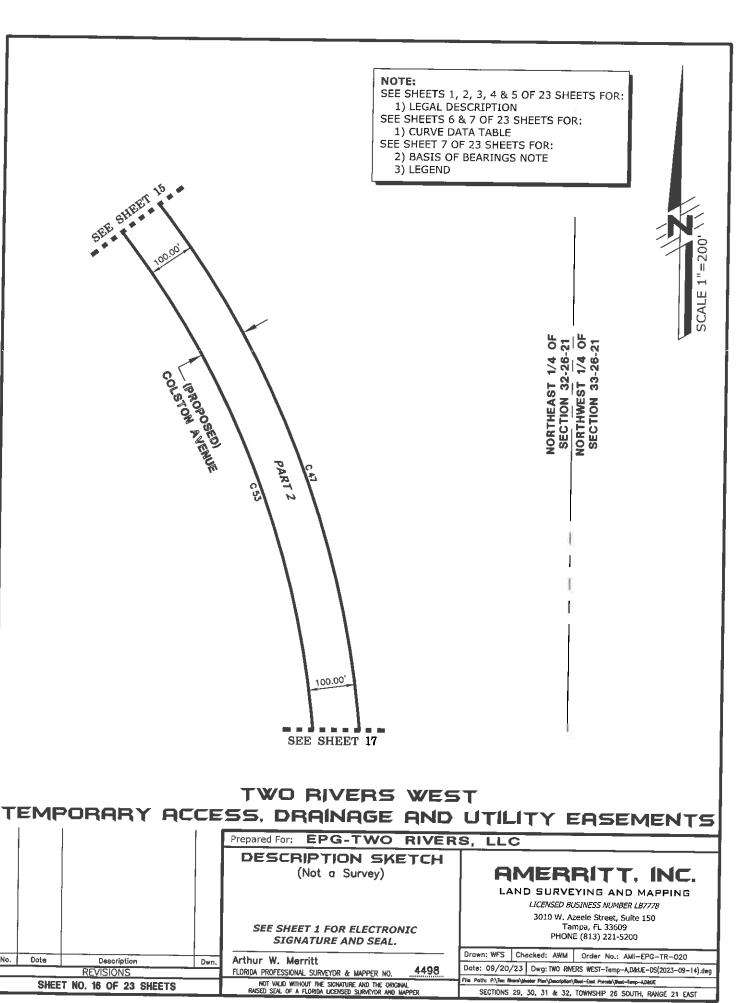
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G AND MAPPING

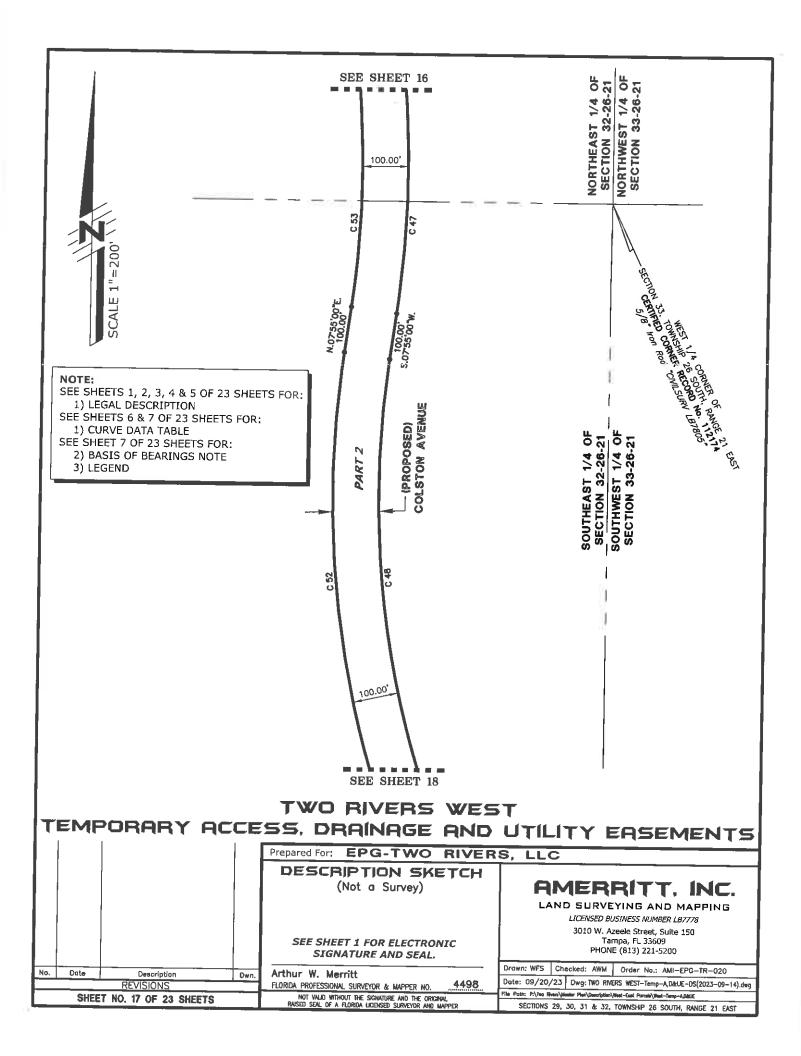
SS NUMBER LB7778 Street, Suite 150 FL 33609 3) 221-5200

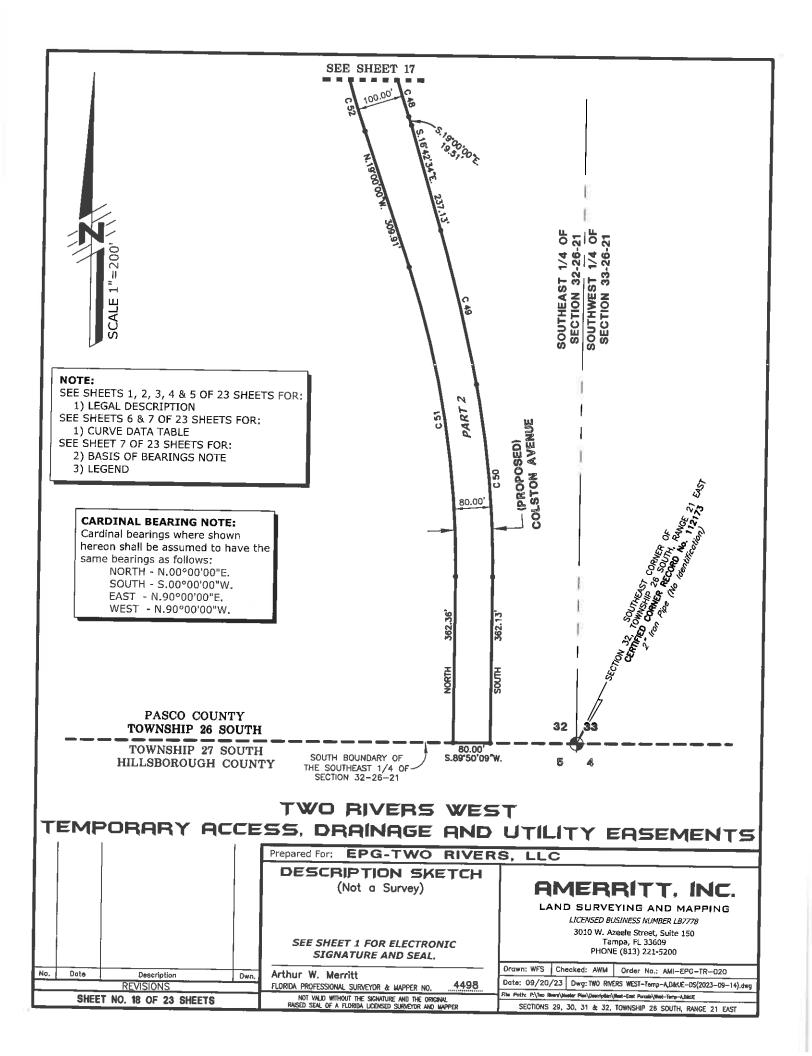
er No.: AMI-EPG-TR-020 ST-Temp-A,D&UE-DS(2023-09-14).dwg Perceis\West-Temp-A,DallE

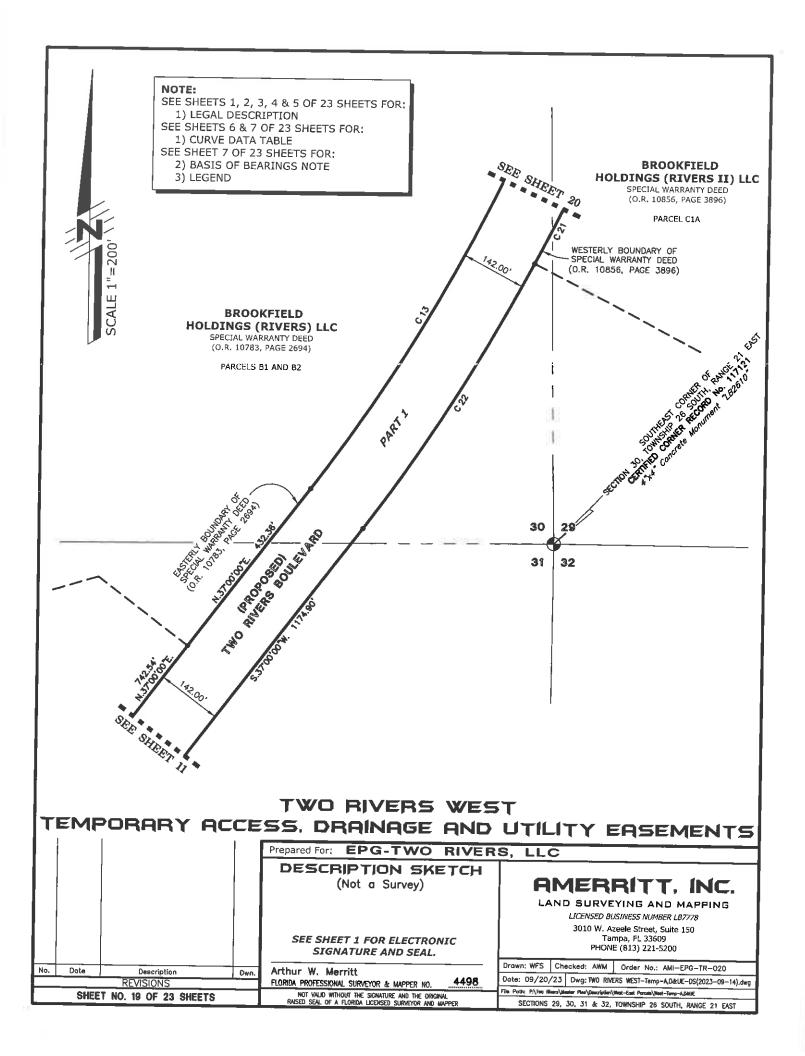
SHIP 26 SOUTH, RANGE 21 EAST

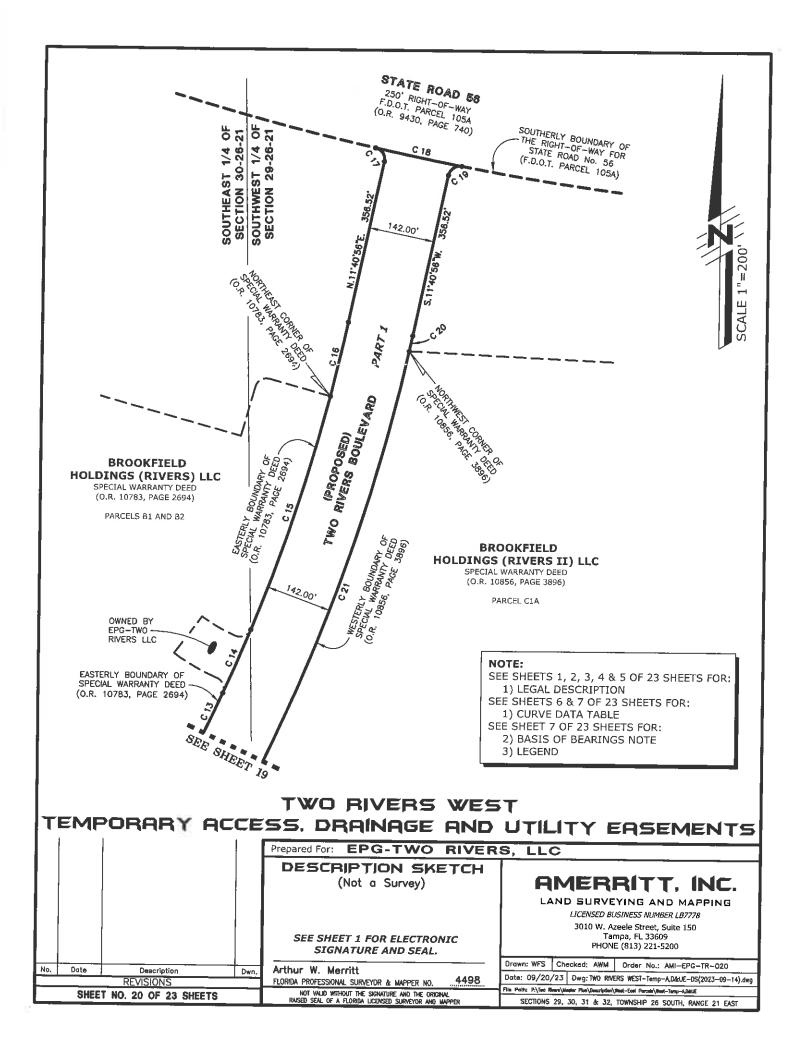


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NOTE: SEE SHEETS 1, 2, 3, 4 & 5 OF 23 SHEETS FOR: 1) LEGAL DESCRIPTION SEE SHEETS 6 & 7 OF 23 SHEETS FOR: 1) CURVE DATA TABLE SEE SHEET 7 OF 23 SHEETS FOR: 2) BASIS OF BEARINGS NOTE 3) LEGEND MANA BOLLINA (PAODOSED) 100.00

TWO RIVERS WEST TEMPORARY ACCESS, DRAINAGE AND UTILITY EASEMENTS

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SEE SHEET 22

-TWO RIVERS, LLC ON SKETCH

Survey)

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AMERRITT, INC.

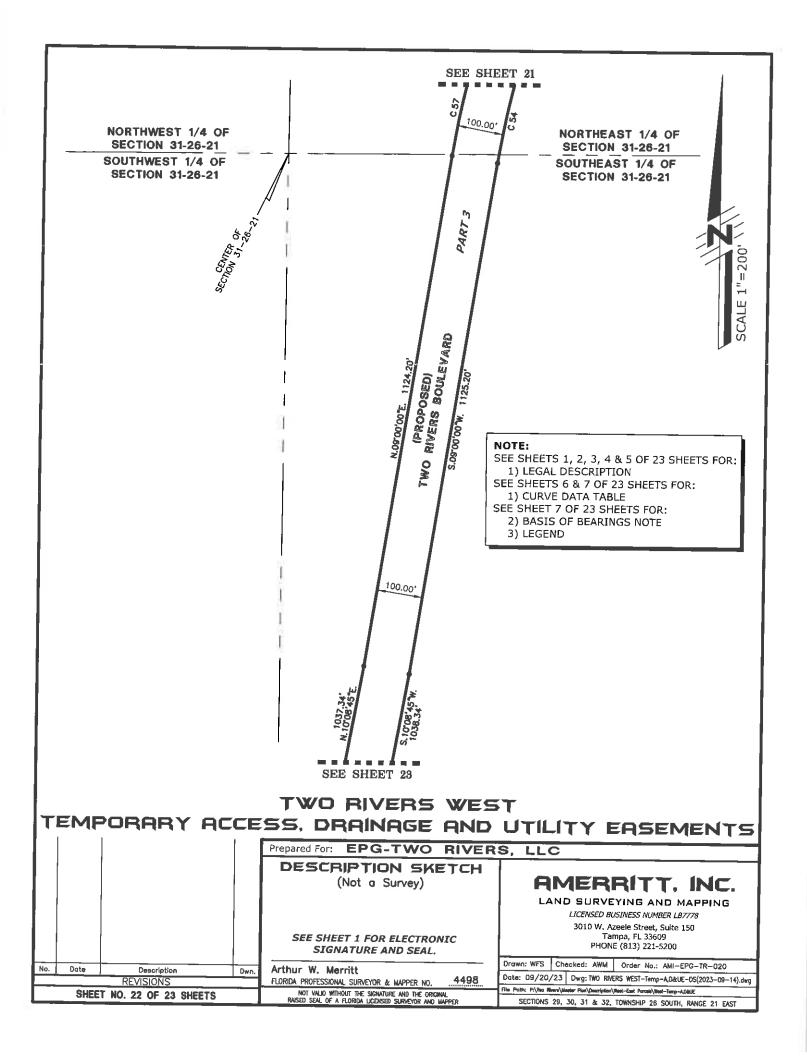
LAND SURVEYING AND MAPPING

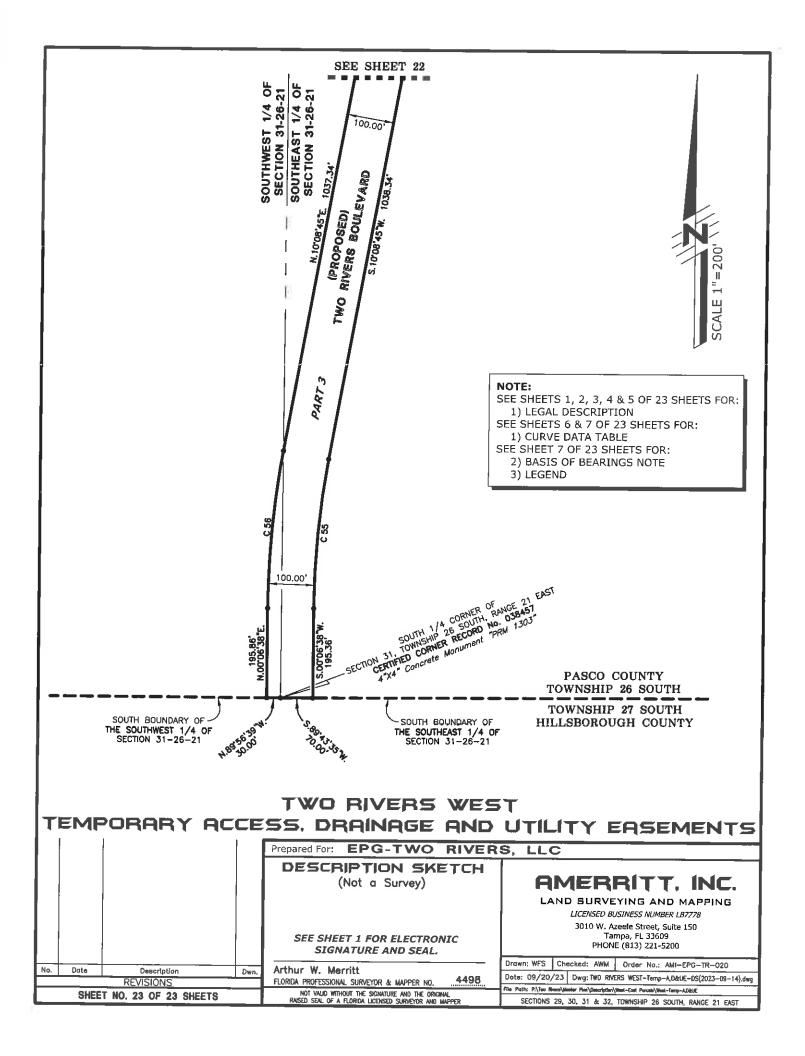
LICENSED BUSINESS NUMBER LB7778 3010 W. Azeele Street, Suite 150

Tampa, FL 33609 PHONE (813) 221-5200

Drawn: WFS Checked: AWM Order No.: AMI-EPG-TR-020 Date: 09/20/23 | Dwg: TWO RIVERS WEST-Temp-A,D&UE-0S(2023-09-14).dwg

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This instrument was prepared by and should be returned to:

Robert L. Barnes, Jr., Esq. Robert L. Barnes, Jr., PL 111 S. Armenia Ave., Suite 202 Tampa, Florida 33609

ACKNOWLEDGEMENT, REAFFIRMATION AND PARTIAL RELEASE OF TEMPORARY ACCESS AND UTILITIES EASEMENT AGREEMENT

THIS ACKNOWLEDGEMENT, REAFFIRMATION AND PARTIAL RELEASE OF TEMPORARY ACCESS AND UTILITIES EASEMENT AGREEMENT (the "Agreement") is made as of May _____, 2024 (the "Effective Date") by and among the Two Rivers West Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, whose address is 2005 Pan Am Circle Ste 300, Tampa, Florida 33607 (the "CDD" or, at times, the "Successor Grantor"), and Homes By West Bay, LLC, a Florida limited liability company, whose address is 4065 Crescent Park Dr., Riverview, FL 33578 ("Grantee"), with reference to the following:

WHEREAS, EPG-Two Rivers, LLC, a Florida limited liability company, and EPG Two Rivers IV, LLC, a Florida limited liability company (collectively, "<u>Original Grantor</u>") and Grantee entered into that certain Temporary Access and Utilities Easement Agreement dated January 12, 2024, and recorded on January 18, 2024, as Instrument No. 2024009348 in Official Record Book 10946, Page 1398, Public Records of Pasco County, Florida (the "<u>Temporary Access Easement</u>"); and

WHEREAS, EPG-Two Rivers, LLC conveyed certain real property to the CDD by way of Special Warranty Deed dated April 19, 2024, and recorded on May 1, 2024, as Instrument No. 2024074699 in Official Record Book 11002, Page 1274, Public Records of Pasco County, Florida (the "<u>Deed</u>"); and

WHEREAS, the property conveyed by the Deed was subject to the Temporary Access Easement; and

WHEREAS, the CDD hereby acknowledges the existence and legal validity of the Temporary Access Easement and the CDD and the Grantee desire to reaffirm the terms of the Temporary Access Easement, as set forth herein; and

WHEREAS, by and through this Agreement, Grantee consents to the release of a portion of the Easement Area (as such term is defined in the Temporary Access Easement) from said Temporary Access Easement.

NOW, THEREFORE, in consideration of the mutual covenants and conditions set forth herein, and for other good and valuable consideration, the receipt and adequacy of which are acknowledged by the parties hereto, the parties hereby agree as follows:

1. <u>Recitals; Exhibits</u>. The above recitals are true and correct and, together with all exhibits attached hereto, are incorporated herein by this reference as a substantive part hereof.

- 2. <u>Reaffirmation</u>. Successor Grantor, as the current owner of the real property in which the Easement Area lies, and Grantee hereby affirm the terms and conditions of the Temporary Access Easement as modified hereby.
- 3. Partial Release. The Temporary Access Easement granted Grantee certain easement rights over the "Easement Area" (as such term is defined in Recital B of the Temporary Access Easement and as said parcel is described in the Temporary Access Easement). The parties hereby acknowledge that a portion of the Easement Area is no longer intended to be used for ingress, egress, access or roadway purposes. Instead, the parties agree that only that portion of the Easement Area described on Exhibit "A" to this Agreement (the "Replacement Easement Area"), and now owned by the CDD, shall remain subject to the terms of the Temporary Access Easement. With respect to any portion of the Easement Area that does not also fall within the legal description of the Replacement Easement Area (hereafter, the "Released Property"), Grantee hereby releases and relinquishes any rights to said Released Property.
- 4. <u>Continued Enforcement</u>. Except as otherwise set forth herein, the terms of the Temporary Access Easement remain in full force and effect.

[Signature Pages Follow]

IN WITNESS WHEREOF, the undersigned has duly executed this Easement as of the date and year first above written.

WITNESSES:

Print Name: June Kelly

Address: 111 S. Armenia Avenue

Tampa, FL 33609

Print Name: Austin Berns

Address: 111 S. Armenia Avenue

Tampa, FL 33609

CDD:

Two Rivers West Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes

By: Name:

Carlos de la Ossa

Title:

Chair

STATE OF FLORIDA

COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of physical presence or □ online notarization this day of May, 2024, by Carlos de la Ossa, as Chair of Two Rivers West Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, on behalf of the CDD, who is personally known to me or who produced

as identification...

JUNE KELLY
MY COMMISSION # HH 412789
EXPIRES: July 25, 2027

ignature of Person Taking Acknowledgment

Name of Acknowledger Typed, Printed or Stamped

(AFFIX NOTARY SEAL)

IN WITNESS WHEREOF, the undersigned on behalf of Grantee has executed this Agreement as of the Effective Date. WITNESSES: GRANTEE: Homes By West Bay, LLC, a Florida limited liability company Print Name: By: Address: Name: Title: Print Name: Address: STATE OF FLORIDA COUNTY OF _____ The foregoing instrument was acknowledged before me by means of \square physical presence or \square online notarization this ___ day of May, 2024, by ______, as ____ of Homes By West Bay, LLC, a Florida limited liability company, on behalf of the company, and who □ is personally known to me or \square has produced _____ as identification. Print Name: Notary Public, State of Florida

> My Commission Expires: My Commission Number:

EXHIBIT "A" REPLACEMENT EASEMENT AREA

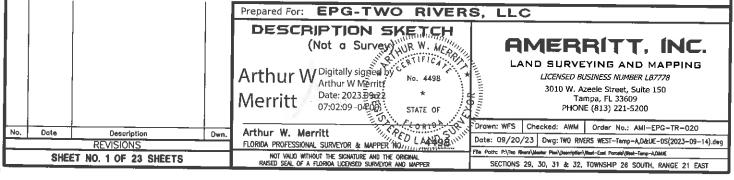
TWO RIVERS WEST TEMPORARY ACCESS, DRAINAGE AND UTILITY EASEMENTS

DESCRIPTION: Three (3) parcels of land lying in Sections 29, 30, 31 and 32, Township 26 South, Range 21 East, Pasco County, Florida and being more particularly described as follows:

PART 1

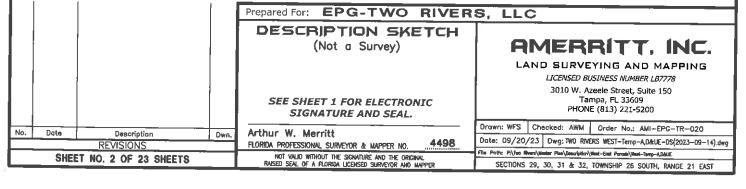
COMMENCE at the Southeast corner of the Southwest 1/4 of said Section 30, run thence along the East boundary of said Southwest 1/4 of Section 30, N.00°25'21"E., 438.47 feet to a point on a curve, said point also being the POINT OF BEGINNING; thence Northwesterly, 907.79 feet along the arc of a curve to the left having a radius of 1540.00 feet and a central angle of 33°46'27" (chord bearing N.60°46'55"W., 894.70 feet) to the Northeast corner of the property described in Special Warranty Deed, as recorded in Official Records Book 10536, Page 3133, of the Public Records of Pasco County, Florida; thence along the Northerly boundary of said property described in Special Warranty Deed, as recorded in Official Records Book 10536, Page 3133, the following three (3) courses: 1) continue Westerly, 94.07 feet along the arc of said curve to the left having the same radius of 1540.00 feet and a central angle of 03°30'00" (chord bearing N.79°25'08"W., 94.06 feet) to a point of tangency; 2) N.81°10'08"W., 110.45 feet to a point of curvature; 3) Southwesterly, 39.29 feet along the arc of a curve to the left having a radius of 25.00 feet and a central angle of 90°02'36" (chord bearing S.53°48'34"W., 35.37 feet) to a point of cusp; thence along a line lying 85.00 feet Southeasterly of and parallel with the Centerline of the existing asphalt pavement of Morris Bridge Road, N.08°47'16"E., 145.10 feet to a point on a curve on the Southerly boundary of the property as described in Special Warranty Deed, as recorded in Official Records Book 10783, Page 2694, of the Public Records of Pasco County, Florida; thence along said Southerly boundary of the property described in Special Warranty Deed, as recorded in Official Records Book 10783, Page 2694, the following three (3) courses: 1) Easterly, 1.98 feet along the arc of a curve to the left having a radius of 25.00 feet and a central angle of 04°32'43" (chord bearing S.78°53'47"E., 1.98 feet) to a point of tangency; 2) S.81°10'08"E., 133.58 feet to a point of curvature; 3) Easterly, 771.18 feet along the arc of a curve to the right having a radius of 1660.00 feet and a central angle of 26°37'04" (chord bearing S.67°51'36"E., 764.27 feet); thence continue Southeasterly, 147.82 feet along the arc of said curve to the right having the same radius of 1660.00 feet and a central angle of 05°06'08" (chord bearing S.52°00'00"E., 147.77 feet) to a point on the aforesaid Southerly boundary of the property described in Special Warranty Deed, as recorded in Official Records Book 10783, Page 2694; thence along said Southerly boundary of the property described in Special Warranty Deed, as recorded in Official Records Book 10783, Page 2694, the following three (3) courses: 1) continue Southeasterly, 621.43 feet along the arc of said curve to the right having the same radius of 1660.00 feet and a central angle of 21°26'56" (chord bearing S.38°43'28"E., 617.81 feet) to a point of tangency; 2) S.28°00'00"E., 244.29 feet to a point of curvature; 3) Southeasterly, 430.05 feet along the arc of a curve to the left having a radius of 1540.00 feet and a central angle of 16°00'00" (chord bearing S.36°00'00"E., 428.65 feet); thence continue Southeasterly, 241.90 feet along the arc of said curve to the left having the same radius of 1540.00 feet and a central angle of 09°00'00" (chord bearing S.48°30'00"E., 241.65 feet) to a point of

Legal Description continues on Sheet 2



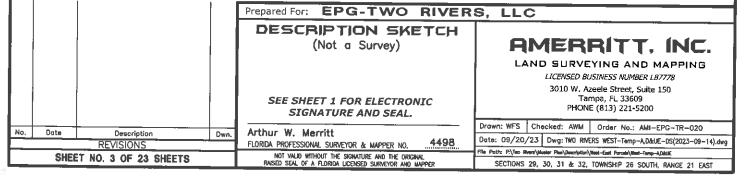
tangency; thence S.53°00'00"E., 425.31 feet to a point of curvature; thence Easterly, 88.29 feet along the arc of a curve to the left having a radius of 100.00 feet and a central angle of 50°35'09" (chord bearing S.78°17'35"E., 85.45 feet) to a point of reverse curvature; thence Easterly, 20.84 feet along the arc of a curve to the right having a radius of 152.00 feet and a central angle of 07°51'14" (chord bearing N.80°20'28"E., 20.82 feet) to a point of reverse curvature; thence Northeasterly, 82.50 feet along the arc of a curve to the left having a radius of 100.00 feet and a central angle of 47°16'04" (chord bearing N.60°38'02"E., 80.18 feet) to a point of tangency; thence N.37°00'00"E., 742.54 feet to a point on the Easterly boundary of the aforesaid property described in Special Warranty Deed, as recorded in Official Records Book 10783, Page 2694; thence along said Easterly boundary of the property described in Special Warranty Deed, as recorded in Official Records Book 10783, Page 2694, the following two (2) courses: 1) continue N.37°00'00"E., 432.36 feet to a point of curvature; 2) Northeasterly, 884.55 feet along the arc of a curve to the left having a radius of 3929.00 feet and a central angle of 12°53'57" (chord bearing N.30°33'01"E., 882.68 feet); thence continue Northeasterly, 150.97 feet along the arc of said curve to the left having the same radius of 3929.00 feet and a central angle of 02°12'06" (chord bearing N.23°00'00"E., 150.96 feet) to a point on the aforesaid Easterly boundary of the property described in Special Warranty Deed, as recorded in Official Records Book 10783, Page 2694; thence along said Easterly boundary of the property described in Special Warranty Deed, as recorded in Official Records Book 10783, Page 2694, continue Northerly, 535.49 feet along the arc of said curve to the left having the same radius of 3929.00 feet and a central angle of 07°48'32" (chord bearing N.17°59'41"E., 535.07 feet) to the Northeast corner of said property described in Special Warranty Deed, as recorded in Official Records Book 10783, Page 2694; thence continue Northerly, 165.13 feet along the arc of said curve to the left having the same radius of 3929.00 feet and a central angle of 02°24'29" (chord bearing N.12°53'11"E., 165.12 feet) to a point of tangency; thence N.11°40'56"E., 356.52 feet to a point of curvature; thence Northwesterly, 38.86 feet along the arc of a curve to the left having a radius of 25.00 feet and a central angle of 89°03'52" (chord bearing N.32°51'00"W., 35.07 feet) to a point of cusp on the Southerly boundary of the right-of-way for STATE ROAD No. 56 (Florida Department of Transportation Parcel 105A), according to County Deed, as recorded in Official Records Book 9430, Page 740, of the Public Records of Pasco County, Florida; thence along said Southerly boundary of the right-of-way for STATE ROAD No. 56 (Florida Department of Transportation Parcel 105A), Easterly, 191.19 feet along the arc of a curve to the left having a radius of 5854.58 feet and a central angle of 01°52'16" (chord bearing S.78°19'04"E., 191.18 feet) to a point of cusp; thence Southwesterly, 38.86 feet along the arc of a curve to the left having a radius of 25.00 feet and a central angle of 89°03'52" (chord bearing S.56°12'52"W., 35.07 feet) to a point of tangency; thence S.11°40'56"W., 356.52 feet to a point of curvature; thence Southerly, 33.91 feet along the arc of a curve to the right having a radius of 4071.00 feet and a central angle of 00°28'38" (chord bearing S.11°55'15"W., 33.91 feet) to the Northwest corner of the property described in Special Warranty Deed, as recorded in Official Records Book 10856, Page 3896, of the Public Records of Pasco County, Florida; thence along the Westerly boundary of said property described in Special Warranty Deed, as recorded in Official Records Book 10856, Page 3896, continue Southerly, 1081.29 feet along the arc of said curve to the right having the same radius of 4071.00 feet and a central angle of 15°13'05" (chord bearing

Legal Description continues on Sheet 3



5.19°46'07"W., 1078.11 feet); thence continue Southwesterly, 683.69 feet along the arc of said curve to the right having the same radius of 4071.00 feet and a central angle of 09°37'20" (chord bearing 5.32°11'20"W., 682.88 feet) to a point of tangency; thence S.37°00'00"W., 1174.90 feet to a point of curvature; thence Southerly, 82.50 feet along the arc of a curve to the left having a radius of 100.00 feet and a central angle of 47°16'04" (chord bearing S.13°21'58"W., 80.18 feet) to a point of reverse curvature; thence Southerly, 13.36 feet along the arc of a curve to the right having a radius of 152.00 feet and a central angle of 05°02'05" (chord bearing S.07°45'02"E., 13.35 feet) to a point of reverse curvature; thence Southeasterly, 93.21 feet along the arc of a curve to the left having a radius of 100.00 feet and a central angle of 53°24'18" (chord bearing S.31°56'08"E., 89.87 feet) to a point of compound curvature; thence Easterly, 2184.77 feet along the arc of a curve to the left having a radius of 2040.00 feet and a central angle of 61°21'43" (chord bearing S.89°19'09"E., 2081.85 feet) to a point of tangency; thence N.60°00'00"E., 30.00 feet to the Southwest corner of the aforesaid property described in Special Warranty Deed, as recorded in Official Records Book 10856, Page 3896, of the Public Records of Pasco County, Florida; thence along the Southerly boundary of said property described in Special Warranty Deed, as recorded in Official Records Book 10856, Page 3896, the following two (2) courses: 1) continue, N.60°00'00"E., 670.00 feet to a point of curvature; 2) Easterly, 601.42 feet along the arc of a curve to the right having a radius of 2160.00 feet and a central angle of 15°57'12" (chord bearing N.67°58'36"E., 599.48 feet) to the Southeast corner of said property described in Special Warranty Deed, as recorded in Official Records Book 10856, Page 3896; thence continue Easterly, 2102.06 feet along the arc of said curve to the right having the same radius of 2160.00 feet and a central angle of 55°45'32" (chord bearing S.76°10'02"E., 2020.09 feet) to a point hereinafter referred to as POINT "A"; thence S.41°42'44"W., 100.00 feet to a point on a curve; thence Westerly, 2578.32 feet along the arc of a curve to the left having a radius of 2060.00 feet and a central angle of 71°42'44" (chord bearing N.84°08'38"W., 2413.29 feet) to a point of tangency; thence S.60°00'00"W., 319.55 feet; thence S.30°00'00"E., 20.00 feet; thence S.60°00'00"W., 380.45 feet to a point of curvature; thence Westerly, 2328.62 feet along the arc of a curve to the right having a radius of 2160.00 feet and a central angle of 61°46'06" (chord bearing N.89°06'57"W., 2217.48 feet) to a point of reverse curvature; thence Westerly, 83.90 feet along the arc of a curve to the left having a radius of 100.00 feet and a central angle of 48°04'19" (chord bearing N.82°16'03"W., 81.46 feet) to a point of reverse curvature; thence Westerly, 36.85 feet along the arc of a curve to the right having a radius of 152.00 feet and a central angle of 13°53'22" (chord bearing S.80°38'28"W., 36.76 feet) to a point of reverse curvature; thence Southwesterly, 88.29 feet along the arc of a curve to the left having a radius of 100.00 feet and a central angle of 50°35'09" (chord bearing S.62°17'35"W., 85.45 feet) to a point hereinafter referred to as POINT "B"; thence N.53°00'00"W., 120.00 feet to a point on a curve; thence Northerly, 88.29 feet along the arc of a curve to the left having a radius of 100.00 feet and a central angle of 50°35'09" (chord bearing N.11°42'25"E., 85.45 feet) to a point of reverse curvature; thence Northerly, 29.64 feet along the arc of a curve to the right having a radius of 152.00 feet and a central angle of 11°10'18" (chord bearing N.08°00'00"W., 29.59 feet) to a point of reverse curvature; thence Northwesterly, 88.29 feet along the arc of a curve to the left having a radius of 100.00 feet and a central angle of 50°35'09" (chord bearing N.27°42'25"W., 85.45 feet) to a point of

Legal Description continues on Sheet 4



tangency; thence N.53°00'00"W., 425.31 feet to a point of curvature; thence Northwesterly, 724.31 feet along the arc of a curve to the right having a radius of 1660.00 feet and a central angle of 25°00'00" (chord bearing N.40°30'00"W., 718.58 feet) to a point of tangency; thence N.28°00'00"W., 244.29 feet to a point of curvature; thence Northwesterly, 427.22 feet along the arc of a curve to the left having a radius of 1540.00 feet and a central angle of 15°53'41" (chord bearing N.35°56'51"W., 425.85 feet) to the **POINT OF BEGINNING**.

Containing 35.387 acres, more or less.

TOGETHER with the following described parcel:

PART 2

From a point previously referred to as **POINT "A"** for the **POINT OF BEGINNING** of the herein described parcel of land, run thence Southerly, 2118.86 feet along the arc of a curve to the right having a radius of 2160.00 feet and a central angle of 56°12'16" (chord bearing S.20°11'08"E., 2034.92 feet) to a point of tangency; thence \$.07°55'00"W., 100.00 feet to a point of curvature; thence Southerly, 958.36 feet along the arc of a curve to the left having a radius of 2040.00 feet and a central angle of 26°55'00" (chord bearing S.05°32'30"E., 949.57 feet) to a point of tangency; thence S.19°00'00"E., 19.51 feet; thence S.16°42'34"E., 237.13 feet to a point of curvature; thence Southerly, 344.18 feet along the arc of a curve to the right having a radius of 3600.00 feet and a central angle of 05°28'40" (chord bearing S.13°58'14"E., 344.04 feet) to a point of compound curvature; thence Southerly, 419.50 feet along the arc of a curve to the right having a radius of 2140.00 feet and a central angle of 11°13'54" (chord bearing S.05°36'57"E., 418.83 feet) to a point of tangency; thence SOUTH, 362.13 feet to a point on the South boundary of the Southeast 1/4 of the aforesaid Section 32; thence along said South boundary of the Southeast 1/4 of Section 32, S.89°50'09"W., 80.00 feet; thence NORTH, 362.36 feet to a point of curvature; thence Northerly, 683.12 feet along the arc of a curve to the left having a radius of 2060.00 feet and a central angle of 19°00'00" (chord bearing N.09°30'00"W., 680.00 feet) to a point of tangency; thence N.19°00'00"W., 309.91 feet to a point of curvature; thence Northerly, 1005.34 feet along the arc of a curve to the right having a radius of 2140.00 feet and a central angle of 26°55'00" (chord bearing N.05°32'30"W., 996.12 feet) to a point of tangency; thence N.07°55'00"E., 100.00 feet to a point of curvature; thence Northerly, 2020.77 feet along the arc of a curve to the left having a radius of 2060.00 feet and a central angle of 56°12'16" (chord bearing N.20°11'08"W., 1940.71 feet); thence N.41°42'44"E., 100.00 feet to the **POINT OF BEGINNING.**

Containing 9.870 acres, more or less.

ALSO TOGETHER with the following described parcel:

Legal Description continues on Sheet 5

			1 1	Prepared For: EPG-TWO RIVER	S, LLC		
				DESCRIPTION SKETCH (Not a Survey)	AMERRITT, INC.		
				SEE SHEET 1 FOR ELECTRONIC SIGNATURE AND SEAL.	LAND SURVEYING AND MAPPING LICENSED BUSINESS NUMBER LB7778 3010 W. Azeele Street, Suite 150 Tampa, FL 33609 PHONE (813) 221-5200		
No.	Dote	Description	Dwn.	Arthur W. Merritt	Order No.: AMI-EPG-TR-020		
REVISIONS			FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. 4498	Date: 09/20/23 Dwg: TWO RIVERS WEST-Temp-AD&UE-DS(2023-09-14).dwg			
	SHEET NO. 4 OF 23 SHEETS			NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL	File Path: P:\fine Nivera\Meeter Plan\Description\West-East Parado\West-Temp-4,D&UE		
		- 10: 4 01 20 01EE10	_	RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER	SECTIONS 29, 30, 31 & 32, TOWNSHIP 26 SOUTH, RANGE 21 EAST		

PART 3

From a point previously referred to as POINT "B" for the POINT OF BEGINNING of the herein described parcel of land, run thence S.37°00'00"W., 47.38 feet; thence S.39°17'02"W., 501.87 feet; thence S.37°00'00"W., 187.41 feet to a point of curvature; thence Southwesterly, 1006.71 feet along the arc of a curve to the left having a radius of 2060.00 feet and a central angle of 28°00'00" (chord bearing S.23°00'00"W., 996.72 feet) to a point of tangency; thence S.09°00'00"W., 1125.20 feet; thence S.10°08'45"W., 1038.34 feet to a point of curvature; thence Southerly, 325.77 feet along the arc of a curve to the left having a radius of 1860.00 feet and a central angle of 10°02'06" (chord bearing S.05°07'42"W., 325.36 feet) to a point of tangency; thence S.00°06'38"W., 195.36 feet to a point on the South boundary of the Southeast 1/4 of the aforesaid Section 31; thence along said South boundary of the Southeast 1/4 of Section 31, S.89°43'35"W., 70.00 feet to the South 1/4 corner of said Section 31; thence along the South boundary of the Southwest 1/4 of said Section 31, N.89°56'39"W., 30.00 feet; thence N.00°06'38"E., 195.86 feet to a point of curvature; thence Northerly, 343.29 feet along the arc of a curve to the right having a radius of 1960.00 feet and a central angle of 10°02'06" (chord bearing N.05°07'42"E., 342.85 feet) to a point of tangency; thence N.10°08'45"E., 1037.34 feet; thence N.09°00'00"E., 1124.20 feet to a point of curvature; thence Northeasterly, 1055.58 feet along the arc of a curve to the right having a radius of 2160.00 feet and a central angle of 28°00'00" (chord bearing N.23°00'00"E., 1045.10 feet) to a point of tangency; thence N.37°00'00"E., 736.27 feet; thence S.53°00'00"E., 120.00 feet to the POINT OF BEGINNING.

Containing 10.376 acres, more or less.

ALTOGETHER containing 55.633 acres, more or less.

	ı	1						
				Prepared For: EPG-TWO RIVERS, LLC				
				DESCRIPTION SKETCH (Not a Survey) SEE SHEET 1 FOR ELECTRONIC SIGNATURE AND SEAL.	AMERRITT, INC. LAND SURVEYING AND MAPPING LICENSED BUSINESS NUMBER 187778 3010 W. Azeele Street, Suite 150 Tampa, FL 33609 PHONE (813) 221-5200			
No.	Date	Description	Dwn.	Arthur W. Merritt	Drawn: WFS Checked: AWM Order No.: AMI-EPG-TR-020			
REVISIONS				FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. 4498	Date: 09/20/23 Dwg: TWO RIVERS WEST-Temp-A,D&UE-DS(2023-09-14).dwg			
	SHEET NO. 5 OF 23 SHEETS			NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL	File Path: P-\Ten River\Meater Plan\Description\Reat-East Parvale\West-Temp-AD&UE			
	SHEET NO. 5 OF 23 SHEETS			RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER	SECTIONS 29, 30, 31 & 32, TOWNSHIP 26 SOUTH, RANGE 21 EAST			
					···			

CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
1	1540.00	33'46'27"	907.79	894.70	N.60'46'55"W.
2	1540.00	03*30'00"	94.07	94.06	N.79°25'08"W.
3	25.00	90'02'36"	39.29	35.37	S.53'48'34"W.
4	25.00	04"32"43"	1.98	1.98	S.78°53'47"E.
5	1660.00	26'37'04"	771.18	764.27	S.67°51'36"E.
6	1660.00	05'06'08"	147.82	147.77	S.52'00'00"E.
7	1660.00	21 26 56"	621.43	617.81	S.38°43'28"E.
8	1540.00	16'00'00"	430.05	428.65	S.36'00'00"E.
9	1540.00	09.00,00,	241.90	241.65	S.48'30'00"E.
10	100.00	50'35'09"	88.29	85.45	S.78'17'35"E.
11	152.00	07'51'14"	20.84	20.82	N.80'20'28"E.
12	100.00	47°16'04"	82.50	80.18	N.60'38'02"E.
13	3929.00	12'53'57"	884.55	882.68	N.30'33'01"E.
14	3929.00	02'12'06"	150.97	150.96	N.23'00'00"E.
15	3929.00	07*48'32"	535.49	535.07	N.17'59'41"E.
16	3929.00	02'24'29"	165.13	165.12	N.12*53'11"E.
17	25.00	89'03'52"	38.86	35.07	N.32*51'00"W.
18	5854.58	01'52'16"	191.19	191.18	S.78*19'04"E.
19	25.00	89'03'52"	38.86	35.07	S.56 12 52 W.
20	4071.00	00°28'38"	33.91	33.91	S.11'55'15"W.
21	4071.00	15'13'05"	1081.29	1078.11	S.19'46'07"W.
22	4071.00	09'37'20"	683.69	682.88	S.32'11'20"W.
23_	100.00	47°16'04"	82.50	80.18	S.13°21'58"W.
24	152.00	05'02'05"	13.36	13.35	S.07°45'02"E.
25	100.00	53'24'18"	93.21	89.87	S.31*56'08"E.
26	2040.00	61*21'43"	2184.77	2081.85	S.89'19'09"E.
27	2160.00	15'57'12"	601.42	599.48	N.67'58'36"E.
28	2160.00	55'45'32"	2102.06	2020.09	S.76'10'02"E.
29	2060.00	71°42'44"	2578.32	2413.29	N.84*08'38"W.
31	2160.00	61'46'06"	2328.62	2217.48	N.89°06'57"W.
32	100.00	48'04'19"	83.90	81.46	N.82°16'03"W.
33	152.00	13*53'22"	36.85	36.76	S.80°38'28"W.
34	100.00	50'35'09"	88.29	85.45	S.62'17'35"W.
35	100.00	50'35'09"	88.29	85.45	N.11'42'25"E.

CURVE DATA TABLE CONTINUED ON SHEET 7

I EMPONANT ACCE				55, DRHINHGE HND	UTILITY EASEMENTS	
				Prepared For: EPG-TWO RIVER	S, LLC	
				DESCRIPTION SKETCH (Not a Survey)	AMERRITT, INC.	
					LAND SURVEYING AND MAPPING LICENSED BUSINESS NUMBER LB7778	
				SEE SHEET 1 FOR ELECTRONIC SIGNATURE AND SEAL.	3010 W. Azeele Street, Suite 150 Tampa, Fl. 33609 PHONE (813) 221-5200	
No.	Date	Description REVISIONS	Dwn.	Arthur W. Merritt FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. 4498	Drawn: WFS Checked: AWM Order No.: AMI-EPG-TR-020	
SHEET NO. 6 OF 23 SHEETS			ETS	NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL File Path: P\(\frac{1}{2}\) Signature point/backpoint/ba		

CONTINUATION OF CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
36	152.00	11'10'18"	29.64	29.59	N.08'00'00"W.
37	100.00	50'35'09"	88.29	85.45	N.27°42'25"W.
38	1660.00	25'00'00"	724.31	718.58	N.40'30'00"W.
39	1540.00	15*53'41"	427.22	425.85	N.35'56'51"W.
47	2160.00	56'12'16"	2118.86	2034.92	S.20'11'08"E.
48	2040.00	26*55'00"	958.36	949.57	S.05'32'30"E.
49	3600.00	05'28'40"	344.18	344.04	S.13'58'14"E.
50	2140.00	11'13'54"	419.50	418.83	S.05'36'57"E.
51	2060.00	19'00'00"	683.12	680.00	N.09'30'00"W.
52	2140.00	26'55'00"	1005.34	996.12	N.05'32'30"W.
53	2060.00	56'12'16"	2020.77	1940.71	N.20'11'08"W.
54	2060.00	28'00'00"	1006.71	996.72	S.23'00'00"W.
55	1860.00	10'02'06"	325.77	325.36	S.05*07'42"W.
56	1960.00	10'02'06"	343.29	342.85	N.05'07'42"E.
57_	2160.00	28'00'00"	1055.58	1045.10	N.23'00'00"E.

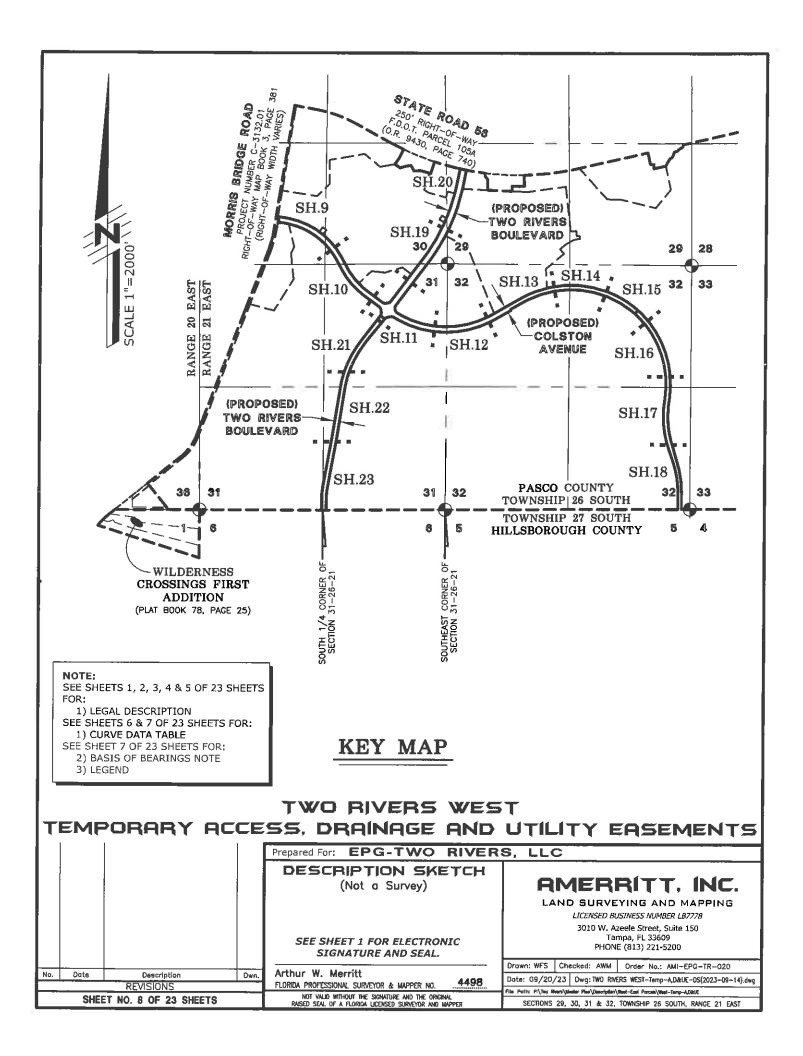
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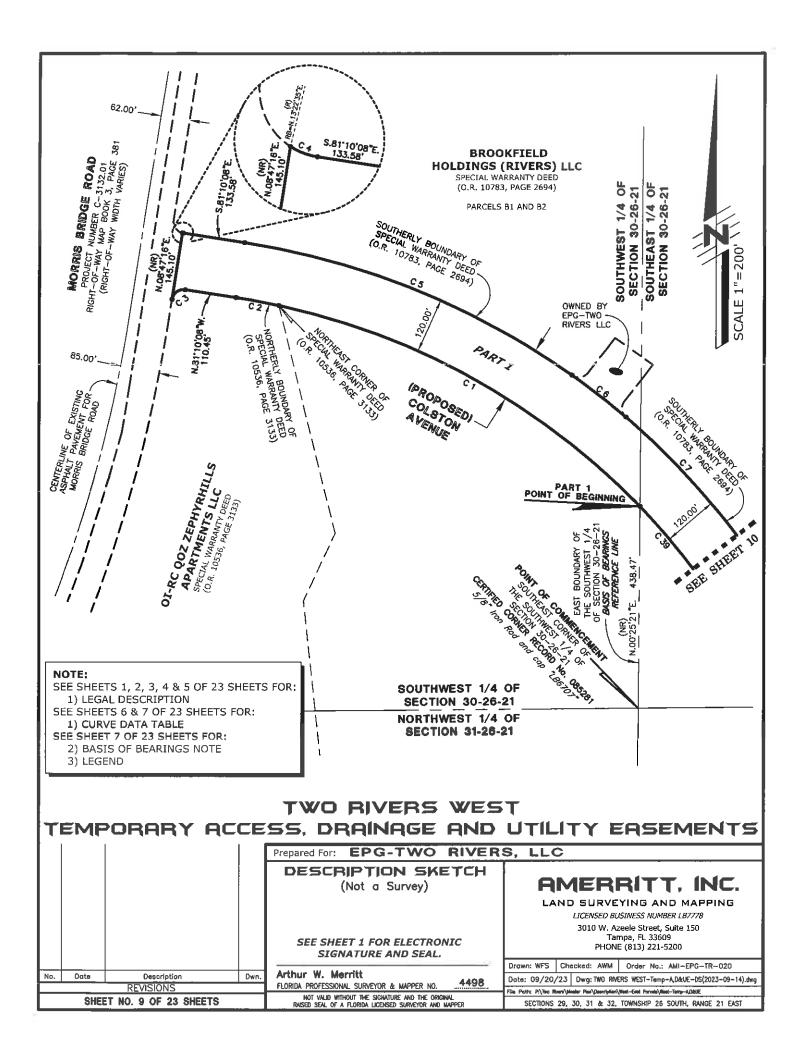
The East boundary of the Southwest 1/4 of Section 30, Township 26 South, Range 21 East, Pasco County, Florida, has a Grid bearing of N.00°25'21"E. The Grid Bearings as shown hereon refer to the State Plane Coordinate System, North American Horizontal Datum of 1983 (NAD 83 - 2011 ADJUSTMENT) for the West Zone of Florida.

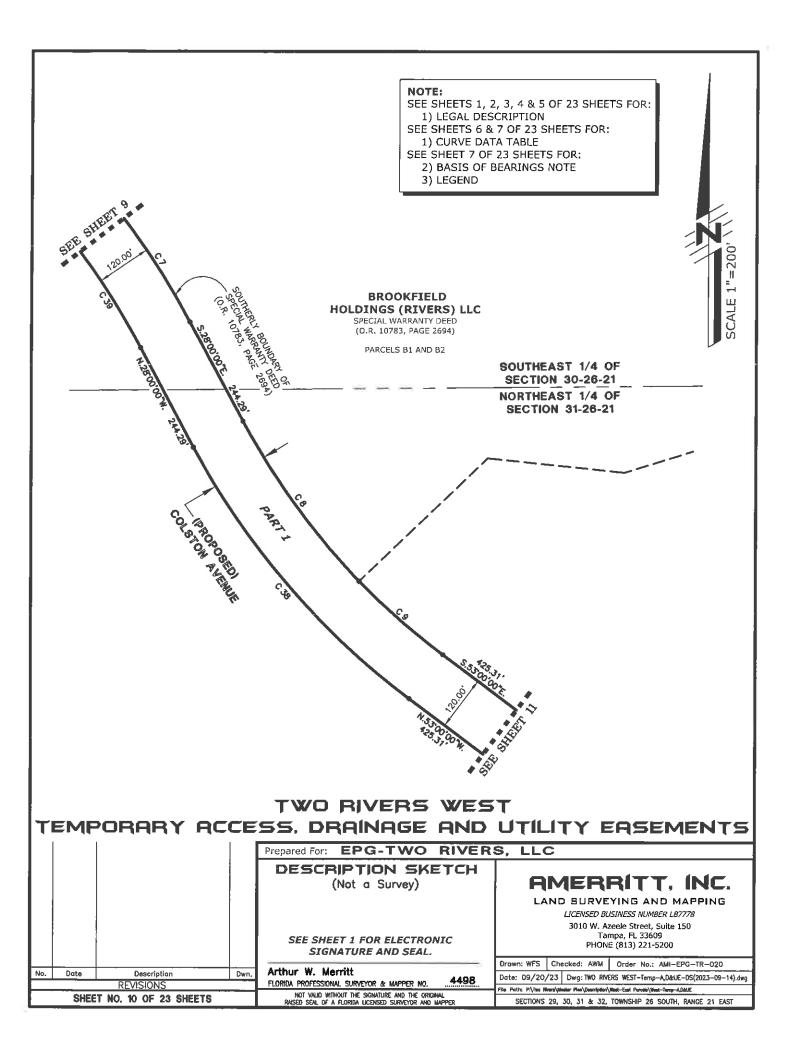
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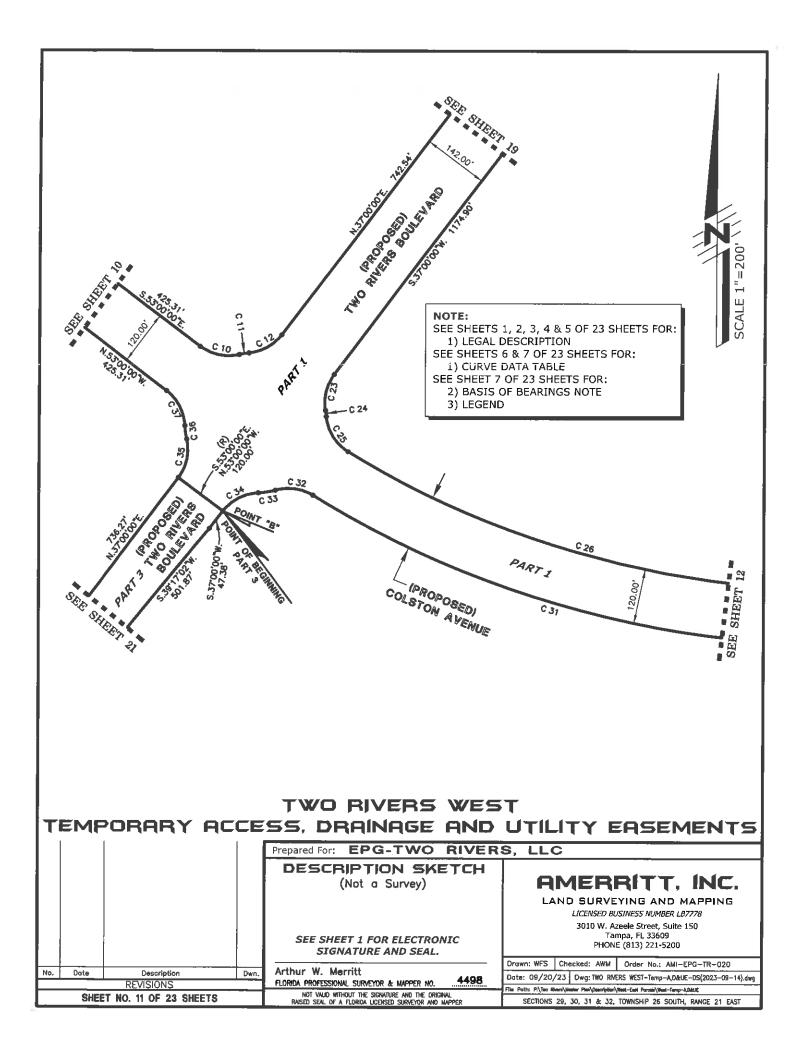
- 1. (R) indicates radial line
- 2. (NR) indicates non-radial line
- 3. RB Reference Bearing
- 4. SH. Sheet
- 5. O.R. Official Records Book
- 6. F.D.O.T. Florida Department of Transportation

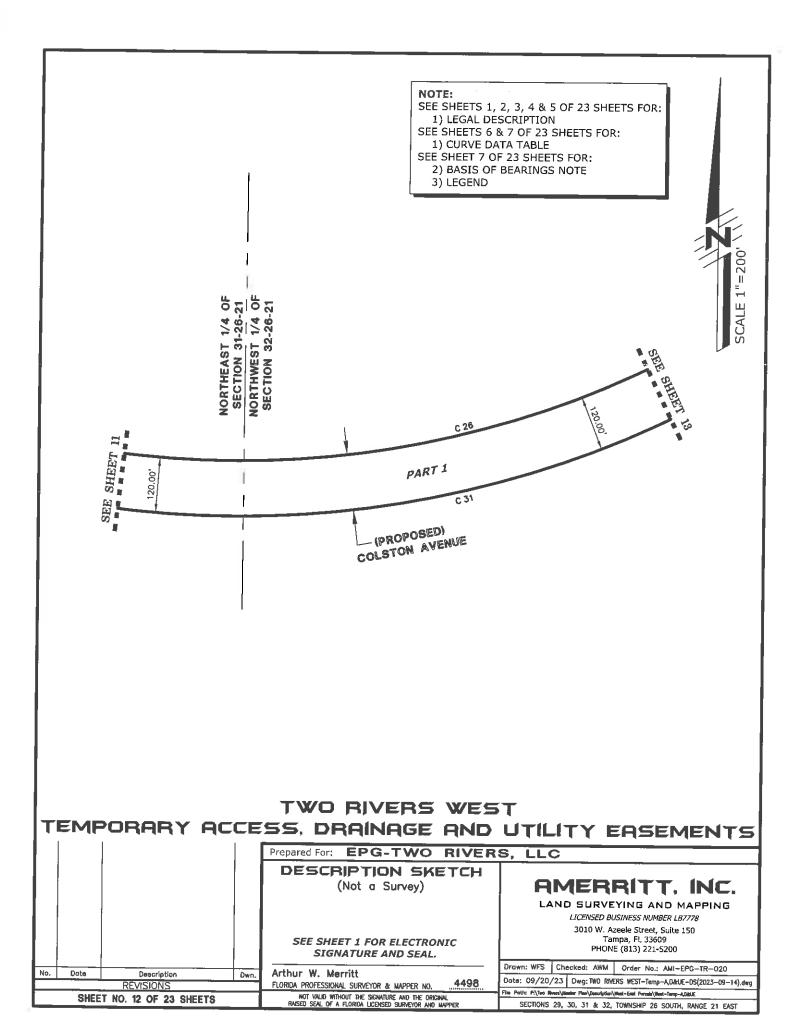
				Prepared For: EPG-TWO RIVER	S, LLC		
				DESCRIPTION SKETCH (Not a Survey)	AMERRITT, INC.		
			ļ	SEE SHEET 1 FOR ELECTRONIC SIGNATURE AND SEAL.	LAND SURVEYING AND MAPPING LICENSED BUSINESS NUMBER LB7778 3010 W. Azeele Street, Suite 150 Tampa, FL 33609 PHONE (813) 221-5200		
No.	Date	Description	Dwn,	Arthur W. Merritt	Order No.: AMI-EPG-TR-020		
	REVISIONS			FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. 4498	Date: 09/20/23 Dwg: TWO RIVERS WEST-Temp-A,D&UE-DS(2023-09-14).dw		
SHEET NO. 7 OF 23 SHEETS			NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER	File Potts: P\Tea News\Mester Pea\Description\News-East Parcelo\News-Temp-AdultE SECTIONS 29, 30, 31 & 32, TOWNSHIP 26 SOUTH, RANGE 21 EAST			

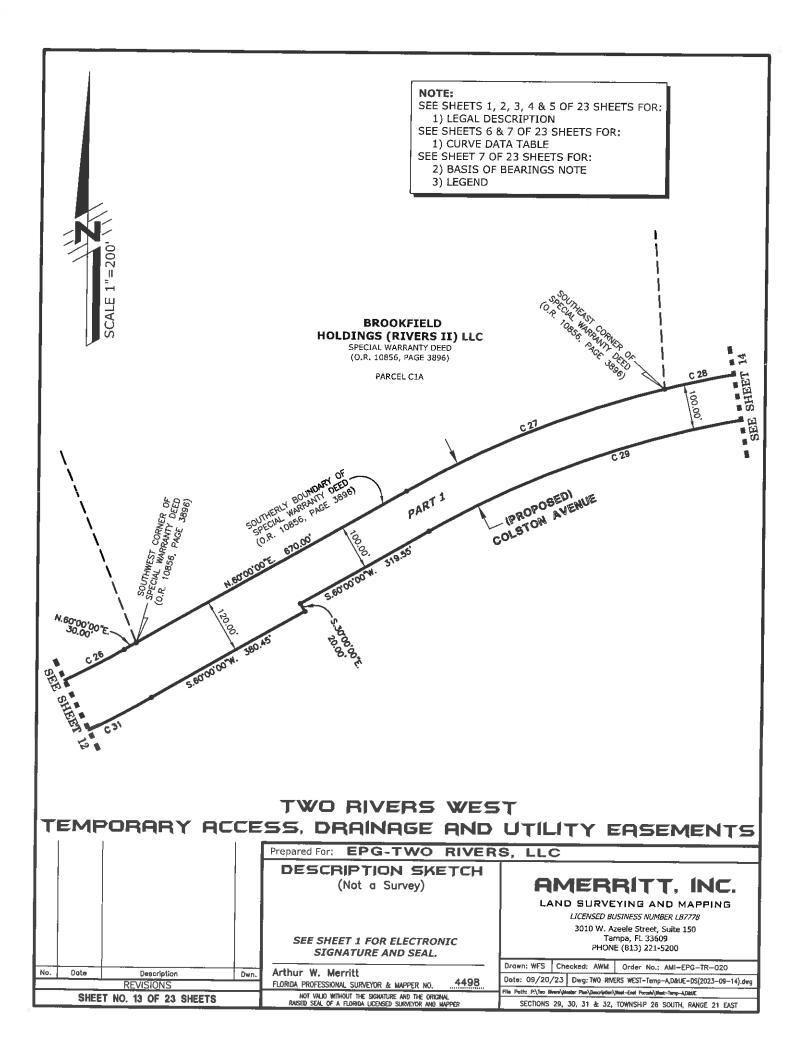


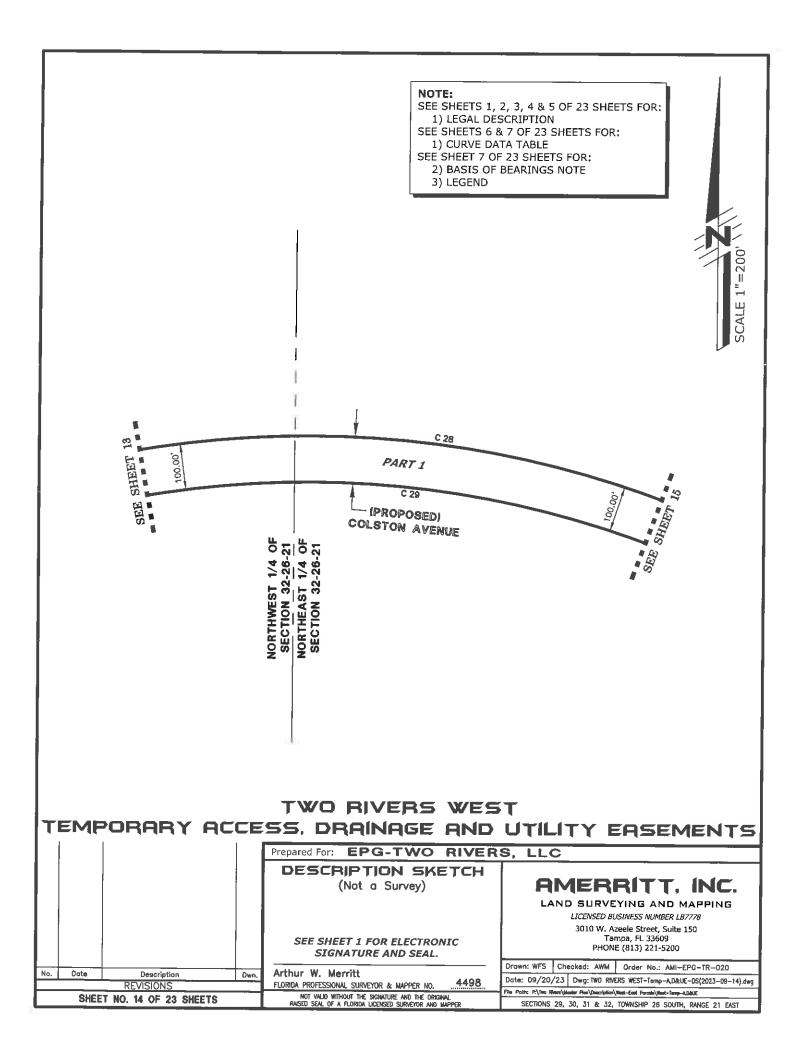


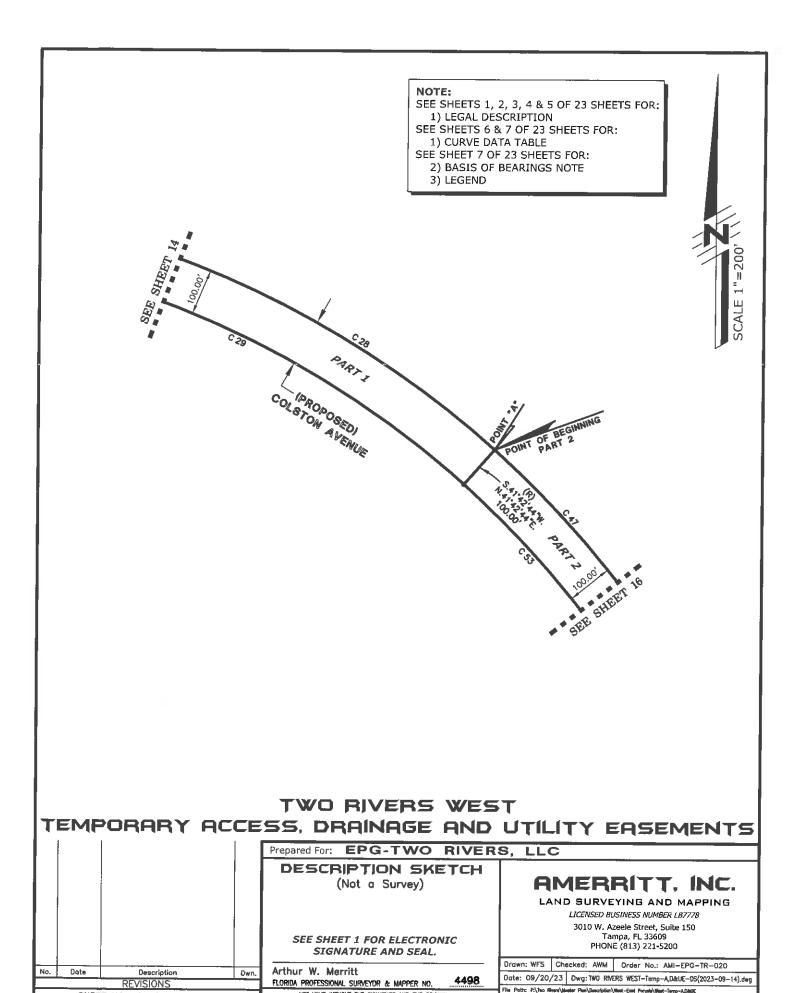








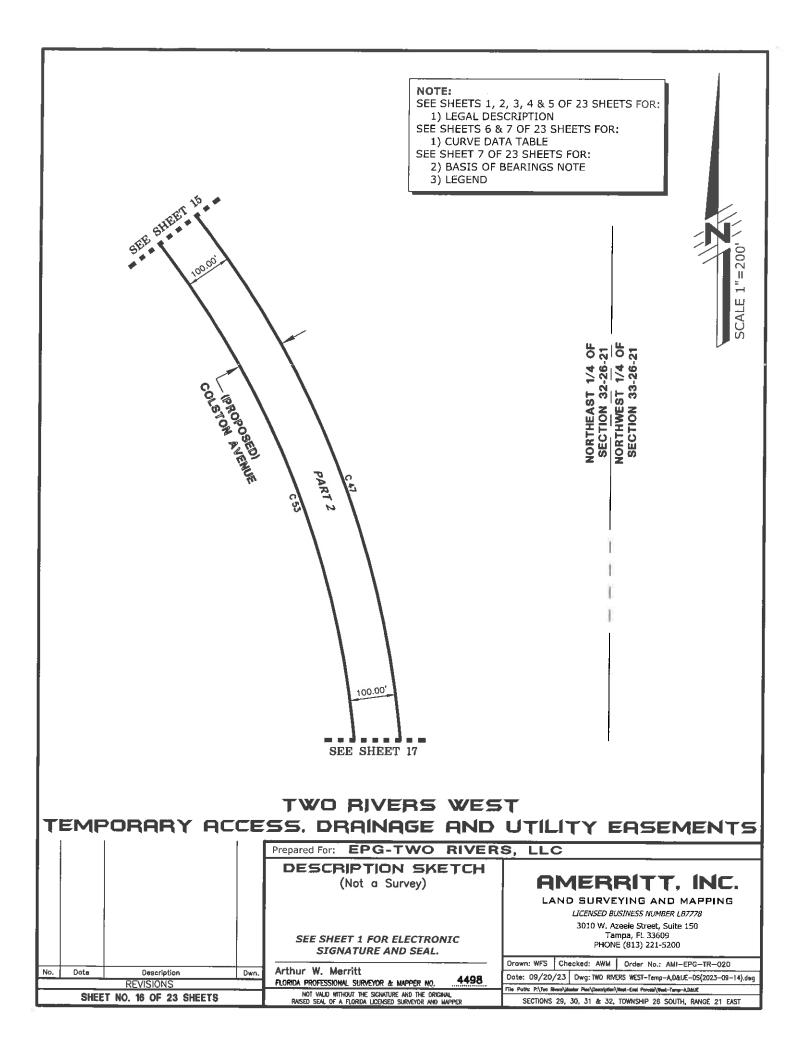


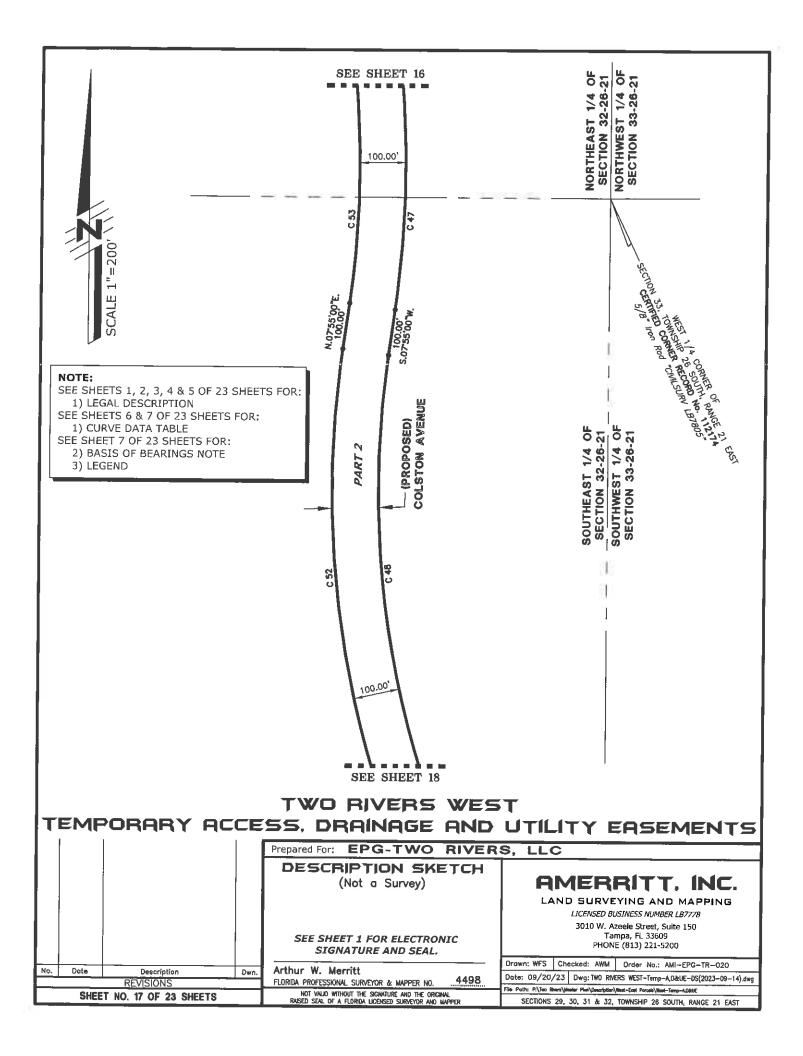


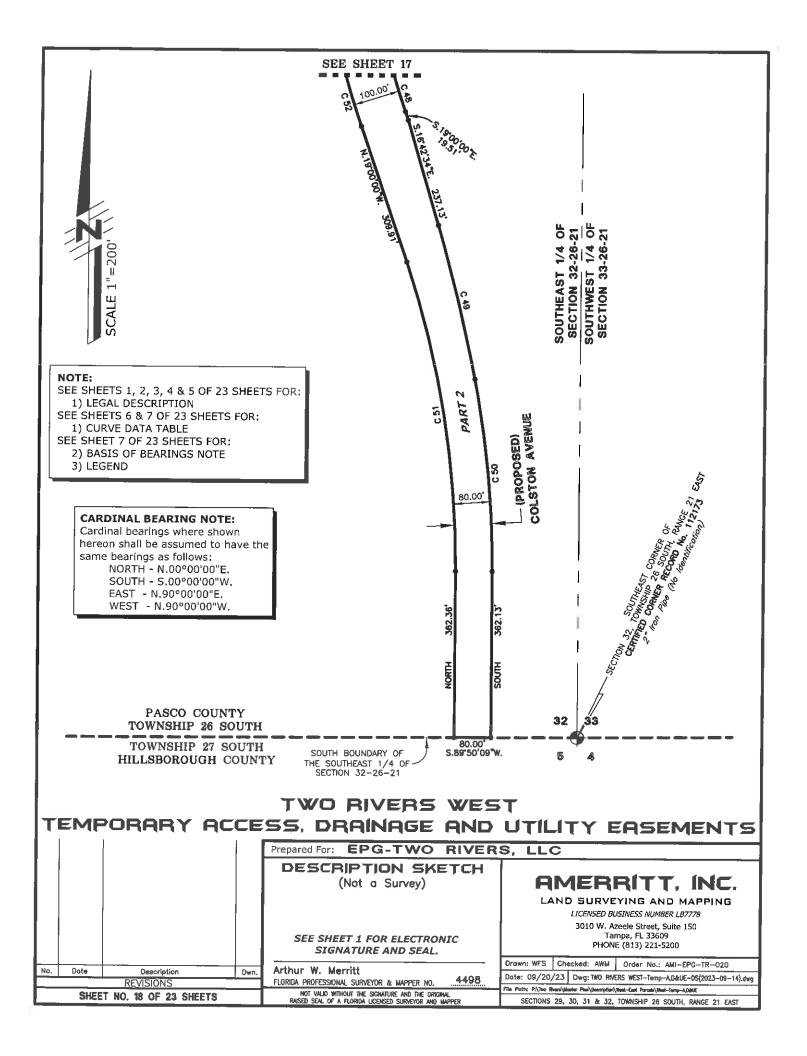
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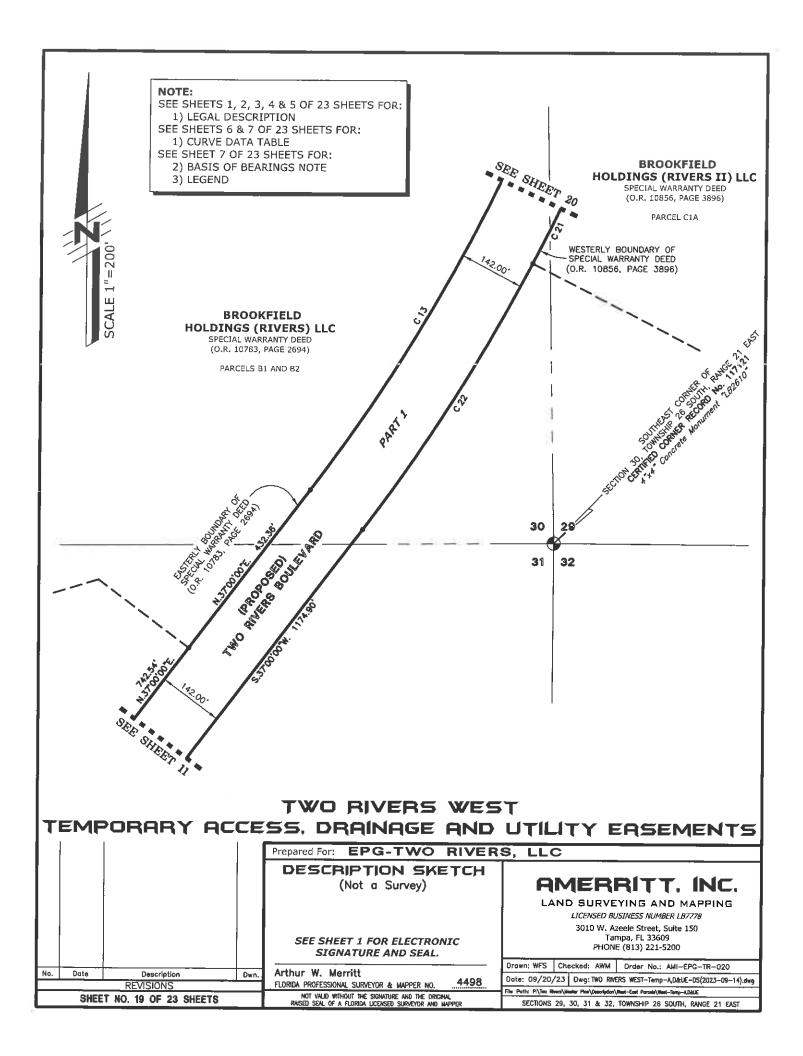
SECTIONS 29, 30, 31 & 32, TOWNSHIP 26 SOUTH, RANGE 21 EAST

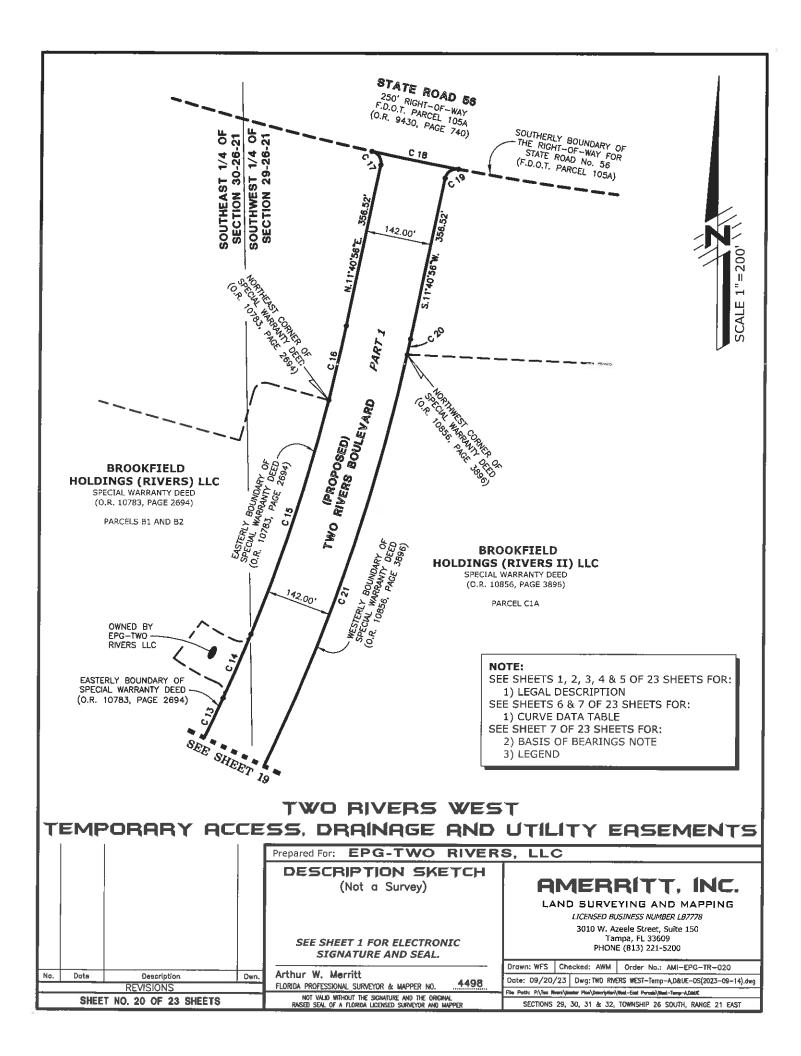
SHEET NO. 15 OF 23 SHEETS

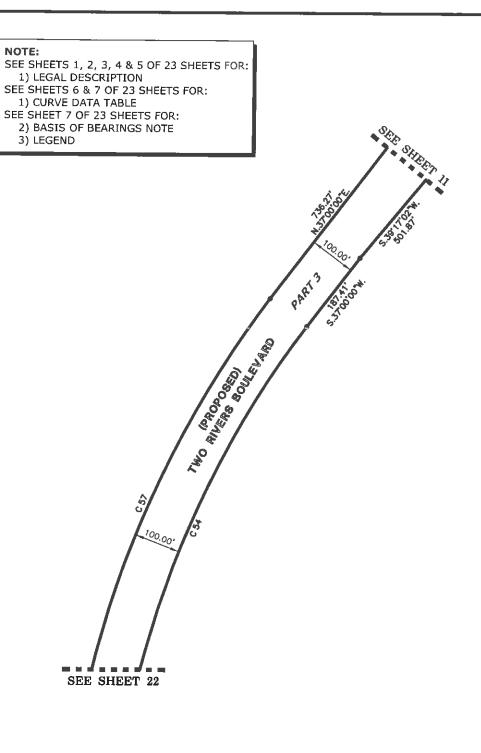






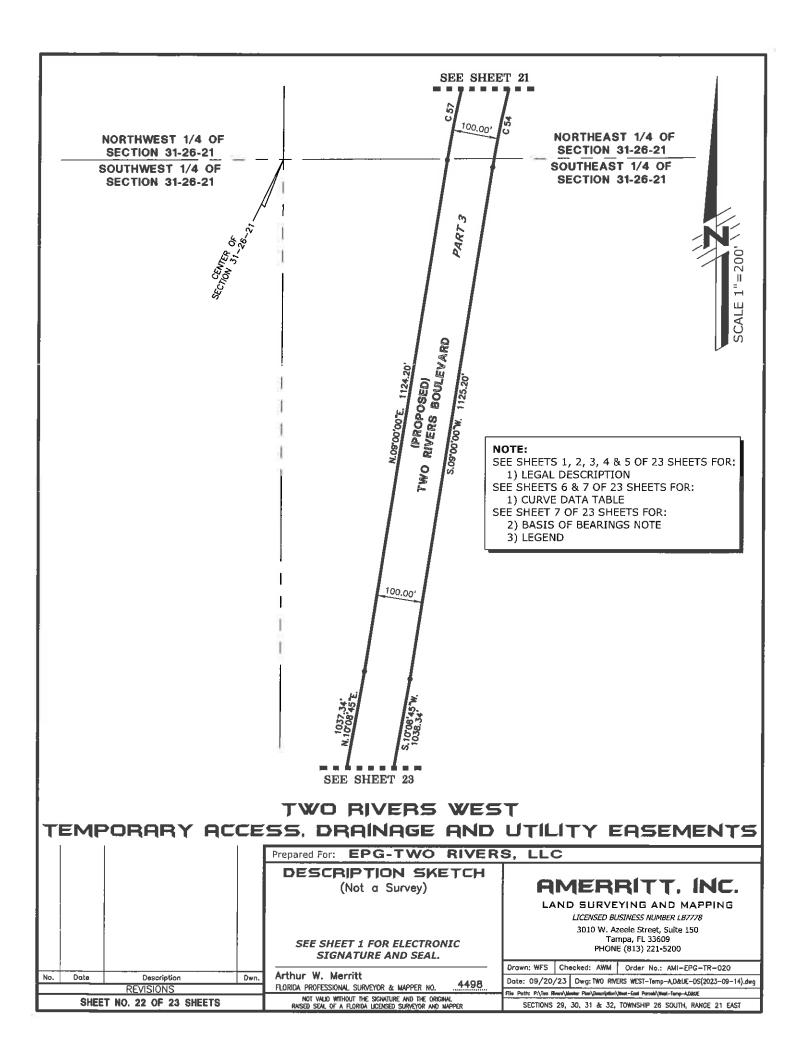


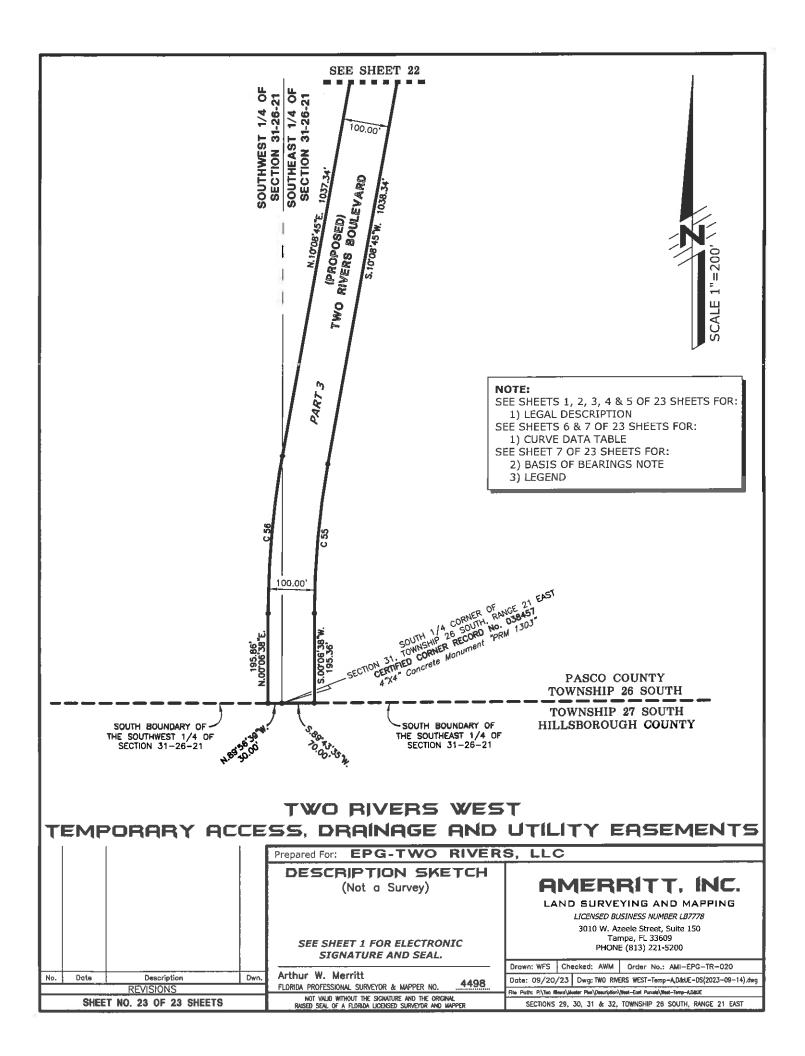




SCALE 1"=200

LAND SURVEYING AND MAPPING LICENSED BUSINESS NUMBER LB7778 3010 W. Azeele Street, Suite 150 SEE SHEET 1 FOR ELECTRONIC SIGNATURE AND SEAL. LAND SURVEYING AND MAPPING LICENSED BUSINESS NUMBER LB7778 3010 W. Azeele Street, Suite 150 Tampa, FL 33609 PHONE (813) 221-5200		10/1-	CHHHY	HLLE		UTILITY EASEMENTS		
(Not a Survey) AMERRITT, INC LAND SURVEYING AND MAPPING LICENSED BUSINESS NUMBER LB7778 3010 W. Azeele Street, Suite 150 Tampa, FL 33609 PHONE (813) 221-5200					Prepared For: EPG-TWO RIVER	S, LLC		
SEE SHEET 1 FOR ELECTRONIC SIGNATURE AND SEAL. LICENSED BUSINESS NUMBER LB7778 3010 W. Azeele Street, Suite 150 Tampa, FL 33609 PHONE (813) 221-5200						AMERRITT, INC.		
		ı				3010 W. Azeele Street, Suite 150 Tampa, FL 33609		
No. Date Description Dwn. Arthur W. Merritt FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. 4498 Date: 09/20/23 Dwg: TWO RIVERS WEST-Temp-A,DatuE-DS(2023-09-	No. (Date		Dwn.		Drawn: WFS Checked: AWM Order No.: AMI-EPG-TR-020		
SHEET NO 21 OF 22 SHEETS NOT WILD WITHOUT THE SIGNATURE AND THE ORIGINAL PROPERTY Plan (Party Manual Party) Manual Comp - Library - Libr				TS	NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL	File Path: Pi\Teo Bever\u00e4mare Pien\Description\u00e4leat-Emi Perceis\u00e4leat-Frenp-AddLE SECTIONS 29, 30, 31 & 32, TOWNSHIP 26 SOUTH, RANGE 21 EAST		





1-800-851-8754 www.PascoVotes.gov

April 22, 2024

Ms. Sandra H. Demarco Inframark 210 N University Dr Suite 702 Coral Springs FL 33071

Dear Ms. Demarco:

Pursuant to your request, the following voter registration statistics are provided for their respective community development districts as of April 15, 2024.

Two Rivers West Community Development District

TWO RIVERS WEST CDD

Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
INFRAMARK LLC	122128	\$3,825.00		DISTRICT INVOICE APRIL 2024
Monthly Contract Subtotal		\$3,825.00		
Variable Contract				
STRALEY ROBIN VERICKER	24410	\$35.00		PROFESSIONAL SERVICES - THRU 03/31/24
Variable Contract Subtotal		\$35.00		
Utilities		\$0.00		
Utilities Subtotal		\$0.00		
Regular Services				
PASCO COUNTY PROPERTY	24041	\$150.00		RENEWAL FEE
TWO RIVERS WEST CDD	03282024-01	\$217,691.31		SERIES 2022 - FY 24 OFF ROLL DS
Regular Services Subtotal		\$217,841.31		
Additional Services		\$0.00		
Additional Services Subtotal		\$0.00		
TOTAL		\$221,701.31		

Approved (with any necessary revisions noted):

Signature:			

TWO RIVERS WEST CDD

Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description

Title (Check one):

[] Chariman [] Vice Chariman [] Assistant Secretary



INVOICE

2002 West Grand Parkway North Suite 100 Katy, TX 77449

BILL TO

Two Rivers West CDD 2005 Pan Am Cir Ste 300 Tampa FL 33607-6008 United States

Services provided for the Month of: April 2024

#122128

CUSTOMER ID C2411

PO#

DATE4/3/2024 **NET TERMS**

Net 30 **DUE DATE**5/3/2024

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Accounting Services	1	Ea	750.00		750.00
Administration	1	Ea	375.00		375.00
District Management	1	Ea	2,083.33		2,083.33
Financial & Revenue Collection	1	Ea	50.00		50.00
Recording Secretary	1	Ea	50.00		50.00
Rental & Leases	1	Ea	100.00		100.00
Dissemination Services	1	Ea	416.67		416.67
Subtotal					3,825.00

Subtotal	\$3,825.00
Tax	\$0.00
Total Due	\$3,825.00

Remit To: Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778

To pay by Credit Card, please contact us at 281-578-4299, 9:00am - 5:30pm EST, Monday – Friday. A surcharge fee may apply.

To pay via ACH or Wire, please refer to our banking information below:
Account Name: INFRAMARK, LLC
ACH - Bank Routing Number: 111000614 / Account Number: 912593196
Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

Please include the Customer ID and the Invoice Number on your form of payment.

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606 Telephone (813) 223-9400 Federal Tax Id. - 20-1778458

Two Rivers West Community Development District 2005 Pan Am Circle, Suite 300 Tampa, FL 33607

April 10, 2024

Client: 001578 Matter: 000001 Invoice #: 24410

Page: 1

RE: General

For Professional Services Rendered Through March 31, 2024

SERVICES

Date	Person	Description of Services	Hours	Amount
3/25/2024	LB	REVIEW MEETING DATES FOR FY 2024/2025 BUDGET; PREPARE CORRESPONDENCE TO DISTRICT MANAGER RE SAME.	0.2	\$35.00
		Total Professional Services	0.2	\$35.00
		Total Services Total Disbursements	\$35.00 \$0.00	
		Total Current Charges	ψ0.00	\$35.00
		Previous Balance Less Payments		\$2,890.00 (\$2,890.00)
		PAY THIS AMOUNT		\$35.00

INVOICE



Pasco County Property Appraiser PO Box 401 Dade City, FL 33526-0401 Date Issued: 4/8/2024
Invoice Number: 24041
Due Date: 5/8/2024

Billed To:

Inframark Leah Popelka 2005 Pan Am Circle, Suite 300 Tampa, FL 33607

DESCRIPTION	AMOUNT
Two Rivers West	\$150.00
Annual renewal fee	\$150.00
Annual Teriewal fee	
TOTAL	\$150.00
TOTAL	\$130.00

Remit payment to:

Pasco County Property Appraiser Information Services Department PO Box 401 Dade City, FL 33526-0401

CHECK REQUEST FORM Two Rivers West

Date: 3/28/2024 Invoice#: 03282024-01 Vendor#: V00008 **Vendor Name: Two Rivers West** Pay From: Truist Acct# 5637 **Description:** Series 2022 - FY 24 Off Roll DS Code to: 200.103200.1000 Amount: \$217,691.31 3/28/2024 Requested By: Teresa Farlow

Two Rivers West district check request

Today's Date

3/28/2024

Check Amount

\$217,691.31

Payable To

Two Rivers West CDD

Check Description

Off-Roll Debt Service Assessments Series 2022

Special Instructions

Check Amount

\$0.00

Payable To

Two Rivers West CDD

Check Description

Off-Roll Debt Service Assessments Series 2023

Authorization

(Please attach all supporting documentation: invoices, receipts, etc.)

DM
Fund 001
G/L 20702
Object Code
Chk # _____ Date _____

Two Rivers West

INVOICE COMMUNITY DEVELOPMENT DISTRICT

2005 Pan Am Circle, Suite 300, Tampa, FL 33607 Phone: (813) 873-7300 Fax: (813) 873-7070

DATE: **INVOICE #: DUE DATE:**

January 17, 2024 TRW011724DS-WB **UPON RECEIPT**

BILL TO:

Homes by West Bay ATTN: Allison Martin

amartin@westbaytampa.com

REMIT TO:

US Bank

Per Wire Instructions Below

		Description	Total Control		Total
iscal Year 2024 CDD Deb	ot Service Ass	essment:			
Annual Debt Service As	ssessments (So	eries 2022 Bond	s):		
Product Type	Un	it Count	Annual Assessment		
	60'	30	\$1,949.48	\$	58,484.2
	70'	70	\$	159,207.0	
		TOTAL	DEBT SERVICE ASSESSMEN	T S	217,691.3
THE TRANSPORT TO THE TOTAL OF THE PARTY OF T	CTIONS				
irect all questions to Leah ah.popelka@inframark.co	om.				
WIRING INSTRU US Bank must rece	ive funds p	prior to 10:30	A.M. CST to		
US Bank must rece ensure DTCC recei	ves funds p	prior to their	same day settlement		
US Bank must rece ensure DTCC recei deadline of 2:00 P.M. after the 2:00 P.M.	ves funds p M. CST. A	prior to their	same day settlement s received by DTCC		
US Bank must rece ensure DTCC recei deadline of 2:00 P.I	ves funds p M. CST. A	prior to their	same day settlement s received by DTCC ed the next day.		
US Bank must rece ensure DTCC recei deadline of 2:00 P.N after the 2:00 P.M. ABA: BBK:	ves funds p M. CST. A	orior to their any payment vill be allocat	same day settlement s received by DTCC ed the next day.		
US Bank must rece ensure DTCC recei deadline of 2:00 P.I after the 2:00 P.M. ABA:	ves funds p M. CST. A	orior to their any payment vill be allocat 09100002	same day settlement s received by DTCC ed the next day.		
US Bank must rece ensure DTCC recei deadline of 2:00 P.N after the 2:00 P.M. ABA: BBK:	ves funds p M. CST. A	orior to their any payment vill be allocat 09100002 U.S. Banl 18012116	same day settlement s received by DTCC ed the next day.		
US Bank must rece ensure DTCC recei deadline of 2:00 P.M. after the 2:00 P.M. ABA: BBK: A/C:	ves funds p M. CST. A	orior to their Any payment vill be allocat 09100002 U.S. Band 18012116 U.S. Band	same day settlement s received by DTCC ed the next day.		

Two Rivers West

COMMUNITY DEVELOPMENT DISTRICT

2005 Pan Am Circle, Suite 300, Tampa, FL 33607 Phone: (813) 873-7300 Fax: (813) 873-7070

INVOICE

DATE:

January 17, 2024

INVOICE #:

TRW011724OM-WB

DUE DATE:

UPON RECEIPT

BILL TO:

Homes by West Bay ATTN: Allison Martin

amartin@westbaytampa.com

REMIT TO:

Two Rivers West CDD

Attn: Leah Popelka

2005 Pan Am Circle, Suite 300

Tampa, FL 33607

	Description					
Fiscal Year 2024 O&M Ass	sessment	•				
Product Type		Unit Count	Annual Assessment			
	60'	30	\$106.48	\$	3,194.40	
	70'	70	\$124.22	\$	8,695.40	
		TOTAL	O&M ASSESSMENT	\$	11,889.80	
			TOTAL	\$	11,889.80	

^{*} Please enclose this invoice with checks sent ** Please send checks ATTN: Leah Popelka

Two Rivers West COMMUNITY DEVELOPMENT DISTRICT

Date: 3/28/2024
To: Joyce Blocker
From: Leah Popelka

RE: Off-Roll: Deposit to O&M Account FY 2024

I. Please deposit to O&M account

II. Please process Due to Debt Service distribution

Check Number	Date	Amount
Wire	2/26/2024	\$ 61,678.66
Wire	2/26/2024	\$ 167,902.45
Total Dep	osit - Off roll:	\$ 229,581.11

Two Rivers West Community Development District

DS Check #	Wire	Wire	WIIV					
O&M Check#	Wire	Wire	200					
Long Term A Bond Payoff							00 00	
Series 2023 Debt Service							00 00	
Series 2022 Debt Service	61,678.66 \$ 3,194.40 \$ 58,484.26	167,902.45 \$ 8,695.40 \$ 159,207.05					6217 (01 21	321/071.31
O&M	\$ 3,194.40	\$ 8,695.40					C11 000 00 C217 (01 31	00.200110
Total Off Roll Assessment	61,678.66	167,902.45					\$220 581 11	DEE/3001011
Date	2/26/2024 \$	2/26/2024 \$						
Size	.09	10,						The second second
Lot	30 Lots	70 Lots		F				

Two Rivers West Community Development District

Financial Statements (Unaudited)

Period Ending April 30, 2024

Prepared by:



2005 Pan Am Circle ~ Suite 300 ~ Tampa, Florida 33607 Phone (813) 873-7300 ~ Fax (813) 873-7070

Balance Sheet

As of April 30, 2024

(In Whole Numbers)

			e.	ERIES 2022		ERIES 2022 PROJECT)	SEE	RIES 2023	ERIES 2022 CAPITAL		SERIES 2022 (PROJECT) CAPITAL	(P	RIES 2023 ROJECT) APITAL	G	ENERAL	
	G	ENERAL		BT SERVICE	•	,	_	T SERVICE	ROJECTS	1	PROJECTS		ROJECTS		NG-TERM	
ACCOUNT DESCRIPTION		FUND		FUND		FUND		FUND	FUND		FUND		FUND		BT FUND	 TOTAL
ASSETS																
Cash - Operating Account	\$	28,463	\$	-	\$	-	\$	-	\$ -	\$	-	\$	-	\$	-	\$ 28,463
Due From Other Funds		-		-		-		-	2,239,347		-		230		-	2,239,577
Investments:																
Acq. & Const. (Offsite Project)		-		-		-		-	-		1,940		-		-	1,940
Acquisition & Construction Account		-		-		-		-	-		-		60,020		-	60,020
Interest Account		-		-		-		230	-		631,882		-		-	632,112
Redemption Fund		-		2,230,741		-		-	-		-		-		-	2,230,741
Reserve Fund		-		-		1,439,688		834,447	-		-		-		-	2,274,135
Revenue Fund		-		-		1,170,882		657,515	-		-		-		-	1,828,397
Amount Avail In Debt Services		-		-		-		-	-		-		-		13,612,178	13,612,178
Amount To Be Provided		-		-		-		-	-		-		-		17,407,822	17,407,822
TOTAL ASSETS	\$	28,463	\$	2,230,741	\$	2,610,570	\$	1,492,192	\$ 2,239,347	\$	633,822	\$	60,250	\$	31,020,000	\$ 40,315,385
<u>LIABILITIES</u>																
Accounts Payable	\$	10,604	\$	-	\$	-	\$	-	\$ -	\$	-	\$	-	\$	-	\$ 10,604
Bonds Payable - Series 2023		-		-		-		-	-		-		-		11,270,000	11,270,000
Due To Other Funds		_		2,230,389		466		230	-		8,492		-		-	2,239,577
Revenue Bonds Payable-LT		-		-		-		-	-		-		-		19,750,000	19,750,000
TOTAL LIABILITIES		10,604		2,230,389		466		230	-		8,492		-		31,020,000	33,270,181

Balance Sheet

As of April 30, 2024 (In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2022 DEBT SERVICE FUND	SERIES 2022 (PROJECT) DEBT SERVICE FUND	SERIES 2023 DEBT SERVICE FUND	SERIES 2022 CAPITAL PROJECTS FUND	SERIES 2022 (PROJECT) CAPITAL PROJECTS FUND	SERIES 2023 (PROJECT) CAPITAL PROJECTS FUND	GENERAL LONG-TERM DEBT FUND	TOTAL
FUND BALANCES									
Restricted for:									
Debt Service	-	352	2,610,104	1,491,962	-	-	-	-	4,102,418
Capital Projects	-	-	-	-	2,239,347	625,330	60,250	-	2,924,927
Unassigned:	17,859	-	-	-	-	-	-	-	17,859
TOTAL FUND BALANCES	17,859	352	2,610,104	1,491,962	2,239,347	625,330	60,250	-	7,045,204
TOTAL LIABILITIES & FUND BALANCES	\$ 28,463	\$ 2,230,741	\$ 2,610,570	\$ 1,492,192	\$ 2,239,347	\$ 633,822	\$ 60,250	\$ 31,020,000	\$ 40,315,385

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending April 30, 2024 General Fund (001) (In Whole Numbers)

Special Assmrts- CDD Collected - 102,975 102,975 0,00% Developer Contribution - CIP 201,125 22,243 (178,882) 11,06% Developer Contribution - CIP - 1,260,352 1,260,352 0,00% TOTAL REVENUES 201,125 1,385,570 1,184,445 688.91% EXPENDITURES Administration Supervisor Fees 3,000 1,800 1,200 60.00% ProfServ-Dissemination Agent 4,200 2,500 1,700 59,52% ProfServ-Info Technology 600 150 450 25.00% ProfServ-Recording Secretary 2,400 750 1,650 31.25% ProfServ-Tax Collector 1,200 150 1,050 12.50% ProfServ-Trustee Fees 6,500 - 6,500 0.00% ProfServ-Trustee Fees 6,500 - 6,500 0.00% District Counsel 9,500 7,300 2,250 50.00% Administrativo Services 4,500	ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
Developer Contribution - CIP 201,125 22,243 (178,882) 11,06% TOTAL REVENUES 20 - 1,260,352 1,260,352 0,00% EXPENDITURES Administration Supervisor Fees 3,000 1,800 1,200 60.00% ProfServ-Dissemination Agent 4,200 2,500 1,700 59,52% ProfServ-Truste Pees 6,500 750 1,650 31,25% ProfServ-Trustee Fees 6,500 7,300 2,200 76,84% District Counsel	<u>REVENUES</u>				
Developer Contribution - CIP - 1,260,352 1,280,352 0.00%	Special Assmnts- CDD Collected	-	102,975	102,975	0.00%
TOTAL REVENUES 201,125 1,385,570 1,184,445 688.91%	Developer Contribution	201,125	22,243	(178,882)	11.06%
Supervisor Fees 3,000 1,800 1,200 60,00%	Developer Contribution - CIP	-	1,260,352	1,260,352	0.00%
Administration Supervisor Fees 3,000 1,800 1,200 60.00% ProfServ-Dissemination Agent 4,200 2,500 1,700 59.52% ProfServ-Info Technology 600 150 450 25.00% ProfServ-Recording Secretary 2,400 750 1,650 31.25% ProfServ-Tax Collector 1,200 150 1,050 12.50% ProfServ-Trustee Fees 6,500 - 6,500 0.00% District Counsel 9,500 7,300 2,200 76.84% District Engineer 9,500 4,533 4,967 47.72% Administrative Services 4,500 2,250 2,250 50.00% Management & Accounting Services 9,000 350 8,650 3.89% District Manager 25,000 12,500 12,500 50.00% Accounting Services 9,000 4,600 4,400 51.11% Auditing Services 6,000 - 6,000 0.00% Website Compliance 1,800 </td <td>TOTAL REVENUES</td> <td>201,125</td> <td>1,385,570</td> <td>1,184,445</td> <td>688.91%</td>	TOTAL REVENUES	201,125	1,385,570	1,184,445	688.91%
Supervisor Fees 3,000 1,800 1,200 60.00% ProfServ-Dissemination Agent 4,200 2,500 1,700 59.52% ProfServ-Into Technology 600 150 450 25.00% ProfServ-Recording Secretary 2,400 750 1,650 31.25% ProfServ-Tax Collector 1,200 150 1,050 12.50% ProfServ-Trustee Fees 6,500 - 6,500 0.00% District Counsel 9,500 7,300 2,200 76.84% District Engineer 9,500 4,533 4,967 47.72% Administrative Services 4,500 2,250 2,250 50.00% Management & Accounting Services 9,000 350 8,650 3.89% District Manager 25,000 12,500 12,500 50.00% Accounting Services 9,000 4,600 4,400 51.11% Auditing Services 6,000 - 6,000 0.00% Website Compliance 1,800 1,500	<u>EXPENDITURES</u>				
ProfServ-Dissemination Agent 4,200 2,500 1,700 59.52% ProfServ-Info Technology 600 150 450 25.00% ProfServ-Recording Secretary 2,400 750 1,650 31.25% ProfServ-Trax Collector 1,200 150 1,050 12.50% ProfServ-Trustee Fees 6,500 - 6,500 0.00% District Counsel 9,500 7,300 2,200 76.84% District Engineer 9,500 7,300 2,200 76.84% District Services 4,500 2,250 2,250 50.00% Management & Accounting Services 9,000 350 8,650 3.89% District Manager 25,000 12,500 12,500 50.00% Accounting Services 9,000 4,600 4,400 51.11% Auditing Services 6,000 - 6,000 0.00% Website Compliance 1,800 1,500 300 83.33% Postage, Phone, Faxes, Copies 500 12	Administration				
ProfServ-Info Technology 600 150 450 25.00% ProfServ-Recording Secretary 2,400 750 1,650 31.25% ProfServ-Tax Collector 1,200 150 1,050 12.50% ProfServ-Trustee Fees 6,500 - 6,500 0.00% District Counsel 9,500 7,300 2,200 76.84% District Engineer 9,500 4,533 4,967 47.72% Administrative Services 4,500 2,250 2,250 50.00% Management & Accounting Services 9,000 350 8,650 3.89% District Manager 25,000 12,500 12,500 50.00% Accounting Services 9,000 4,600 4,400 51.11% Auditing Services 6,000 - 6,000 0.00% Website Compliance 1,800 1,500 300 83.33% Postage, Phone, Faxes, Copies 500 12 488 2.40% Rentals & Leases 600 450 150 </td <td>Supervisor Fees</td> <td>3,000</td> <td>1,800</td> <td>1,200</td> <td>60.00%</td>	Supervisor Fees	3,000	1,800	1,200	60.00%
ProfServ-Recording Secretary 2,400 750 1,650 31.25% ProfServ-Tax Collector 1,200 150 1,050 12.50% ProfServ-Trustee Fees 6,500 - 6,500 0.00% District Counsel 9,500 7,300 2,200 76.84% District Engineer 9,500 4,533 4,967 47.72% Administrative Services 4,500 2,250 2,250 50.00% Management & Accounting Services 9,000 350 8,650 3.89% District Manager 25,000 12,500 12,500 50.00% Accounting Services 9,000 4,600 4,400 51.11% Auditing Services 6,000 - 6,000 0.00% Website Compliance 1,800 1,500 303 83.33% Postage, Phone, Faxes, Copies 500 12 488 2.40% Rentals & Leases 600 450 150 75,000 Public Officials Insurance 5,000 - 5,0	ProfServ-Dissemination Agent	4,200	2,500	1,700	59.52%
ProfServ-Tax Collector 1,200 150 1,050 12.50% ProfServ-Trustee Fees 6,500 - 6,500 0.00% District Counsel 9,500 7,300 2,200 76.84% District Engineer 9,500 4,533 4,967 47.72% Administrative Services 4,500 2,250 2,250 50.00% Management & Accounting Services 9,000 350 8,650 3.89% District Manager 25,000 12,500 12,500 50.00% Accounting Services 9,000 4,600 4,400 51.11% Auditing Services 6,000 - 6,000 0.00% Website Compliance 1,800 1,500 300 83.33% Postage, Phone, Faxes, Copies 500 12 488 2.40% Rentals & Leases 600 450 150 75.00% Public Officials Insurance 5,000 - 5,000 0.00% Legal Advertising 3,500 305 3,195	ProfServ-Info Technology	600	150	450	25.00%
ProfServ-Trustee Fees 6,500 - 6,500 0.00% District Counsel 9,500 7,300 2,200 76.84% District Engineer 9,500 4,533 4,967 47.72% Administrative Services 4,500 2,250 2,250 50.00% Management & Accounting Services 9,000 350 8,650 3.89% District Manager 25,000 12,500 12,500 50.00% Accounting Services 9,000 4,600 4,400 51.11% Auditing Services 6,000 - 6,000 0.00% Website Compliance 1,800 1,500 300 83.33% Postage, Phone, Faxes, Copies 500 12 488 2.40% Rentals & Leases 600 450 150 75.00% Public Officials Insurance 5,000 - 5,000 0.00% Legal Advertising 3,500 305 3,195 8.71% Bank Fees 200 - 200 0.00%	ProfServ-Recording Secretary	2,400	750	1,650	31.25%
District Counsel 9,500 7,300 2,200 76.84% District Engineer 9,500 4,533 4,967 47.72% Administrative Services 4,500 2,250 2,250 50.00% Management & Accounting Services 9,000 350 8,650 3.89% District Manager 25,000 12,500 12,500 50.00% Accounting Services 9,000 4,600 4,400 51.11% Auditing Services 6,000 - 6,000 0.00% Website Compliance 1,800 1,500 300 83.33% Postage, Phone, Faxes, Copies 500 12 488 2.40% Rentals & Leases 600 450 150 75.00% Public Officials Insurance 5,000 - 5,000 0.00% Legal Advertising 3,500 305 3,195 8.71% Bank Fees 200 - 200 0.00% Meeting Expense 4,000 - 4,000 0.00% <td>ProfServ-Tax Collector</td> <td>1,200</td> <td>150</td> <td>1,050</td> <td>12.50%</td>	ProfServ-Tax Collector	1,200	150	1,050	12.50%
District Engineer 9,500 4,533 4,967 47.72% Administrative Services 4,500 2,250 2,250 50.00% Management & Accounting Services 9,000 350 8,650 3.89% District Manager 25,000 12,500 12,500 50.00% Accounting Services 9,000 4,600 4,400 51.11% Auditing Services 6,000 - 6,000 0.00% Website Compliance 1,800 1,500 300 83.33% Postage, Phone, Faxes, Copies 500 12 488 2.40% Rentals & Leases 600 450 150 75.00% Public Officials Insurance 5,000 - 5,000 0.00% Legal Advertising 3,500 305 3,195 8.71% Bank Fees 200 - 200 0.00% Meeting Expense 4,000 - 4,000 0.00% Website Administration 1,200 300 900 25.00% <	ProfServ-Trustee Fees	6,500	-	6,500	0.00%
Administrative Services 4,500 2,250 2,250 50,00% Management & Accounting Services 9,000 350 8,650 3.89% District Manager 25,000 12,500 12,500 50,00% Accounting Services 9,000 4,600 4,400 51.11% Auditing Services 6,000 - 6,000 0.00% Website Compliance 1,800 1,500 300 83.33% Postage, Phone, Faxes, Copies 500 12 488 2.40% Rentals & Leases 600 450 150 75.00% Public Officials Insurance 5,000 - 5,000 0.00% Legal Advertising 3,500 305 3,195 8.71% Bank Fees 200 - 200 0.00% Meeting Expense 4,000 - 4,000 0.00% Website Administration 1,200 300 900 25.00% Office Supplies 100 - 100 0.00% <t< td=""><td>District Counsel</td><td>9,500</td><td>7,300</td><td>2,200</td><td>76.84%</td></t<>	District Counsel	9,500	7,300	2,200	76.84%
Management & Accounting Services 9,000 350 8,650 3.89% District Manager 25,000 12,500 12,500 50.00% Accounting Services 9,000 4,600 4,400 51.11% Auditing Services 6,000 - 6,000 0.00% Website Compliance 1,800 1,500 300 83.33% Postage, Phone, Faxes, Copies 500 12 488 2.40% Rentals & Leases 600 450 150 75.00% Public Officials Insurance 5,000 - 5,000 0.00% Legal Advertising 3,500 305 3,195 8.71% Bank Fees 200 - 200 0.00% Meeting Expense 4,000 - 4,000 0.00% Website Administration 1,200 300 900 25.00% Miscellaneous Expenses 250 - 250 0.00% Office Supplies 100 - 100 0.00%	District Engineer	9,500	4,533	4,967	47.72%
District Manager 25,000 12,500 50.00% Accounting Services 9,000 4,600 4,400 51.11% Auditing Services 6,000 - 6,000 0.00% Website Compliance 1,800 1,500 300 83.33% Postage, Phone, Faxes, Copies 500 12 488 2.40% Rentals & Leases 600 450 150 75.00% Public Officials Insurance 5,000 - 5,000 0.00% Legal Advertising 3,500 305 3,195 8.71% Bank Fees 200 - 200 0.00% Meeting Expense 4,000 - 4,000 0.00% Website Administration 1,200 300 900 25.00% Miscellaneous Expenses 250 - 250 0.00% Office Supplies 100 - 100 0.00% Dues, Licenses, Subscriptions 175 175 - 100.00% Stormwater Control	Administrative Services	4,500	2,250	2,250	50.00%
Accounting Services 9,000 4,600 4,400 51.11% Auditing Services 6,000 - 6,000 0.00% Website Compliance 1,800 1,500 300 83.33% Postage, Phone, Faxes, Copies 500 12 488 2.40% Rentals & Leases 600 450 150 75.00% Public Officials Insurance 5,000 - 5,000 0.00% Legal Advertising 3,500 305 3,195 8.71% Bank Fees 200 - 200 0.00% Meeting Expense 4,000 - 4,000 0.00% Website Administration 1,200 300 900 25.00% Office Supplies 100 - 250 0.00% Dues, Licenses, Subscriptions 175 175 - 100.00% Total Administration 107,725 39,625 68,100 36.78% Stormwater Control Aquatic Maintenance 38,000 - 38,000	Management & Accounting Services	9,000	350	8,650	3.89%
Auditing Services 6,000 - 6,000 0.00% Website Compliance 1,800 1,500 300 83.33% Postage, Phone, Faxes, Copies 500 12 488 2.40% Rentals & Leases 600 450 150 75.00% Public Officials Insurance 5,000 - 5,000 0.00% Legal Advertising 3,500 305 3,195 8.71% Bank Fees 200 - 200 0.00% Meeting Expense 4,000 - 4,000 0.00% Website Administration 1,200 300 900 25.00% Miscellaneous Expenses 250 - 250 0.00% Office Supplies 100 - 100 0.00% Dues, Licenses, Subscriptions 175 175 - 100.00% Total Administration 107,725 39,625 68,100 36.78% Stormwater Control Aquatic Maintenance 38,000 - 38,000 0.00%	District Manager	25,000	12,500	12,500	50.00%
Website Compliance 1,800 1,500 300 83.33% Postage, Phone, Faxes, Copies 500 12 488 2.40% Rentals & Leases 600 450 150 75.00% Public Officials Insurance 5,000 - 5,000 0.00% Legal Advertising 3,500 305 3,195 8.71% Bank Fees 200 - 200 0.00% Meeting Expense 4,000 - 4,000 0.00% Website Administration 1,200 300 900 25.00% Miscellaneous Expenses 250 - 250 0.00% Office Supplies 100 - 100 0.00% Dues, Licenses, Subscriptions 175 175 - 100.00% Total Administration 107,725 39,625 68,100 36.78% Stormwater Control Aquatic Maintenance 38,000 - 38,000 0.00%	Accounting Services	9,000	4,600	4,400	51.11%
Postage, Phone, Faxes, Copies 500 12 488 2.40% Rentals & Leases 600 450 150 75.00% Public Officials Insurance 5,000 - 5,000 0.00% Legal Advertising 3,500 305 3,195 8.71% Bank Fees 200 - 200 0.00% Meeting Expense 4,000 - 4,000 0.00% Website Administration 1,200 300 900 25.00% Miscellaneous Expenses 250 - 250 0.00% Office Supplies 100 - 100 0.00% Dues, Licenses, Subscriptions 175 175 - 100.00% Total Administration 107,725 39,625 68,100 36,78% Stormwater Control Aquatic Maintenance 38,000 - 38,000 0.00%	Auditing Services	6,000	-	6,000	0.00%
Rentals & Leases 600 450 150 75.00% Public Officials Insurance 5,000 - 5,000 0.00% Legal Advertising 3,500 305 3,195 8.71% Bank Fees 200 - 200 0.00% Meeting Expense 4,000 - 4,000 0.00% Website Administration 1,200 300 900 25.00% Miscellaneous Expenses 250 - 250 0.00% Office Supplies 100 - 100 0.00% Dues, Licenses, Subscriptions 175 175 - 100.00% Total Administration 107,725 39,625 68,100 36.78% Stormwater Control Aquatic Maintenance 38,000 - 38,000 0.00%	Website Compliance	1,800	1,500	300	83.33%
Public Officials Insurance 5,000 - 5,000 0.00% Legal Advertising 3,500 305 3,195 8.71% Bank Fees 200 - 200 0.00% Meeting Expense 4,000 - 4,000 0.00% Website Administration 1,200 300 900 25.00% Miscellaneous Expenses 250 - 250 0.00% Office Supplies 100 - 100 0.00% Dues, Licenses, Subscriptions 175 175 - 100.00% Total Administration 107,725 39,625 68,100 36.78% Stormwater Control Aquatic Maintenance 38,000 - 38,000 0.00%	Postage, Phone, Faxes, Copies	500	12	488	2.40%
Legal Advertising 3,500 305 3,195 8.71% Bank Fees 200 - 200 0.00% Meeting Expense 4,000 - 4,000 0.00% Website Administration 1,200 300 900 25.00% Miscellaneous Expenses 250 - 250 0.00% Office Supplies 100 - 100 0.00% Dues, Licenses, Subscriptions 175 175 - 100.00% Total Administration 107,725 39,625 68,100 36.78% Stormwater Control Aquatic Maintenance 38,000 - 38,000 0.00%	Rentals & Leases	600	450	150	75.00%
Bank Fees 200 - 200 0.00% Meeting Expense 4,000 - 4,000 0.00% Website Administration 1,200 300 900 25.00% Miscellaneous Expenses 250 - 250 0.00% Office Supplies 100 - 100 0.00% Dues, Licenses, Subscriptions 175 175 - 100.00% Total Administration 107,725 39,625 68,100 36.78% Stormwater Control 38,000 - 38,000 0.00%	Public Officials Insurance	5,000	-	5,000	0.00%
Meeting Expense 4,000 - 4,000 0.00% Website Administration 1,200 300 900 25.00% Miscellaneous Expenses 250 - 250 0.00% Office Supplies 100 - 100 0.00% Dues, Licenses, Subscriptions 175 175 - 100.00% Total Administration 107,725 39,625 68,100 36.78% Stormwater Control Aquatic Maintenance 38,000 - 38,000 0.00%	Legal Advertising	3,500	305	3,195	8.71%
Website Administration 1,200 300 900 25.00% Miscellaneous Expenses 250 - 250 0.00% Office Supplies 100 - 100 0.00% Dues, Licenses, Subscriptions 175 175 - 100.00% Total Administration 107,725 39,625 68,100 36.78% Stormwater Control Aquatic Maintenance 38,000 - 38,000 0.00%	Bank Fees	200	-	200	0.00%
Miscellaneous Expenses 250 - 250 0.00% Office Supplies 100 - 100 0.00% Dues, Licenses, Subscriptions 175 175 - 100.00% Total Administration 107,725 39,625 68,100 36.78% Stormwater Control Aquatic Maintenance 38,000 - 38,000 0.00%	Meeting Expense	4,000	-	4,000	0.00%
Office Supplies 100 - 100 0.00% Dues, Licenses, Subscriptions 175 175 - 100.00% Total Administration 107,725 39,625 68,100 36.78% Stormwater Control Aquatic Maintenance 38,000 - 38,000 0.00%	Website Administration	1,200	300	900	25.00%
Dues, Licenses, Subscriptions 175 175 - 100.00% Total Administration 107,725 39,625 68,100 36.78% Stormwater Control Aquatic Maintenance 38,000 - 38,000 0.00%	Miscellaneous Expenses	250	-	250	0.00%
Total Administration 107,725 39,625 68,100 36.78% Stormwater Control Aquatic Maintenance 38,000 - 38,000 0.00%	Office Supplies	100	-	100	0.00%
Stormwater Control 38,000 - 38,000 0.00%	Dues, Licenses, Subscriptions	175	175		100.00%
Aquatic Maintenance 38,000 - 38,000 0.00%	Total Administration	107,725	39,625	68,100	36.78%
· · · · · · · · · · · · · · · · · · ·	Stormwater Control				
Total Stormwater Control 38,000 - 38,000 0.00%	Aquatic Maintenance	38,000		38,000	0.00%
	Total Stormwater Control	38,000	<u> </u>	38,000	0.00%

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending April 30, 2024 General Fund (001) (In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
Other Physical Environment				
Insurance - General Liability	5,000	-	5,000	0.00%
R&M-Other Landscape	9,000	-	9,000	0.00%
R&M-Bush Hogging	6,400	-	6,400	0.00%
Landscape Maintenance	25,000		25,000	0.00%
Total Other Physical Environment	45,400		45,400	0.00%
<u>Contingency</u>				
Misc-Contingency	10,000		10,000	0.00%
Total Contingency	10,000		10,000	0.00%
Construction In Progress				
Construction in Progress		1,260,351	(1,260,351)	0.00%
Total Construction In Progress		1,260,351	(1,260,351)	0.00%
TOTAL EXPENDITURES	201,125	1,299,976	(1,098,851)	646.35%
Excess (deficiency) of revenues				
Over (under) expenditures		85,594	85,594	0.00%
Over (under) experiditures		65,594	65,594	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		(67,735)		
FUND BALANCE, ENDING		\$ 17,859		

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending April 30, 2024 Series 2022 Debt Service Fund (200) (In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
TOTAL REVENUES	-	-	-	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues Over (under) expenditures	_	_	_	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		352		0.0070
FUND BALANCE, ENDING		\$ 352		

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending April 30, 2024 Series 2022 (Project) Debt Service Fund (201) (In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YE	EAR TO DATE ACTUAL	RIANCE (\$) AV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES					
Interest - Investments	\$ -	\$	50,259	\$ 50,259	0.00%
Special Assmnts- CDD Collected	828,423		1,324,687	496,264	159.90%
TOTAL REVENUES	828,423		1,374,946	546,523	165.97%
<u>EXPENDITURES</u>					
Debt Service					
Principal Debt Retirement	80,000		-	80,000	0.00%
Interest Expense	748,423		594,744	153,679	79.47%
Total Debt Service	828,423		594,744	 233,679	71.79%
TOTAL EXPENDITURES	828,423		594,744	233,679	71.79%
Excess (deficiency) of revenues					
Over (under) expenditures			780,202	 780,202	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)			1,829,902		
FUND BALANCE, ENDING		\$	2,610,104		

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending April 30, 2024 Series 2023 Debt Service Fund (202) (In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YE	AR TO DATE ACTUAL		ARIANCE (\$) AV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	
DEVENUES							
REVENUES	•	•		•		0.000/	
Interest - Investments	\$ -	\$	29,051	\$	29,051	0.00%	
Special Assmnts- CDD Collected	1,444,488		631,936		(812,552)	43.75%	
TOTAL REVENUES	1,444,488		660,987		(783,501)	45.76%	
<u>EXPENDITURES</u>							
Debt Service							
Principal Debt Retirement	255,000		-		255,000	0.00%	
Interest Expense	1,189,488				1,189,488	0.00%	
Total Debt Service	1,444,488		-		1,444,488	0.00%	
TOTAL EXPENDITURES	1,444,488		-		1,444,488	0.00%	
Excess (deficiency) of revenues							
Over (under) expenditures			660,987		660,987	0.00%	
FUND BALANCE, BEGINNING (OCT 1, 2023)			830,975				
FUND BALANCE, ENDING		\$	1,491,962				

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending April 30, 2024 Series 2022 Capital Projects Fund (300) (In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
TOTAL REVENUES	-	-	-	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues Over (under) expenditures				0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		2,239,347		
FUND BALANCE, ENDING		\$ 2,239,347		

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending April 30, 2024 Series 2022 (Project) Capital Projects Fund (301) (In Whole Numbers)

	ANNUA ADOPTI		ΥE	AR TO DATE	VARI	ANCE (\$)	YTD ACTUAL AS A % OF
ACCOUNT DESCRIPTION	BUDGE	T		ACTUAL	FAV((UNFAV)	ADOPTED BUD
REVENUES							
Interest - Investments	\$	-	\$	22,688	\$	22,688	0.00%
TOTAL REVENUES		-		22,688		22,688	0.00%
EXPENDITURES Construction In Progress							
Construction in Progress				342,164		(342,164)	0.00%
Total Construction In Progress				342,164		(342,164)	0.00%
TOTAL EXPENDITURES		-		342,164		(342,164)	0.00%
Excess (deficiency) of revenues							
Over (under) expenditures				(319,476)		(319,476)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)				944,806			
FUND BALANCE, ENDING			\$	625,330			

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending April 30, 2024 Series 2023 (Project) Capital Projects Fund (302) (In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET		YI	EAR TO DATE ACTUAL	ARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES						
Interest - Investments	\$	-	\$	60,250	\$ 60,250	0.00%
Special Assmnts- CDD Collected		-		758,160	758,160	0.00%
TOTAL REVENUES		-		818,410	818,410	0.00%
EXPENDITURES						
Administration						
ProfServ-Info Technology		-		3,500	(3,500)	0.00%
District Engineer		-		5,000	(5,000)	0.00%
District Manager		-		38,500	(38,500)	0.00%
Total Administration		_		47,000	 (47,000)	0.00%
Construction In Progress						
Construction in Progress		-		10,707,502	(10,707,502)	0.00%
Total Construction In Progress		-		10,707,502	 (10,707,502)	0.00%
TOTAL EXPENDITURES		-		10,754,502	(10,754,502)	0.00%
Excess (deficiency) of revenues						
Over (under) expenditures		-		(9,936,092)	 (9,936,092)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)				9,996,342		
FUND BALANCE, ENDING			\$	60,250		

Bank Account Statement

Two Rivers West CDD

Bank Account Statement: Bank Account No.: 5637, Statement No.: 04-24

Currency Code

Statement Date	04/30/24	Statement Balance	28,462.62
Balance Last Statement	247,251.43	Outstanding Bank Transactions	0.00
Statement Ending Balance	28,462.62	Subtotal	28,462.62
		Outstanding Checks	0.00
G/L Balance at 04/30/24	28,462.62	Bank Account Balance	28,462.62

Transaction Date	Туре	Document No.	Description	Value Date	Applied Entries	Applied Amount	Statement Amount
Statement No.	04-24				,		
03/26/24	Bank Account Ledger Entry	1106	Check for Vendor V00020		1	-912.50	-912.50
04/17/24	Bank Account Ledger Entry	1107	Check for Vendor V00003		1	-150.00	-150.00
04/17/24	Bank Account Ledger Entry	1108	Check for Vendor V00007		1	-35.00	-35.00
04/17/24	Bank Account Ledger Entry	1109	Check for Vendor V00009		1	-217,691.31	-217,691.31
	-				Total	-218,788.81	-218,788.81

Outstanding Payments

Posting Date	Document Type	Document No.	Description		Statement Amount
	Quantity	0		Total	
Outstanding Cl	necks				Statement
Posting Date	Document Type	Check No.	Description		Statement Amount
	Quantity	0	•	 Total	