

Highland Meadows II

COMMUNITY DEVELOPMENT DISTRICT



REGULAR MEETING

DATE / TIME:

Monday, November 17, 2025
4:30 P.M.

LOCATION:

Shamrock First Baptist Church
2661 Marshall Rd.
Haines City, FL 33844



*Note: The Advanced Meeting Package is a working document and thus all materials are considered **DRAFTS** prior to presentation and Board acceptance, approval, or adoption.*

HIGHLAND MEADOWS II COMMUNITY DEVELOPMENT DISTRICT

c/o Anchor Stone
255 Primera Boulevard, Suite 160
Lake Mary, FL 32746

Board of Supervisors

Highland Meadows II Community Development District.

Dear Supervisors:

A Meeting of the Board of Supervisors of the Highland Meadows II Community Development District is scheduled for **Monday, November 17, 2025, at 4:30 P.M.** at the **Highland Meadows II CDD, Shamrock First Baptist Church, 2661 Marshall Rd., Haines City, FL 33844.**

The advanced copy of the agenda for the meeting is attached along with associated documentation for your review and consideration. Any additional support material will be distributed at the meeting.

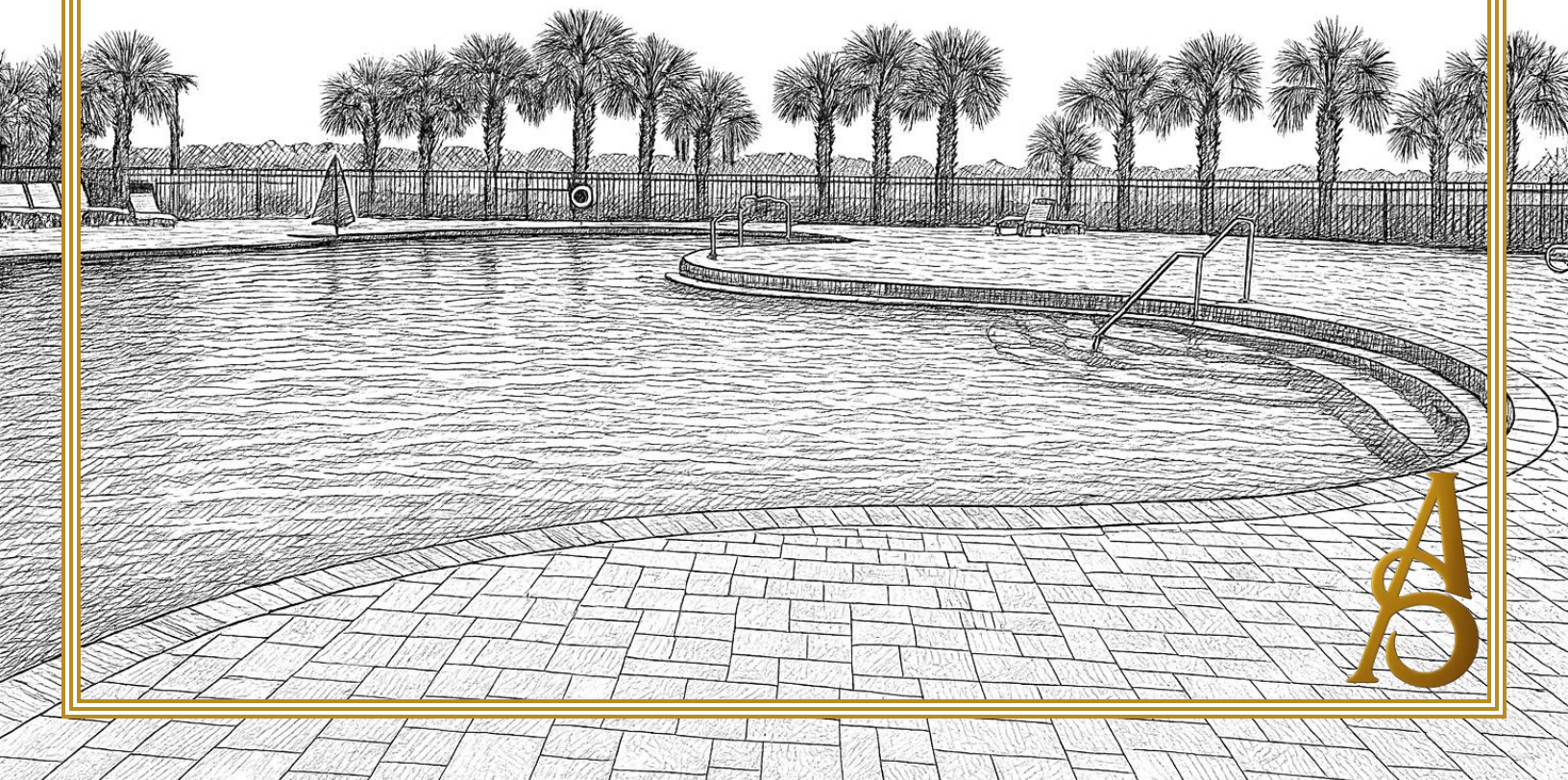
The agenda items are for immediate business purposes and for the health and safety of the community. Staff will present any reports at the meeting. If you have any questions, please contact me. I look forward to seeing you there.

Sincerely,

Patricia Thibault

Patricia Thibault, District Manager

CC: District Counsel
District Engineer
District Records



HIGHLAND MEADOWS II COMMUNITY DEVELOPMENT DISTRICT

November 17, 2025, 4:30 P.M.

Shamrock First Baptist Church 2661 Marshall Rd. Haines City, FL 33844

VIA INTERNET

TEAMS: [LINK***](#)

Meeting ID: 220 026 443 680 2

Passcode: TL3EW2Xp

VIA TELEPHONE

CALL IN: +1 323-538-4434

Phone conference ID: 511 147 1#

Mute/Unmute: *6

Agenda

For the full agenda packet, please contact HighlandMeadows2@AnchorStoneMgt.com

I. Call to Order / Roll Call

II. Audience Comments – Agenda Items *(limited to 3 minutes per individual)*

III. Professional Staff Updates

A. Stantec Engineering - Project Manager Greg Woodcock

1. Discussion & Status of Permacast Wall Project & Wall Painting Color [EXHIBIT 1](#)
2. Discussion of Concrete Repair Related to Wall Project Installation
3. Approval of Notice of Commencement for Playground Project [EXHIBIT 2A](#)
4. Consideration of Proposal from ADS for 14 Curb Ramps & Mats \$24,500 [EXHIBIT 2B](#)
5. Consideration of Proposal from ADS for 7 Curb Ramps & Mats - \$14,700 [EXHIBIT 2C](#)

B. District Attorney – Kutak Rock

1. Discussion & Status of Appraisal for Polk Regional Water Cooperative
 - ❖ S1 P1062 – Corrected - \$50,150 [EXHIBIT 3A](#)
 - ❖ S1 P1063 Corrected - \$77,950 [EXHIBIT 3B](#)
 - ❖ S1 P1029 – Appraisal Evaluation - \$220,550 [EXHIBIT 3C](#)
 - ❖ S1 P1037 – Appraisal Evaluation - \$134,250 [EXHIBIT 3D](#)

Note: The Advanced Meeting Package is a working document and thus all materials are considered DRAFTS prior to presentation and Board acceptance, approval, or adoption.

IV. Business Matters

A. Presentation of ECS Proposal – 100 Pool Fobs - \$890

[EXHIBIT 4](#)

B. Consideration of Proposal – Good Home Services for Playground Refurbishment - \$4,800

[EXHIBIT 5](#)

V. JCS Security Updates

VI. Field Services Report

A. Presentation of the Highland Meadows II Task List & Maintenance Inspection Check List

[EXHIBIT 6](#)

VII. Administrative Matters

A. Consideration for Acceptance– October 2025 Unaudited Financial Statements.

[EXHIBIT 7](#)

B. Consideration for Approval – Minutes of the Regular Meeting of the Board of Supervisors – October 23, 2025.

[EXHIBIT 8](#)

C. Consideration for Approval – District Counsel Invoice - October 23, 2025 - \$4,069.45

[EXHIBIT 9](#)

D. Ratifications:

❖ Cooper Pools – Buoy Holder - \$48.13

[EXHIBIT 10](#)

❖ Permacast Wall - Mat Panels - \$4,000

[EXHIBIT 11](#)

VIII. Other Matters to be Introduced

A. Consideration of Proposal Good Home Services - \$65. Hang Pool Signs at Pool

[EXHIBIT 12](#)

IX. District Manager - Discussion of Tanager Fence Maintenance & Trespassing

X. Audience Comments – New Business – (limited to 3 minutes per individual)

XI. Supervisor Requests

A. Discussion of Holiday Decorations of District Owned Living Assets

[EXHIBIT 13](#)

XII. Adjournment

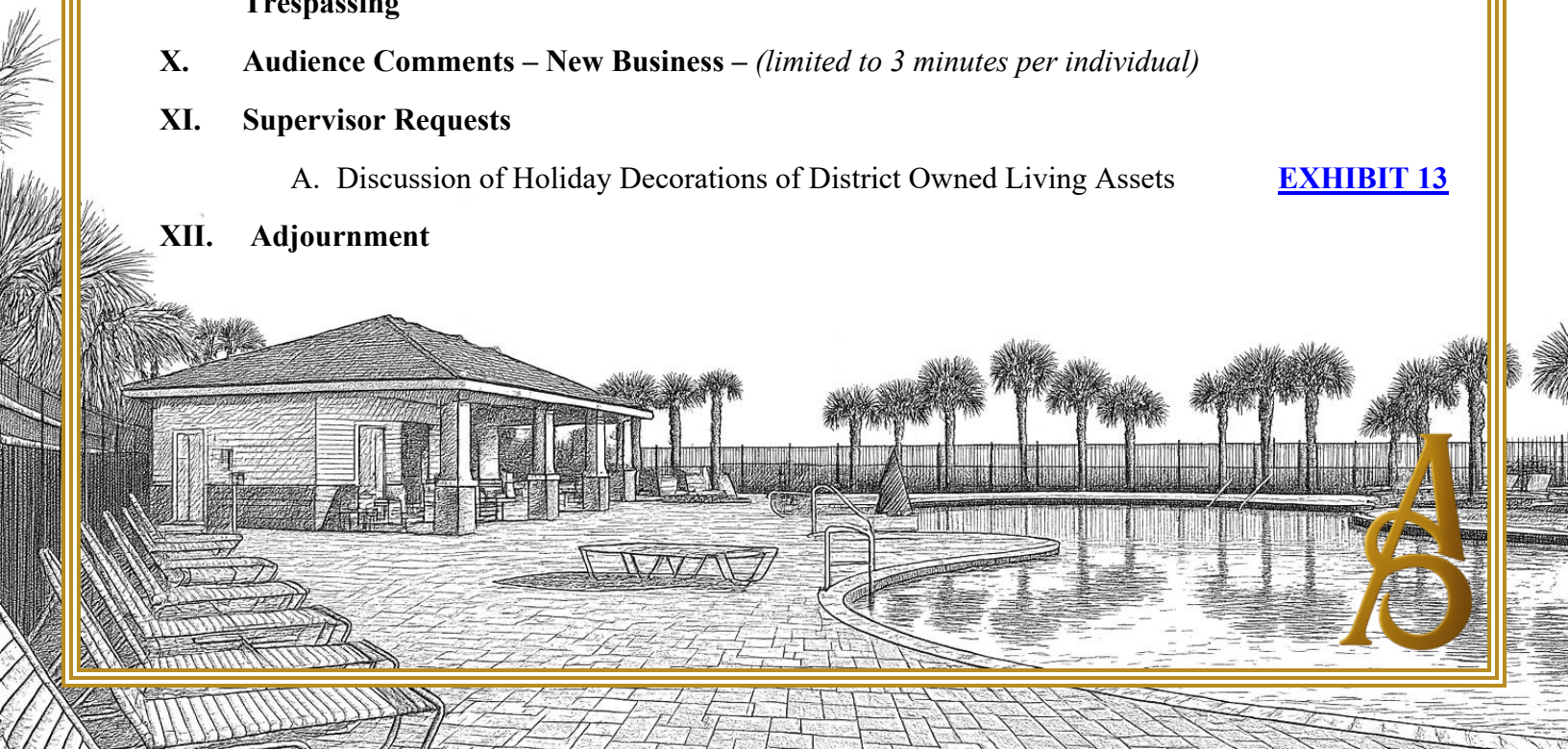
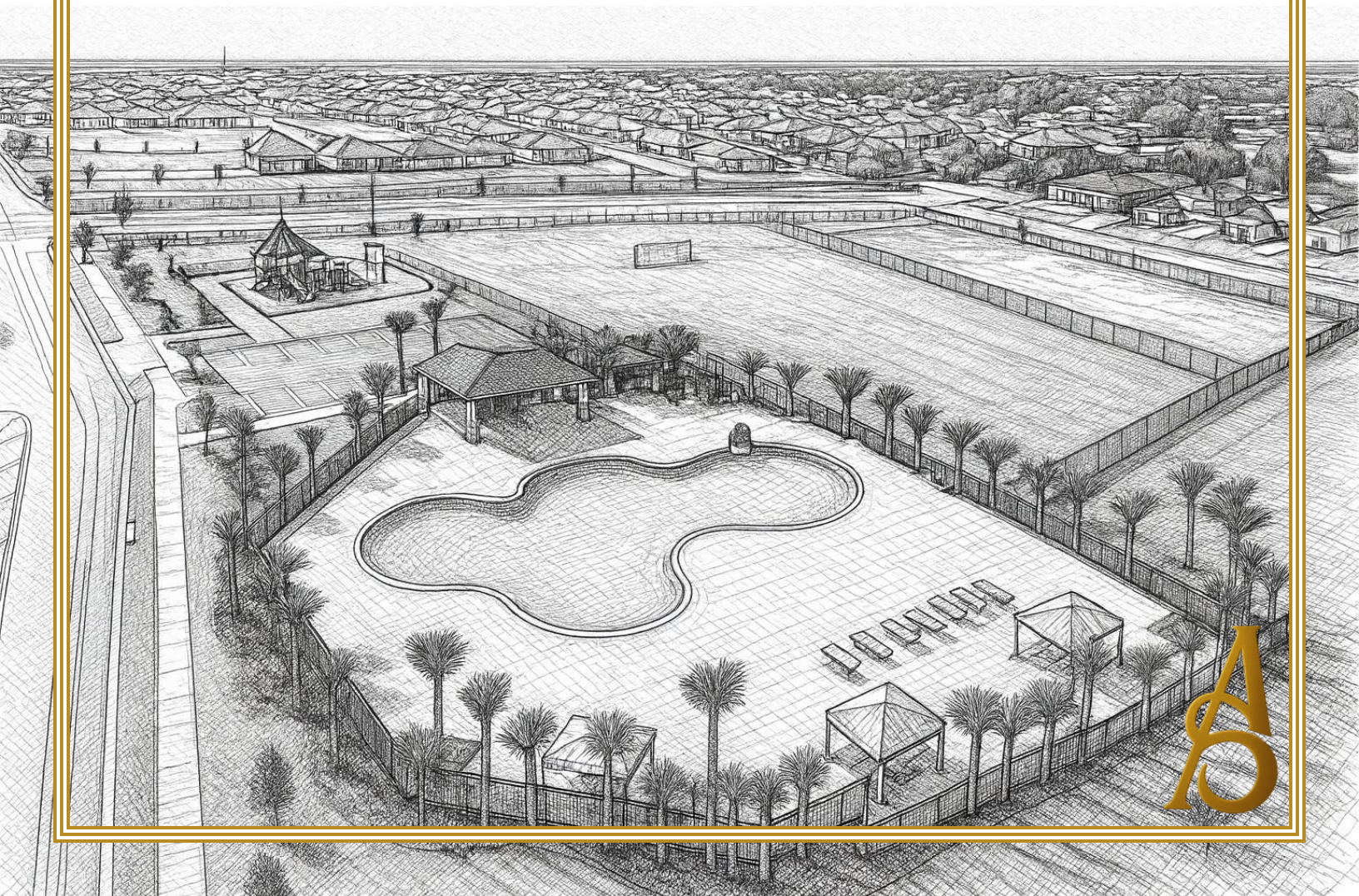


EXHIBIT 1

[RETURN TO AGENDA](#)



SW 7006 Extra White <i>Expert Pick</i> 	SW 7005 Pure White <i>Expert Pick</i> 	SW 6385 Dover White 	SW 7008 Alabaster <i>Apr. 2022 Color of the Month</i> 	SW 7558 Medici Ivory 	SW 6147 Panda White 	SW 6154 Nacre 
SW 7560 Impressive Ivory 	SW 7042 Shoji White <i>Aug. 2022 Color of the Month</i> 	SW 7014 Eider White <i>Aug. 2021 Color of the Month</i> 	SW 6126 Navajo White 	SW 7516 Kestrel White 	SW 7721 Crescent Cream 	SW 7537 Irish Cream 
SW 7647 Crushed Ice 	SW 7541 Grecian Ivory 	SW 7029 Agreeable Gray <i>Expert Pick</i> 	SW 7662 Evening Shadow 	SW 7064 Passive <i>Expert Pick</i> 	SW 7050 Useful Gray 	SW 7015 Repose Gray <i>Expert Pick</i> 
SW 6625 Certain Peach 	SW 7036 Accessible Beige <i>Expert Pick</i> 	SW 7043 Worldly Gray <i>Expert Pick</i> 	SW 6106 Kilim Beige <i>Expert Pick</i> 	SW 6254 Lazy Gray 	SW 7641 Colonnade Gray <i>Expert Pick</i> 	SW 0055 Light French Gray <i>Expert Pick</i>  H
SW 9173 Shiitake <i>Expert Pick</i> 	SW 7524 Dhurrie Beige 	SW 7512 Pavilion Beige 	SW 7016 Mindful Gray <i>Expert Pick</i> 	SW 7030 Anew Gray 	SW 7044 Amazing Gray 	SW 6198 Sensible Hue <i>Expert Pick</i> 

SW 7694
Dromedary Camel



SW 7543
Avenue Tan



SW 7720
Deer Valley



SW 7650
Ellie Gray



SW 7017
Dorian Gray



SW 7052
Gray Area



SW 7024
Functional Gray
Expert Pick



SW 7640
Fawn Brindle
Expert Pick



SW 7544
Fenland



SW 7731
San Antonio Sage



SW 6823
Brave Purple



SW 7508
Tavern Taupe



SW 6340
Baked Clay
Expert Pick



SW 6138
Artifact



SW 6151
Quiver Tan



SW 6124
Cardboard



SW 7039
Virtual Taupe



SW 6235
Foggy Day
Expert Pick



SW 7619
Labradorite



SW 7019
Gauntlet Gray
Expert Pick



SW 9059
Silken Peacock



SW 2843
Roycroft Brass



H

SW 6152
Superior Bronze



SW 7523
Burnished Brandy



SW 7515
Homestead
Brown



SW 6433
Inverness



SW 7545
Pier



SW 7591
Red Barn



SW 2839
Roycroft Copper
Red
Expert Pick



H

SW 6265
Quixotic Plum



SW 7593
Rustic Red



SW 9176
Dress Blues



SW 6230
Rainstorm

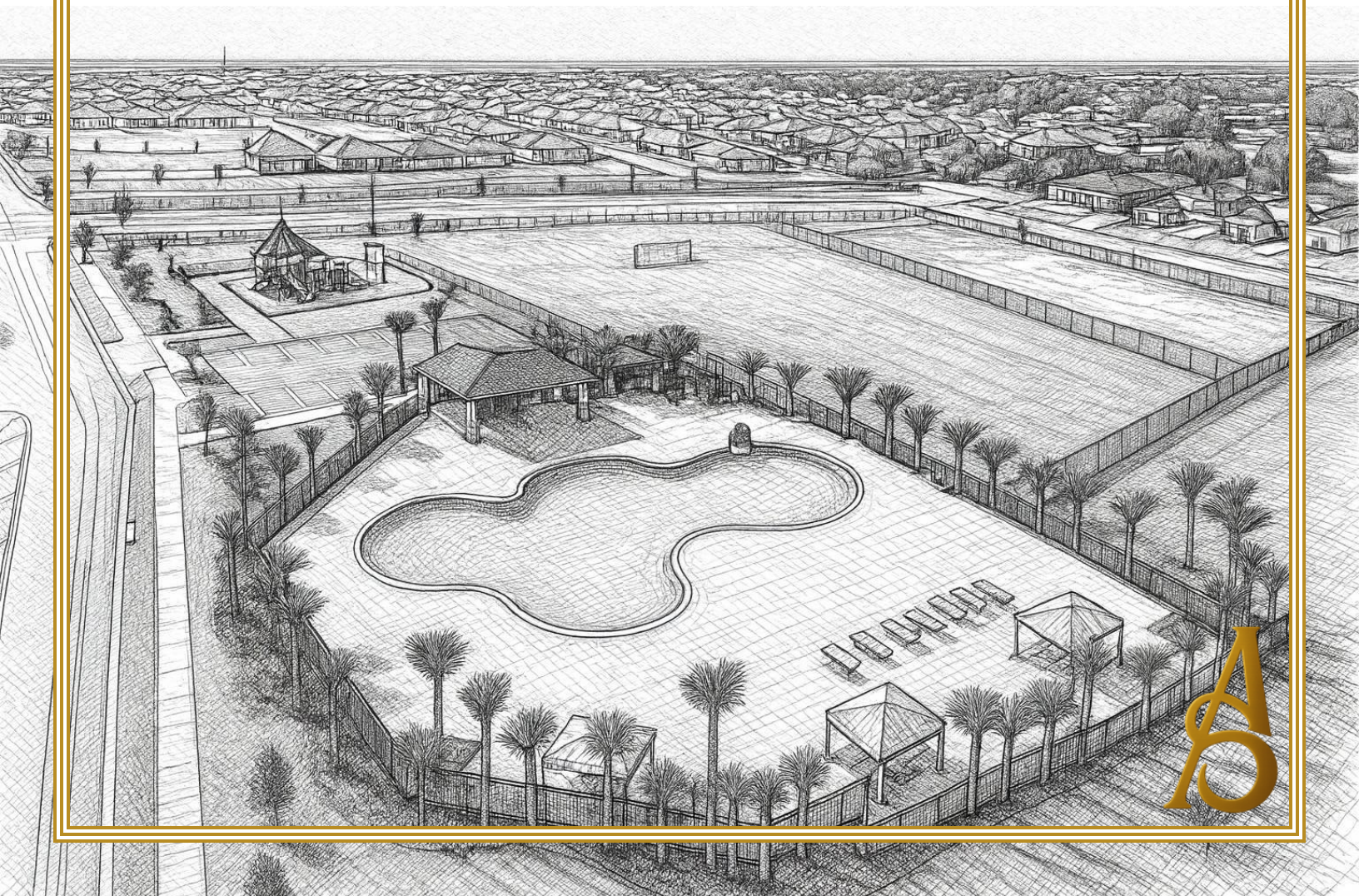


SW 7630
Raisin



EXHIBIT 2A

RETURN TO AGENDA



Prepared By Name: _____
Address: _____
City/State/Zip Code: _____
Permit Number: _____

NOTICE OF COMMENCEMENT
STATE OF FLORIDA – COUNT OF POLK

THE UNDERSIGNED hereby gives notice that improvement will be made to certain real property, and in accordance with Chapter 713, Florida Statutes, the following information is provided in this Notice of Commencement.

- 1 DESCRIPTION OF PROPERTY** (Legal description of property and street address if available)
PARCEL ID NUMBER (Tax Folio Number): _____
Address: _____
Subdivision: _____
- 2 GENERAL DESCRIPTION OF IMPROVEMENT:** _____

- 3 OWNER INFORMATION**
A. Name and address: _____

B. Interest in property: _____
C. Name and address of fee simple title holder (if other than owner) _____
- 4 CONTRACTOR**
A. Name and address: _____

B. Phone Number: _____
- 5 SURETY**
A. Name and address: _____

B. Amount of Bond: _____
C. Phone Number: _____
- 6 LENDER**
A. Name and address: _____

B. Phone Number: _____
- 7** Persons with the State of Florida designated by Owner upon whom notices or other documents may be served as provided in Section 713.13 (1)(a)7., Florida Statutes
A. Name and address: _____

B. Phone Number: _____
- 8** In addition to himself, Owner designates the following person(s) to receive a copy of the Lienor's Notice as provided in Section 713.13(1)(b), Florida Statutes
A. Name and address: _____

B. Phone Number: _____
- 9** Expiration date of Notice of Commencement (the expiration date is 1 year from the date of recording unless a different date is specified)
Date: _____ Month: _____ Year: 20 _____

WARNING TO OWNER: ANY PAYMENTS MADE BY THE OWNER AFTER THE EXPIRATION OF THE NOTICE OF COMMENCEMENT ARE CONSIDERED IMPROPER PAYMENTS UNDER CHAPTER 713, PART I, SECTION 713.13, FLORIDA STATUTES, AND CAN RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE COMMENCING WORK OR RECORDING YOUR NOTICE OF COMMENCEMENT.

Sworn to and subscribed before me by _____
Who has produced State of Florida License as identification,
This _____ day of _____, 20 _____.

NOTARY PUBLIC, STATE OF FLORIDA

Signature of Owner

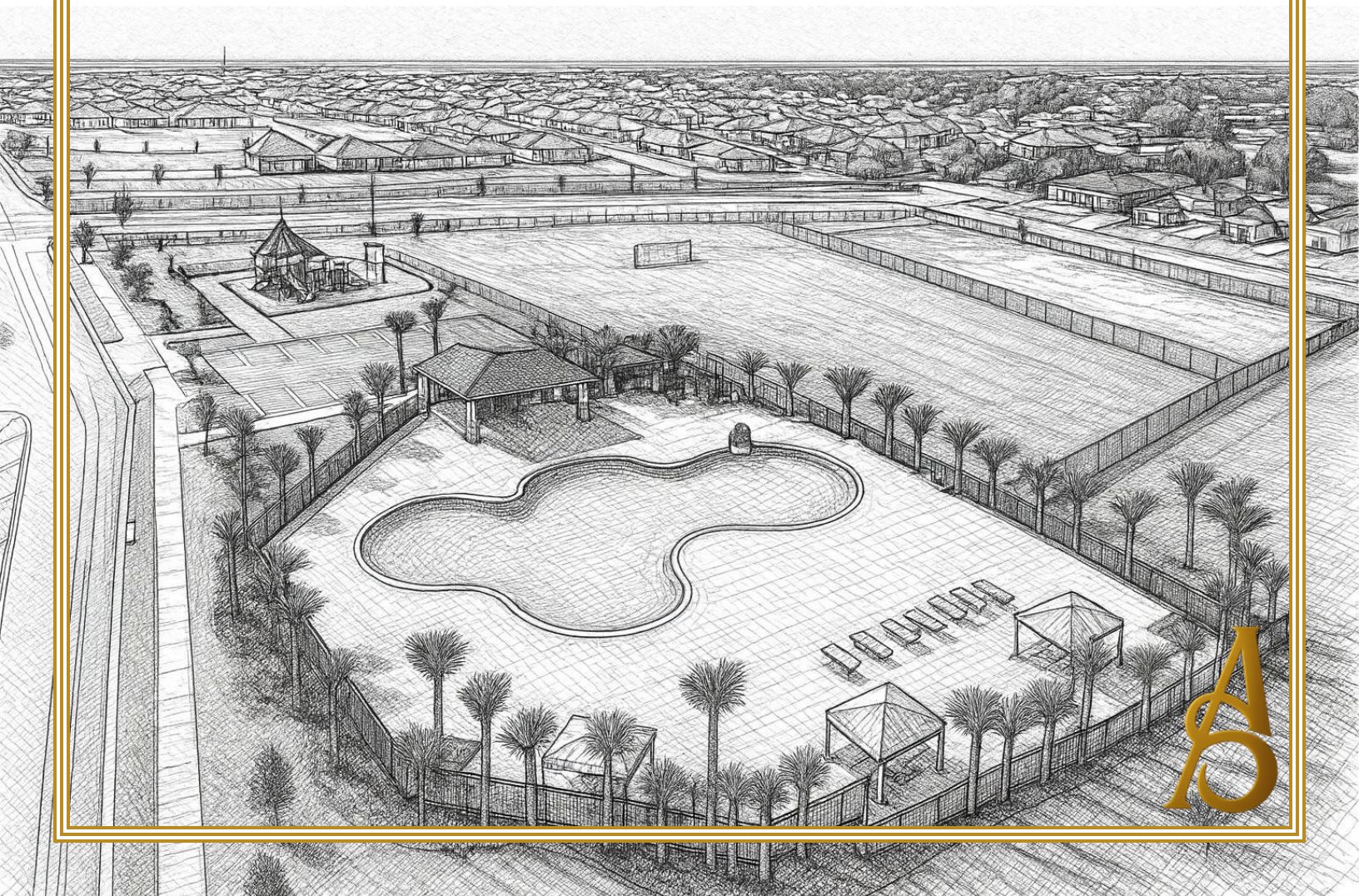
Printed Name of Owner

Complete Address

NOTE: Per F.S. 713.13(1)(g) The owner must sign the Notice of Commencement and no one else may be permitted to sign in his or her stead.

EXHIBIT 2B

[RETURN TO AGENDA](#)



ESTIMATE

Advanced Drainage Solutions
P.O. Box 526
Land O Lakes, FL 34639

adsofflorida@gmail.com
+1 (813) 568-2891



Bill to
Highland Meadows II

Estimate details

Estimate no.: 1200
Estimate date: 11/13/2025

Job Site Address: Highland Meadows II

#	Product or service	Description	Qty	Rate	Amount
1.	Services	Scope of Work: We propose to furnish all labor, materials, and equipment necessary to complete the following: 1. Excavation & Preparation • Excavate existing sod and soil within the designated 5 ft. x 6 ft. slab area. • Grade and compact sub-base to ensure proper support. 2. Forming & Reinforcement • Set concrete forms to dimensions of 5 ft. x 6 ft. at a thickness of 6 inches. • Install reinforcement (if specified in project plans). 3. Concrete Placement • Supply and pour 6-inch thick concrete slab. • Finish surface to a smooth, broom-textured finish (or as specified). 4. Cleanup & Disposal • Remove all debris, excavated materials, and formwork. • Haul away and properly dispose of materials off-site. 5. Detectable Warning Strip • Install yellow detectable warning strip in accordance with project plans and ADA standards.	14	\$1,750.00	\$24,500.00

- Strip to be installed at the 2 ft. x 5 ft. section on the street side of the sidewalk.

Exclusions

- Landscaping or restoration outside of the slab area.
- Permits or inspections (unless otherwise agreed upon).

Total	\$24,500.00
-------	-------------

Accepted date

Accepted by

EXHIBIT 2C

RETURN TO AGENDA



ESTIMATE

Advanced Drainage Solutions
P.O. Box 526
Land O Lakes, FL 34639

adsofflorida@gmail.com
+1 (813) 568-2891



Bill to
Highland Meadows II

Estimate details

Estimate no.: 1199
Estimate date: 11/13/2025

Job Site Address: Highland Meadows II

#	Product or service	Description	Qty	Rate	Amount
1.	Services	Scope of Work: We propose to furnish all labor, materials, and equipment necessary to complete the following: 1. Excavation & Preparation • Excavate existing sod and soil within the designated 5 ft. x 6 ft. slab area. • Grade and compact sub-base to ensure proper support. 2. Forming & Reinforcement • Set concrete forms to dimensions of 5 ft. x 6 ft. at a thickness of 6 inches. • Install reinforcement (if specified in project plans). 3. Concrete Placement • Supply and pour 6-inch thick concrete slab. • Finish surface to a smooth, broom-textured finish (or as specified). 4. Cleanup & Disposal • Remove all debris, excavated materials, and formwork. • Haul away and properly dispose of materials off-site. 5. Detectable Warning Strip • Install yellow detectable warning strip in accordance with project plans and ADA standards.	7	\$2,100.00	\$14,700.00

- Strip to be installed at the 2 ft. x 5 ft. section on the street side of the sidewalk.

Exclusions

- Landscaping or restoration outside of the slab area.
- Permits or inspections (unless otherwise agreed upon).

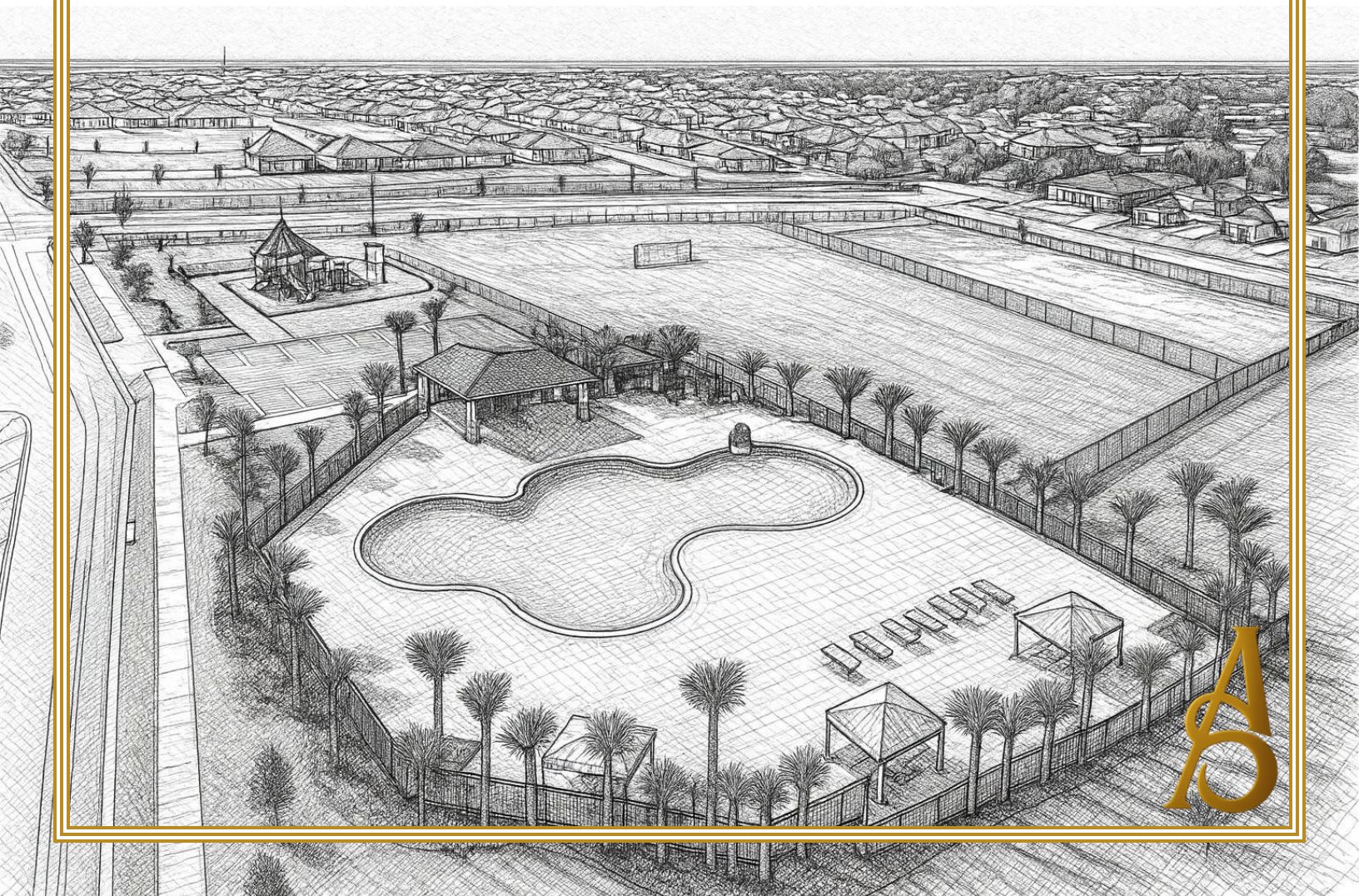
Total	\$14,700.00
-------	-------------

Accepted date

Accepted by

EXHIBIT 3A

RETURN TO AGENDA





November 13, 2025

Sent Via E-Mail: Patricia@AnchorstoneMgt.com

Highland Meadows II Community
Development District
Patricia Thibault, District Manager
219 E Livingston Street
Orlando, FL 32801-1508

RE: Project Name: Polk Regional Water Cooperative
Southeast Wellfield Project
Parcel(s) No.: 1062-PE-A, 1062-PE-B, 1062-PE-C
1062-TCE-A, 1062-TCE-B, 1062-TCE-C
Parcel Tax ID No.: 272709-729508-000410

Dear Ms. Thibault,

As you may be aware, American Acquisition Group, LLC is under contract with Polk Regional Water Cooperative (PRWC) to assist them with property acquisition services. PRWC will require permanent and temporary construction easements from your property for a water transmission pipeline. We are in the process of acquiring the easements for the project referenced above. We previously mailed an offer package to you in August, 2025. Due to a change in the legal description, we are sending this revised and corrected offer package representing PRWC's offer to you for the purchase of permanent and temporary easements. Enclosed please find the following:

- (1) **Revised Notice to Owner** – This letter provides a notice of revisions to the easement acquisition required from your property.
- (2) **Approved Appraisal Report** – This appraisal was prepared using the current legal descriptions, no revision has been made. A copy of PRWC's approved appraisal report for your property is being provided for your use. The purpose of this appraisal is to estimate the market value of the permanent and temporary easements. The appraisal is for land and affected improvements only. Please sign and date the enclosed receipt and return it to us.
- (3) **Written Offer Letter** – This letter has been corrected to accurately reflect the square footage of the necessary acquisitions. This provides an explanation of the permanent and temporary easements and affected improvements to be acquired. The summary of values is based on the approved appraisal. Please sign and return one copy of this letter to acknowledge receipt of this offer. **This is not an agreement and in no way will bind you to a settlement.**
- (4) **Agreement** – This is a sample of the standard PRWC Agreement for your review. Please contact me and I can explain the next step in the process.
- (5) **Taxpayer Identification Number** – Please complete the information as indicated under **Seller Information**. This information is required by law under Internal Revenue Service Code, Section 5045(e). The completed form must be returned with the executed Agreement.
- (6) **Donation Letter** – Please fill out the enclosed form if you wish to donate your property to PRWC.



Highland Meadows II Community Development District
Attn: Patricia Thibault, District Manager

- (7) **PUBLIC DISCLOSURE AFFIDAVIT** – Provides that persons or entities, with few exceptions, holding real property in the form of a partnership, limited partnership, corporation, trust, or in any form of representative capacity shall make a public disclosure, in writing, of every person having a beneficial interest in the real property before the property is conveyed to the State.

Please review the enclosed documents carefully. If you have any questions regarding this offer or any of the enclosed documents, please feel free to contact me at:

ryan@americanacquisition.com or **863-604-3929**.

I sincerely believe that we can reach an amicable and mutually satisfactory agreement and look forward to working with you.

Sincerely,

Ryan Gardyas

Ryan Gardyas
Right of Way Agent
American Acquisition Group, LLC
ryan@americanacquisition.com
Tel: 863-604-3929

Enclosures (as stated above)



November 13, 2025

Sent Via E-Mail: Patricia@AnchorstoneMgt.com

Highland Meadows II Community
Development District
Patricia Thibault, District Manager
219 E Livingston Street
Orlando, FL 32801-1508

Project Name: Polk Regional Water Cooperative
Southeast Wellfield Project
Parcel(s) No.: 1062-PE-A, 1062-PE-B, 1062-PE-C,
1062-TCE-A, 1062-TCE-B, 1062-TCE-C
Polk Property Appraiser No.: 272709-729508-000410

RE: Revised Notice to Owner Package – Legal Description Change

Dear Ms. Thibault,

As you may be aware, we mailed a Notice to Owner package to you in January 2025 regarding the Polk Regional Water Cooperative (PRWC) upcoming improvement project.

This letter is to provide notice of revisions to the easement acquisition required from your property. A summary of the changes is provided in the following table:

Parcel #	Original Size	Revision	Required Acquisition Size
Permanent Easement			
1062-PE-A	694 square feet	N/A	694 square feet
1062-PE-B	533 square feet	N/A	533 square feet
1062-PE-C	1,420 square feet	REDUCED	513 square feet
Temporary Construction Easement			
1062-TCE-A	642 square feet	N/A	642 square feet
1062-TCE-B	361 square feet	N/A	361 square feet
1062-TCE-C	1,265 square feet	REDUCED	488 square feet

The following enclosed documents identify the property that is needed:

- Parcel Legal Description and Sketch
- Overview Exhibit

If you experience any problems, please do not hesitate to contact the agent at the address, phone number, or email below.

Sincerely,

Ryan Gardyas

Ryan Gardyas
Right of Way Agent
American Acquisition Group, LLC
ryan@americanacquisition.com
Tel: 863-604-3929

DESCRIPTION
1062-PE-A

DESCRIPTION:

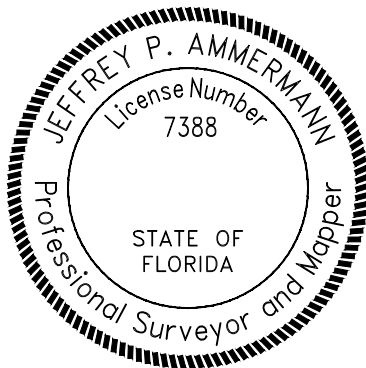
A parcel of land being a portion of TRACT B, of the plat of GROVE AT HIGHLAND MEADOWS, as recorded in Plat Book 164, Pages 39 and 40, and described in Official Records Book 10290, Pages 600 through 602, both of the Public Records of Polk County, Florida, located in Section 9, Township 27 South, Range 27 East, being more particularly described as follows:

BEGIN at the Northwest corner of said Tract B; thence South 89°48'41" East, along the North line of said Tract B, 7.00 feet; thence South 00°14'30" East, 104.47 feet to the intersection with the South line of said Tract B also being the North line of Tract E of said plat of GROVE AT HIGHLAND MEADOWS, said intersection being on a non-tangent curve to the right having a radius of 25.00 feet, a central angle of 43°56'44", a chord bearing of North 22°12'52" West, and a chord distance of 18.71 feet; thence along the arc of said curve and said South line of Tract B, 19.17 feet to the intersection with the West line of said Tract B also being the East right-of-way line of North 10th Street per said plat of GROVE AT HIGHLAND MEADOWS; thence North 00°14'30" West, along said West line of Tract B and the East right-of-way line of North 10th Street, 87.17 feet to the POINT OF BEGINNING.

Said parcels containing 693.55 square feet, more or less.

CERTIFICATION:

I hereby certify that this Description with Sketch was made under my direction and was made in accordance with Standards of Practice adopted by the State of Florida Department of Agriculture and Consumer Services, Board of Professional Surveyors and Mappers, Chapter 5J-17 of the Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.



Jeffrey P
Ammermann

Digitally signed by
Jeffrey P Ammermann
Date: 2024.09.27
17:40:08 -04'00'

JEFFREY P. AMMERMAN, P.S.M.
FLORIDA REGISTRATION PSM 7388
JAMMERMANN@CHASTAINSKILLMAN.COM
THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY THE ABOVE
SURVEYOR ON THE DATE ADJACENT TO SEAL. ANY SIGNATURE MUST BE
VERIFIED ON ANY ELECTRONIC COPIES. PRINTED COPIES OF THIS DOCUMENT
ARE NOT CONSIDERED VALID WITHOUT A RAISED SEAL.

SHEET 1 OF 2

SEE SHEET 2 FOR
DESCRIPTION SKETCH, LEGEND,
AND SURVEYOR'S NOTES

CS PROJECT: 8825.03

1062-PE

SHEET NO. V-01

PREPARED BY: CHASTAIN-SKILLMAN, LLC - 205 EAST ORANGE STREET SUITE #110
LAKELAND, FLORIDA 33801 - (863) 646-1402 - LB 262

DRAWN BY: S. CHILDS

FIELD BOOK: — PAGE: —

DATE: 09/27/2024

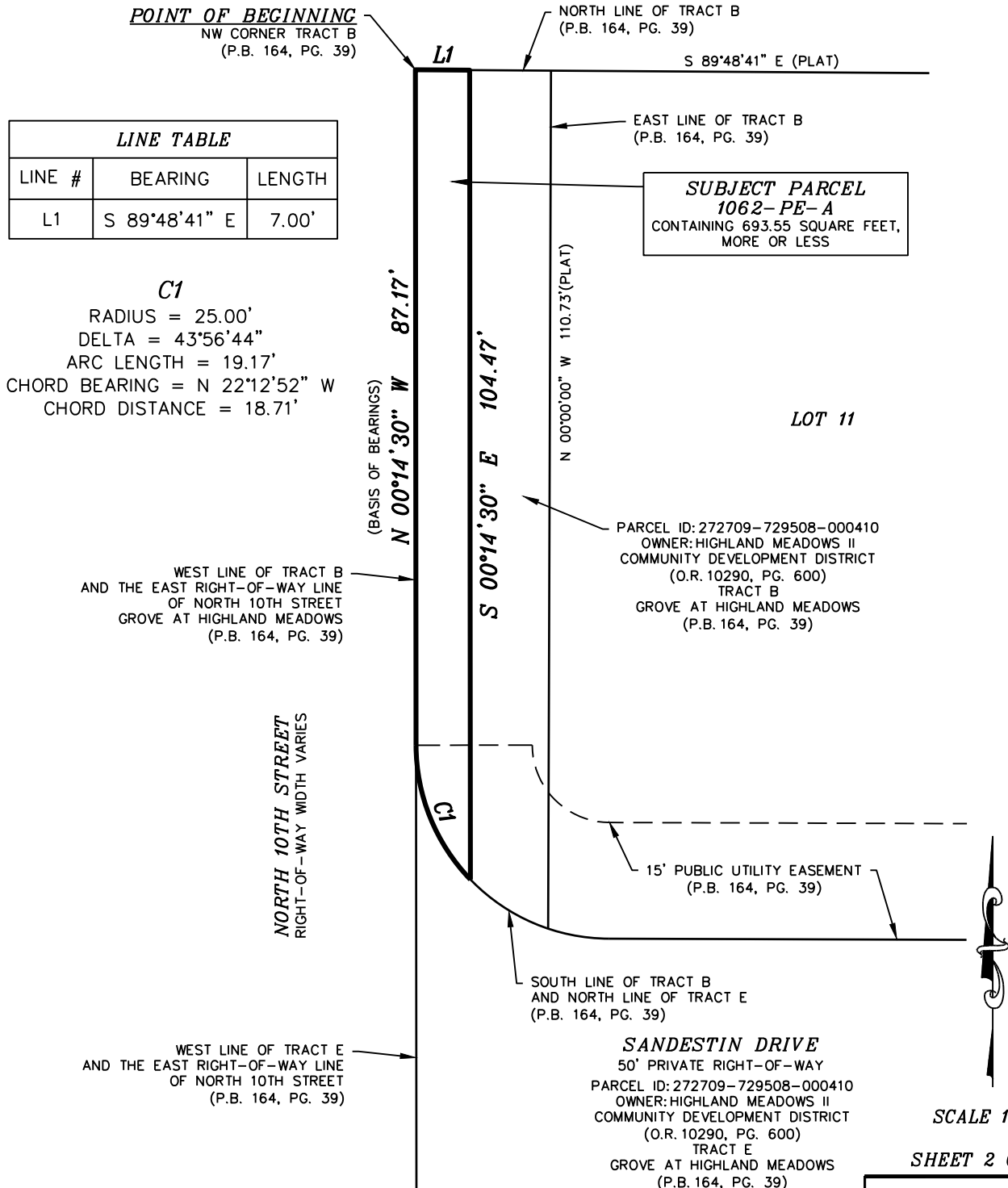
P: \882503\CAD\Survey\KEY SHEET 1\1-10TH STREET\882503-SCC-2024-02-21-10TH-ESM\1S.dwg 1062-PE-A Sep 27, 2024 4:02pm by: jammermann

LEGEND:

P.B. = PLAT BOOK
PG. = PAGE
O.R. = OFFICIAL RECORDS BOOK
ID = IDENTIFICATION
PE = PERMANENT EASEMENT
TCE = TEMPORARY CONSTRUCTION EASEMENT

DESCRIPTION SKETCH**1062-PE-A****NOTES:**

- 1) This is not a Boundary survey.
- 2) The bearings are based on the East line of the plat of GROVE AT HIGHLAND MEADOWS, as recorded in Plat Book 164, Pages 39-40, Public Records of Polk County, Florida, being platted North 00°14'30" West.
- 3) See sheet 1 for description, certification, and surveyor's signature and seal.



PREPARED BY: **CHASTAIN-SKILLMAN, LLC - 205 EAST ORANGE STREET SUITE #110
LAKELAND, FLORIDA 33801 - (863) 646-1402 - LB 262**

DRAWN BY: **S. CHILDS**

FIELD BOOK: — PAGE: —

DATE: **09/27/2024**

DESCRIPTION
1062-PE-B

DESCRIPTION:

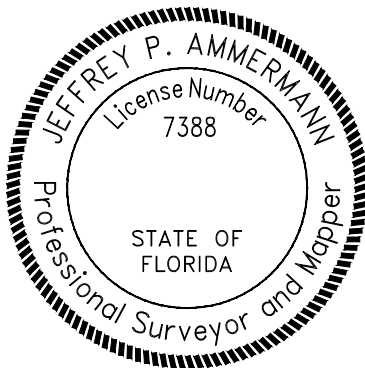
A parcel of land being a portion of TRACT E, of the plat of GROVE AT HIGHLAND MEADOWS, as recorded in Plat Book 164, Pages 39 and 40, and described in Official Records Book 10290, Pages 600 through 602, both of the Public Records of Polk County, Florida, located in Section 9, Township 27 South, Range 27 East, being more particularly described as follows:

COMMENCE at the Northwest corner of Tract B, of said plat of GROVE AT HIGHLAND MEADOWS; thence South 00°14'30" East, along the West line of said Tract B also being the East right-of-way line of North 10th Street per said plat, 87.17 feet to the South line of said Tract B, also being the North line of said Tract E for the POINT OF BEGINNING, said point being on a curve to the left having a radius of 25.00 feet, a central angle of 43°56'44", a chord bearing of South 22°12'52" East, and a chord distance of 18.71 feet; thence along the arc of said curve and said North line of Tract E, 19.17 feet to the intersection with a line being 7.00 feet East of and parallel to the West line of said Tract E; thence South 00°14'30" East, along said parallel line, 65.30 feet to the intersection with the South line of said Tract E also being the North line of Tract A of said plat of GROVE AT HIGHLAND MEADOWS, said intersection being on a non-tangent curve to the left having a radius of 25.00 feet, a central angle of 43°56'44", a chord bearing of South 21°43'52" West, and a chord distance of 18.71 feet; thence along the arc of said curve and said South line of Tract E, 19.17 feet to the intersection with the West line of said Tract E; thence North 00°14'30" West, along said West line of Tract E and said East right-of-way line of North 10th Street, 100.00 feet to the POINT OF BEGINNING.

Said parcels containing 532.92 square feet, more or less.

CERTIFICATION:

I hereby certify that this Description with Sketch was made under my direction and was made in accordance with Standards of Practice adopted by the State of Florida Department of Agriculture and Consumer Services, Board of Professional Surveyors and Mappers, Chapter 5J-17 of the Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.



Jeffrey P
Ammermann

Digitally signed by
Jeffrey P Ammermann
Date: 2024.09.27
17:41:03 -04'00'

JEFFREY P. AMMERMAN, P.S.M.
FLORIDA REGISTRATION PSM 7388
JAMMERMANN@CHASTAINSKILLMAN.COM
THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY THE ABOVE
SURVEYOR ON THE DATE ADJACENT TO SEAL. ANY SIGNATURE MUST BE
VERIFIED ON ANY ELECTRONIC COPIES. PRINTED COPIES OF THIS DOCUMENT
ARE NOT CONSIDERED VALID WITHOUT A RAISED SEAL.

SHEET 1 OF 2

SEE SHEET 2 FOR
DESCRIPTION SKETCH, LEGEND,
AND SURVEYOR'S NOTES

CS PROJECT: 8825.03

PREPARED BY: CHASTAIN-SKILLMAN, LLC - 205 EAST ORANGE STREET SUITE #110
LAKELAND, FLORIDA 33801 - (863) 646-1402 - LB 262

1062-PE-B

DRAWN BY: S. CHILDS

FIELD BOOK: — PAGE: —

DATE: 09/27/2024

SHEET NO. V-01

P: \882503\CAD\Survey\KEY SHEET 1\1-10TH STREET\882503-SCC-2024-02-21-10TH-ESM\1S.dwg 1062-PE-B Sep 27, 2024 4:07pm by: jammermann

P.B. = PLAT BOOK
PG. = PAGE
O.R. = OFFICIAL RECORDS BOOK
ID = IDENTIFICATION
PE = PERMANENT EASEMENT
TCE = TEMPORARY CONSTRUCTION EASEMENT

NOTES:

- | LINE TABLE | | |
|------------|---------------|---------|
| LINE # | BEARING | LENGTH |
| L1 | S 00°14'30" E | 65.30' |
| L2 | N 00°14'30" W | 100.00' |

NW CORNER TRACT B
(P.B. 164, PG. 39)

S 89°48'41" E (PLAT)

(BASIS OF BEARINGS)
S 00°14'30" E 87.17'

WEST LINE OF TRACT B
AND THE EAST RIGHT-OF-WAY LINE
OF NORTH 10TH STREET
(P.B. 164, PG. 39)

NW CORNER TRACT E
(P.B. 164, PG. 39)

NORTH LINE OF TRACT E
AND SOUTH LINE OF TRACT B
(P.B. 164, PG. 39)

50' PRIVATE RIGHT-OF-WAY
PARCEL ID: 272709-729508-000410
OWNER: HIGHLAND MEADOWS II
COMMUNITY DEVELOPMENT DISTRICT
(O.R. 10290, PG. 600)
TRACT E
GROVE AT HIGHLAND MEADOWS
(P.B. 164, PG. 39)

7.00'

RADIUS = 25.00'
DELTA = 43°56'44"
ARC LENGTH = 19.17'
CHORD BEARING = S 22°12'52" E
CHORD DISTANCE = 18.71'

RADIUS = 25.00'
DELTA = 43°56'44"
ARC LENGTH = 19.17'
CHORD BEARING = S 21°43'52" W
CHORD DISTANCE = 18.71'

LOT 10

- 15' PUBLIC UTILITY EASEMENT
(P.B. 164, PG. 39)

SOUTH LINE OF TRACT E
AND NORTH LINE OF TRACT A
(P.B. 164, PG. 39)

SHEET 2 OF 2

PREPARED BY: CHASTAIN-SKILLMAN, LLC - 205 EAST ORANGE STREET SUITE #110
LAKELAND, FLORIDA 33801 - (863) 646-1402 - LB 262

DRAWN BY: S. CHILDS

DATE: 09/27/2024

2: 882503\CAD\Survey\KEY SHEET 1\1-10TH STREET\882503-SCC-2024-02-21-10TH-ESMTS.dwg 1062-PE-B (2) Sep 27, 2024 4:07pm by: jammermann

DESCRIPTION
1062-PE-C

DESCRIPTION:

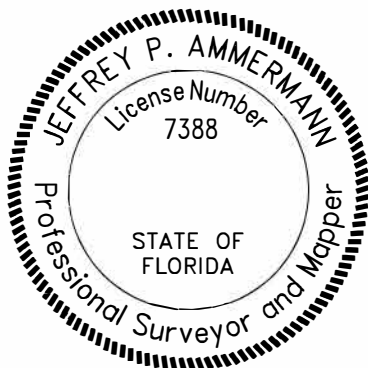
A parcel of land being a portion of TRACT A, of the plat of GROVE AT HIGHLAND MEADOWS, as recorded in Plat Book 164, Pages 39 and 40, and described in Official Records Book 10290, Pages 600 through 602, both of the Public Records of Polk County, Florida, located in Section 9, Township 27 South, Range 27 East, being more particularly described as follows:

COMMENCE at the Northwest corner of Tract B of said plat of GROVE AT HIGHLAND MEADOWS; thence South 00°14'30" East, along the West line of said Tract B also being the East right-of-way line of North 10th Street per said plat, 87.17 feet to the South line of said Tract B, also being the North line of Tract E of said plat; thence continue South 00°14'30" East, along the West line of said Tract E and said East right-of-way line of North 10th Street, 100.00 feet to the intersection with the North line of said Tract A for the POINT OF BEGINNING, said intersection being on a non-tangent curve to the right having a radius of 25.00 feet, a central angle of 43°56'44", a chord bearing of North 21°43'52" East, and a chord distance of 18.71 feet; thence along the arc of said curve and said North line of Tract A, 19.17 feet to the intersection with a line being 7.00 feet East of and parallel with the West line of said Tract A; thence South 00°14'30" East, along said parallel line, 78.73 feet; thence South 89°45'30" West, 7.00 feet to the intersection with the West line of said Tract A and said East right-of-way line of North 10th Street; thence North 00°14'30" West, along said West line of Tract A and said East right-of-way line of North 10th Street, 61.38 feet to the POINT OF BEGINNING.

Said parcels containing 513.18 square feet, more or less.

CERTIFICATION:

I hereby certify that this Description with Sketch was made under my direction and was made in accordance with Standards of Practice adopted by the State of Florida Department of Agriculture and Consumer Services, Board of Professional Surveyors and Mappers, Chapter 5J-17 of the Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.



Jeffrey P
Ammermann

Digitally signed by
Jeffrey P Ammermann
Date: 2025.02.27
14:35:42 -05'00'

JEFFREY P. AMMERMAN, P.S.M.
FLORIDA REGISTRATION PSM 7388
JAMMERMANN@CHASTAINSKILLMAN.COM
THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY THE ABOVE
SURVEYOR ON THE DATE ADJACENT TO SEAL. ANY SIGNATURE MUST BE
VERIFIED ON ANY ELECTRONIC COPIES. PRINTED COPIES OF THIS DOCUMENT
ARE NOT CONSIDERED VALID WITHOUT A RAISED SEAL.

SHEET 1 OF 2

SEE SHEET 2 FOR
DESCRIPTION SKETCH, LEGEND,
AND SURVEYOR'S NOTES

CS PROJECT: 8825.03

PREPARED BY: CHASTAIN-SKILLMAN, LLC - 205 EAST ORANGE STREET SUITE #110
LAKELAND, FLORIDA 33801 - (863) 646-1402 - LB 262

1062-PE-C

DRAWN BY: S. CHILDS

FIELD BOOK: — PAGE: —

DATE: 02/27/2025

SHEET NO. V-01

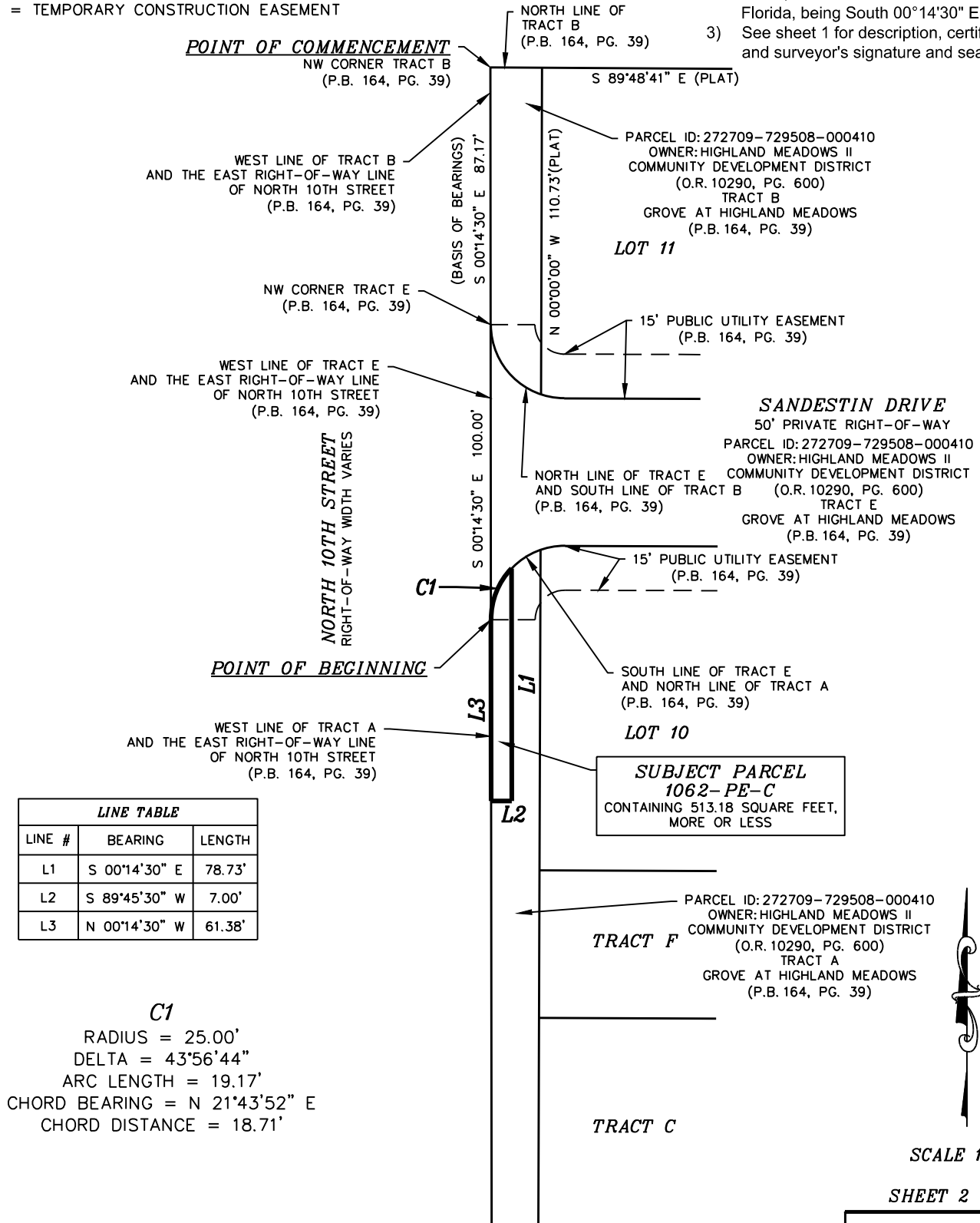
P:\882503\CAD\Survey\KEY SHEET 1\1-10TH STREET\882503-SCC-2024-02-21-10TH-ESM\TS.dwg 1062-PE-C by: jammermann Feb 27, 2025 2:28pm

LEGEND:

P.B. = PLAT BOOK
PG. = PAGE
O.R. = OFFICIAL RECORDS BOOK
ID = IDENTIFICATION
PE = PERMANENT EASEMENT
TCE = TEMPORARY CONSTRUCTION EASEMENT

DESCRIPTION SKETCH
1062-PE-C**NOTES:**

- 1) This is not a Boundary survey.
- 2) The bearings are based on the East line of plat, GROVE AT HIGHLAND MEADOWS, as recorded in Plat Book 164, Pages 39-40, Public Records of Polk County, Florida, being South 00°14'30" East.
- 3) See sheet 1 for description, certification, and surveyor's signature and seal.



PREPARED BY: **CHASTAIN-SKILLMAN, LLC - 205 EAST ORANGE STREET SUITE #110
LAKELAND, FLORIDA 33801 - (863) 646-1402 - LB 262**

DRAWN BY: **S. CHILDS**

FIELD BOOK: — PAGE: —

DATE: **02/27/2025**

CS PROJECT: **8825.03**

1062-PE-C

SHEET NO. **V-02**

DESCRIPTION
1062-TCE-A

DESCRIPTION:

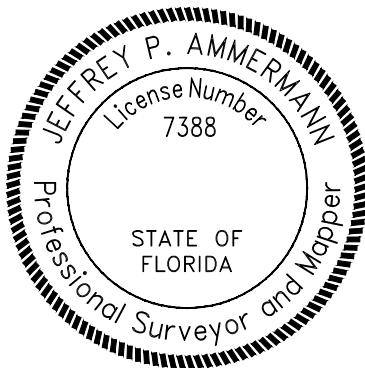
A parcel of land being a portion of TRACT B, of the plat of GROVE AT HIGHLAND MEADOWS, as recorded in Plat Book 164, Pages 39 and 40, and described in Official Records Book 10290, Pages 600 through 602, both of the Public Records of Polk County, Florida, located in Section 9, Township 27 South, Range 27 East, being more particularly described as follows:

COMMENCE at the Northwest corner of said Tract B; thence South 89°48'41" East, along the North line of said Tract B, 7.00 feet to the POINT OF BEGINNING; thence continue South 89°48'41" East, along said North line of Tract B, 6.00 feet to the intersection with a line being 13.00 feet East of and parallel to the West line of said Tract B; thence South 00°14'30" East, along said parallel line, 109.00 feet to the intersection with the South line of said Tract B also being the North line of Tract E of said plat, said intersection being on a non-tangent curve to the right having a radius of 25.00 feet, a central angle of 17°22'09", a chord bearing of North 52°52'18" West, and a chord distance of 7.55 feet; thence along the arc of said curve and said South line of Tract B, 7.58 feet; thence North 00°14'30" West, parallel with the West line of said Tract B, 104.47 feet to the POINT OF BEGINNING.

Said parcels containing 641.86 square feet, more or less.

CERTIFICATION:

I hereby certify that this Description with Sketch was made under my direction and was made in accordance with Standards of Practice adopted by the State of Florida Department of Agriculture and Consumer Services, Board of Professional Surveyors and Mappers, Chapter 5J-17 of the Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.



Jeffrey P
Ammermann

Digitally signed by
Jeffrey P Ammermann
Date: 2024.09.27
17:42:41 -04'00'

JEFFREY P. AMMERMAN, P.S.M.
FLORIDA REGISTRATION PSM 7388
JAMMERMAN@CHASTAINSKILLMAN.COM
THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY THE ABOVE
SURVEYOR ON THE DATE ADJACENT TO SEAL. ANY SIGNATURE MUST BE
VERIFIED ON ANY ELECTRONIC COPIES. PRINTED COPIES OF THIS DOCUMENT
ARE NOT CONSIDERED VALID WITHOUT A RAISED SEAL.

SHEET 1 OF 2

CS PROJECT: 8825.03

1062-TCE-A

SHEET NO. V-01

PREPARED BY: CHASTAIN-SKILLMAN, LLC - 205 EAST ORANGE STREET SUITE #110
LAKELAND, FLORIDA 33801 - (863) 646-1402 - LB 262

DRAWN BY: S. CHILDS

FIELD BOOK: — PAGE: —

DATE: 09/27/2024

P: \882503\CAD\Survey\KEY SHEET 1\1-10TH STREET\882503-SCC-2024-02-21-10TH-ESM\1S.dwg 1062-TCE-A Sep 27, 2024 4:48pm by: jammermann

LEGEND:

P.B. = PLAT BOOK
 PG. = PAGE
 O.R. = OFFICIAL RECORDS BOOK
 ID = IDENTIFICATION
 PE = PERMANENT EASEMENT
 TCE = TEMPORARY CONSTRUCTION EASEMENT

DESCRIPTION SKETCH
 1062-TCE-A

NOTES:

- 1) This is not a Boundary survey.
- 2) The bearings are based on the West line of the plat of GROVE AT HIGHLAND MEADOWS, as recorded in Plat Book 164, Pages 39-40, Public Records of Polk County, Florida, being South 00°14'30" East.
- 3) See sheet 1 for description, certification, and surveyor's signature and seal.

POINT OF COMMENCEMENT
 NW CORNER TRACT B
 (P.B. 164, PG. 39)

LINE TABLE		
LINE #	BEARING	LENGTH
L1	S 89°48'41" E	7.00'
L2	S 89°48'41" E	6.00'

C1
 RADIUS = 25.00'
 DELTA = 17°22'09"
 ARC LENGTH = 7.58'
 CHORD BEARING = N 52°52'18" W
 CHORD DISTANCE = 7.55'

WEST LINE OF TRACT B
 AND THE EAST RIGHT-OF-WAY LINE
 OF NORTH 10TH STREET
 (P.B. 164, PG. 39)

WEST LINE OF TRACT E
 AND THE EAST RIGHT-OF-WAY LINE
 OF NORTH 10TH STREET
 (P.B. 164, PG. 39)

NORTH 10TH STREET
 RIGHT-OF-WAY WIDTH VARIES

POINT OF BEGINNING

NORTH LINE OF TRACT B
 (P.B. 164, PG. 39)

S 89°48'41" E (PLAT)

EAST LINE OF TRACT B
 (P.B. 164, PG. 39)

SUBJECT PARCEL
 1062-TCE-A
 CONTAINING 641.86 SQUARE FEET,
 MORE OR LESS

LOT 11

PARCEL ID: 272709-729508-000410
 OWNER: HIGHLAND MEADOWS II
 COMMUNITY DEVELOPMENT DISTRICT
 (O.R. 10290, PG. 600)
 TRACT B
 GROVE AT HIGHLAND MEADOWS
 (P.B. 164, PG. 39)

15' PUBLIC UTILITY EASEMENT
 (P.B. 164, PG. 39)

SOUTH LINE OF TRACT B
 AND NORTH LINE OF TRACT E
 (P.B. 164, PG. 39)

SANDESTIN DRIVE
 50' PRIVATE RIGHT-OF-WAY
 PARCEL ID: 272709-729508-000410
 OWNER: HIGHLAND MEADOWS II
 COMMUNITY DEVELOPMENT DISTRICT
 (O.R. 10290, PG. 600)
 TRACT E
 GROVE AT HIGHLAND MEADOWS
 (P.B. 164, PG. 39)

SCALE 1"=20'

SHEET 2 OF 2

CS PROJECT: 8825.03

1062-TCE-A

SHEET NO. V-02

PREPARED BY: CHASTAIN-SKILLMAN, LLC - 205 EAST ORANGE STREET SUITE #110
 LAKE LAND, FLORIDA 33801 - (863) 646-1402 - LB 262

DRAWN BY: S. CHILDS

FIELD BOOK: — PAGE: —

DATE: 09/27/2024

DESCRIPTION
1062-TCE-B

DESCRIPTION:

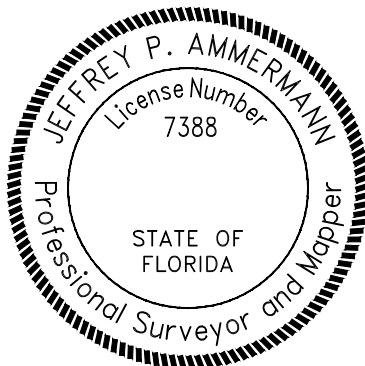
A parcel of land being a portion of TRACT E, of the plat of GROVE AT HIGHLAND MEADOWS, as recorded in Plat Book 164, Pages 39 and 40, and described in Official Records Book 10290, Pages 600 through 602, both of the Public Records of Polk County, Florida, located in Section 9, Township 27 South, Range 27 East, being more particularly described as follows:

COMMENCE at the Northwest corner of Tract B of said plat of GROVE AT HIGHLAND MEADOWS; thence South 00°14'30" East, along the West line of said Tract B also being the East right-of-way line of North 10th Street per said plat, 87.17 feet to the Northwest corner of said Tract E, said point being on a curve to the left having a radius of 25.00 feet, a central angle of 43°56'44", a chord bearing of South 22°12'52" East, and a chord distance of 18.71 feet; thence along the arc of said curve and the North line of said Tract E, 19.17 feet to the intersection with a line being 7.00 feet East of and parallel to the West line of said Tract E for the POINT OF BEGINNING; said intersection being on a curve to the left having a radius of 25.00 feet, a central angle of 17°22'09", a chord bearing of South 52°52'18" East, and a chord distance of 7.55 feet; thence along the arc of said curve and said North line of Tract E, 7.58 feet to the intersection with a line being 13.00 feet East of and parallel to said West line of Tract E; thence South 00°14'30" East, along said parallel line, 56.14 feet to the intersection with the South line of said Tract E, said point being on a non-tangent curve to the left having a radius of 25.00 feet, a central angle of 17°22'09", a chord bearing of South 52°23'18" West, and a chord distance of 7.55 feet; thence along the arc of said curve and said South line of Tract E, 7.58 feet to the intersection with said line being 7.00 feet East of and parallel to the West line of Tract E; thence North 00°14'30" West, along said parallel line, 65.30 feet to the POINT OF BEGINNING.

Said parcels containing 361.42 square feet, more or less.

CERTIFICATION:

I hereby certify that this Description with Sketch was made under my direction and was made in accordance with Standards of Practice adopted by the State of Florida Department of Agriculture and Consumer Services, Board of Professional Surveyors and Mappers, Chapter 5J-17 of the Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.



Jeffrey P
Ammermann

Digitally signed by
Jeffrey P Ammermann
Date: 2024.09.27
17:44:06 -04'00'

JEFFREY P. AMMERMAN, P.S.M.
FLORIDA REGISTRATION PSM 7388
JAMMERMAN@CHASTAINSKILLMAN.COM
THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY THE ABOVE
SURVEYOR ON THE DATE ADJACENT TO SEAL. ANY SIGNATURE MUST BE
VERIFIED ON ANY ELECTRONIC COPIES. PRINTED COPIES OF THIS DOCUMENT
ARE NOT CONSIDERED VALID WITHOUT A RAISED SEAL.

SHEET 1 OF 2

SEE SHEET 2 FOR
DESCRIPTION SKETCH, LEGEND,
AND SURVEYOR'S NOTES

CS PROJECT: 8825.03

PREPARED BY: CHASTAIN-SKILLMAN, LLC - 205 EAST ORANGE STREET SUITE #110
LAKELAND, FLORIDA 33801 - (863) 646-1402 - LB 262

1062-TCE-B

DRAWN BY: S. CHILDS

FIELD BOOK: — PAGE: —

DATE: 09/27/2024

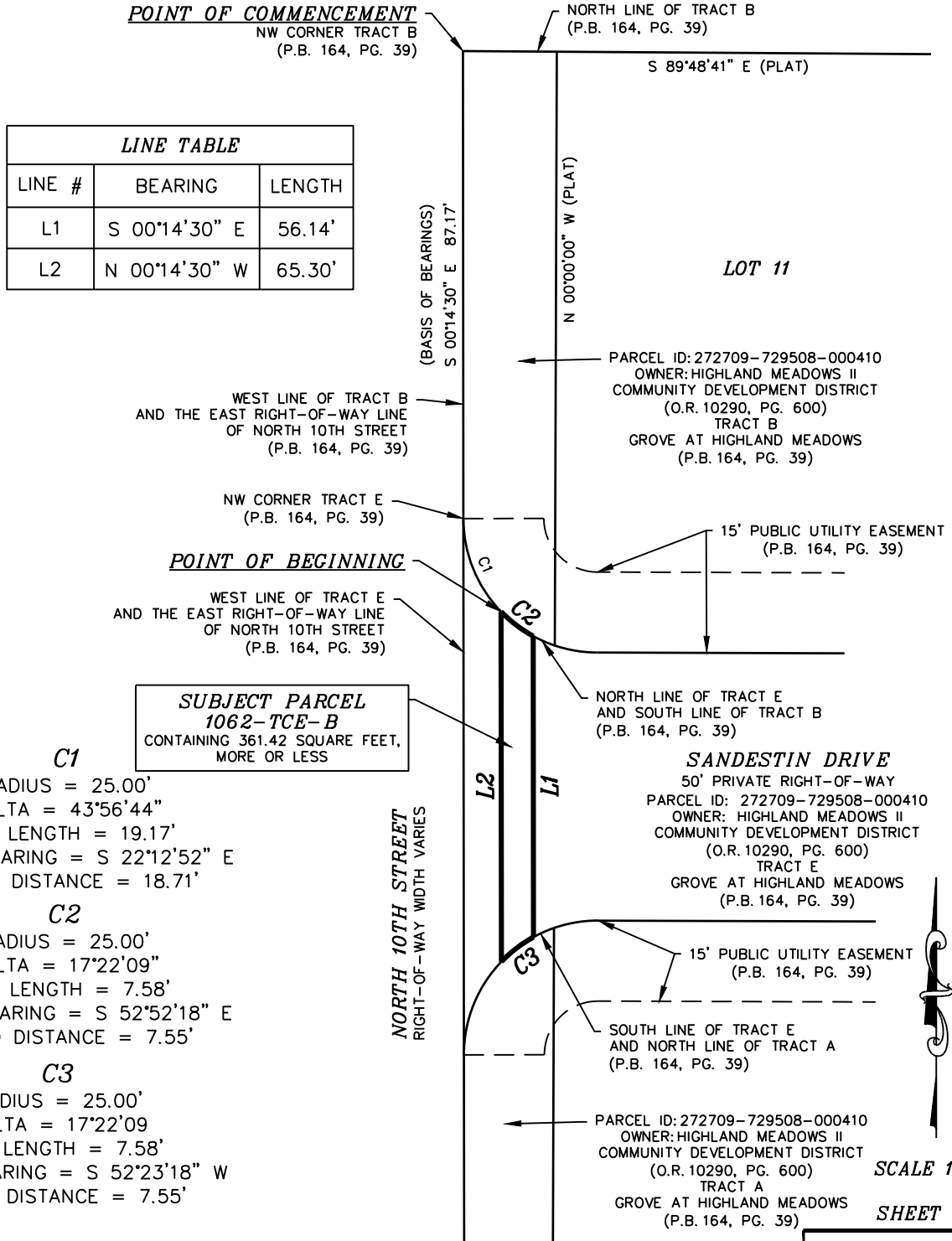
SHEET NO. V-01

LEGEND:

P.B. = PLAT BOOK
PG. = PAGE
O.R. = OFFICIAL RECORDS BOOK
ID = IDENTIFICATION
PE = PERMANENT EASEMENT
TCE = TEMPORARY CONSTRUCTION EASEMENT

DESCRIPTION SKETCH
1062-TCE-B**NOTES:**

- 1) This is not a Boundary survey.
- 2) The bearings are based on the West line of plat, GROVE AT HIGHLAND MEADOWS, as recorded in Plat Book 164, Pages 39-40, Public Records of Polk County, Florida, being South 00°14'30" East.
- 3) See sheet 1 for description, certification, and surveyor's signature and seal.



PREPARED BY: **CHASTAIN-SKILLMAN, LLC - 205 EAST ORANGE STREET SUITE #110
LAKELAND, FLORIDA 33801 - (863) 646-1402 - LB 262**

DRAWN BY: **S. CHILDS**

FIELD BOOK: — PAGE: —

DATE: **09/27/2024**

CS PROJECT: **8825.03**

1062-TCE-B

SHEET NO. **V-02**

DESCRIPTION
1062-TCE-C

DESCRIPTION:

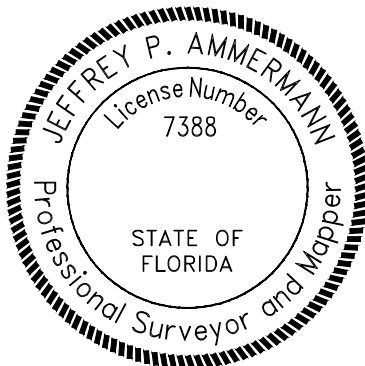
A parcel of land being a portion of TRACT A, of the plat of GROVE AT HIGHLAND MEADOWS, as recorded in Plat Book 164, Pages 39 and 40, and described in Official Records Book 10290, Pages 600 through 602, both of the Public Records of Polk County, Florida, located in Section 9, Township 27 South, Range 27 East, being more particularly described as follows:

COMMENCE at the Northwest corner of Tract B of said plat of GROVE AT HIGHLAND MEADOWS; thence South 00°14'30" East, along the West line of said Tract B also being the East right-of-way line of North 10th Street per said plat, 87.17 feet to the Northwest corner of Tract E of said plat; thence continue South 00°14'30" East, along the West line of said Tract E and the East right-of-way line of North 10th Street, 100.00 feet to the intersection with the North line of said Tract A, said intersection being on a non-tangent curve to the right having a radius of 25.00 feet, a central angle of 43°56'44", a chord bearing of North 21°43'52" East, and a chord distance of 18.71 feet; thence along the arc of said curve and said North line of Tract A, 19.17 feet to the intersection with a line being 7.00 feet East of and parallel to the West line of said Tract A for the POINT OF BEGINNING, said intersection being on a curve to the right having a radius of 25.00 feet, a central angle of 17°22'09", a chord bearing of North 52°23'18" East, and a chord distance of 7.55 feet; thence along the arc of said curve and said North line of Tract A, 7.58 feet; thence South 00°14'30" East, parallel to the West line of said Tract A, 83.31 feet; thence South 89°45'30" West, 6.00 feet; thence North 00°14'30" West, parallel to said West line of Tract A, 78.73 feet to the POINT OF BEGINNING.

Said parcels containing 487.55 square feet, more or less.

CERTIFICATION:

I hereby certify that this Description with Sketch was made under my direction and was made in accordance with Standards of Practice adopted by the State of Florida Department of Agriculture and Consumer Services, Board of Professional Surveyors and Mappers, Chapter 5J-17 of the Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.



Jeffrey P

Ammermann

Digitally signed by
Jeffrey P Ammermann
Date: 2025.02.27
14:36:35 -05'00'

JEFFREY P. AMMERMAN, P.S.M.
FLORIDA REGISTRATION PSM 7388
JAMMERMANN@CHASTAINSKILLMAN.COM
THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY THE ABOVE
SURVEYOR ON THE DATE ADJACENT TO SEAL. ANY SIGNATURE MUST BE
VERIFIED ON ANY ELECTRONIC COPIES. PRINTED COPIES OF THIS DOCUMENT
ARE NOT CONSIDERED VALID WITHOUT A RAISED SEAL.

SHEET 1 OF 2

SEE SHEET 2 FOR
DESCRIPTION SKETCH, LEGEND,
AND SURVEYOR'S NOTES

CS PROJECT: 8825.03

PREPARED BY: CHASTAIN-SKILLMAN, LLC - 205 EAST ORANGE STREET SUITE #110
LAKELAND, FLORIDA 33801 - (863) 646-1402 - LB 262

1062-TCE-C

DRAWN BY: S. CHILDS

FIELD BOOK: — PAGE: —

DATE: 02/27/2025

SHEET NO. V-01

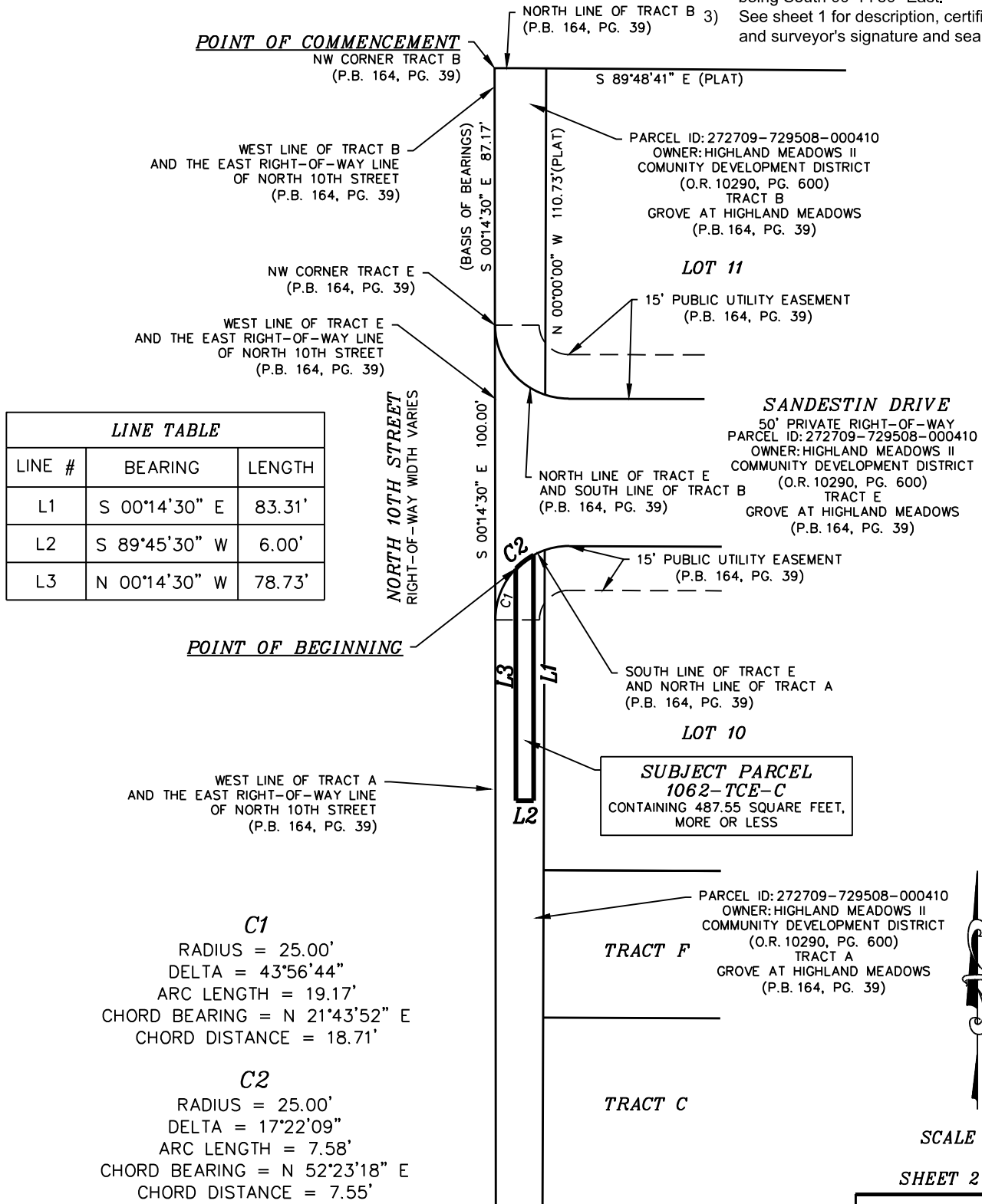
by: jammermann
Feb 27, 2025 2:31pm
1062-TCE-C
P: \\882503\CAD\Survey\KEY SHEET 1\1-10TH STREET\882503-SCC-2024-02-21-10TH-ESM\T.S.dwg

LEGEND:

P.B. = PLAT BOOK
PG. = PAGE
O.R. = OFFICIAL RECORDS BOOK
ID = IDENTIFICATION
PE = PERMANENT EASEMENT
TCE = TEMPORARY CONSTRUCTION EASEMENT

DESCRIPTION SKETCH
1062-TCE-C**NOTES:**

- 1) This is not a Boundary survey.
- 2) The bearings are based on the East line of plat, GROVE AT HIGHLAND MEADOWS, as recorded in Plat Book 164, Pages 39-40, Public Records of Polk County, Florida, being South 00°14'30" East. See sheet 1 for description, certification, and surveyor's signature and seal.
- 3)



PREPARED BY: **CHASTAIN-SKILLMAN, LLC - 205 EAST ORANGE STREET SUITE #110
LAKELAND, FLORIDA 33801 - (863) 646-1402 - LB 262**

DRAWN BY: **S. CHILDS**

FIELD BOOK: — PAGE: —

DATE: **02/27/2025**

CS PROJECT: **8825.03**

1062-TCE-C

SHEET NO. **V-02**



WRITTEN OFFER PURSUANT TO FLORIDA STATUTES §73.015

November 13, 2025

Highland Meadows II Community
Development District
Patricia Thibault, District Manager
219 E Livingston Street Orlando, FL
32801-1508

Certified Mail No.: Sent via E-Mail: Patricia@AnchorstoneMgt.com
RE: Project Name: Polk Regional Water Cooperative
Southeast Wellfield Project
Parcel(s) No.: 1062-PE-A, 1062-PE-B, 1062-PE-C
1062-TCE-A, 1062-TCE-B, 1062-TCE-C

Parcel Tax ID No.: 272709-729508-000410

Dear Ms. Thibault,

As you have previously been notified, Polk Regional Water Cooperative (PRWC), is planning the following Project:

**WATER PRODUCTION FACILITY, RAW WATER WELLFIELD/PIPELINE AND
FINISHED WATER TRANSMISSION PIPELINE KNOWN AS THE SOUTHEAST
WELLFIELD PROJECT**

This project will require the acquisition of 694 square feet of your property for Parcel 1062-PE-A, 533 square feet for Parcel 1062-PE-B, 513 square feet of your property for Parcel 1062-PE-C, 642 square feet for Parcel 1062-TCE-A, 361 square feet for Parcel 1062-TCE-B, and 488 square feet for Parcel 1062-TCE-C. The interest being acquired in your property are for a Permanent Easement (PE) and a Temporary Construction Easement (TCE).

You are further advised that PRWC's offer of full compensation for the property required for the construction of the Southeast Wellfield Project is based on the Fair Market Value of the property and that PRWC's offer to you is not less than the approved appraised value of the property.

The following represents a summary of PRWC's offer to you and the basis therefore:

Parcel 1062-PE-A

Land:	\$1,600
Improvements:	\$1,400
Real Estate Damages:	\$0
Cost to Cure:	\$25,450
Total:	\$28,450

Polk Regional Water Cooperative
330 W. Church Street
PO Box 9005, Drawer CA01, Bartow FL 33831



Parcel 1062-PE-B

Land:	\$1,200
Improvements:	\$650
Real Estate Damages:	\$0
Cost to Cure:	\$0
Total:	\$1,850

Parcel 1062-PE-C

Land:	\$1,200
Improvements:	\$1,050
Real Estate Damages:	\$0
Cost to Cure:	\$0
Total:	\$2,250

Parcel 1062-TCE-A

Land:	\$750
Improvements:	\$8,500
Real Estate Damages:	\$0
Cost to Cure:	\$0
Total:	\$9,250

Parcel 1062-TCE-B

Land:	\$450
Improvements:	\$350
Real Estate Damages:	\$0
Cost to Cure:	\$0
Total:	\$800

Parcel 1062-TCE – C

Land:	\$600
Improvements:	\$6,950
Real Estate Damages:	\$0
Cost to Cure:	\$0
Total:	\$7,550

Total Compensation: \$50,150





If you agree to accept this offer, you will be required to sign a Purchase Agreement and other documents. For any additional information you may require regarding this parcel and/or offer, please contact me at 863-604-3929.

Sincerely,

Ryan Gardyas

Ryan Gardyas
Right of Way Agent
American Acquisition Group, LLC
ryan@americanacquisition.com
Tel: 863-604-3929

Delivered By: Sent via E-Mail: Patricia@AnchorstoneMgt.com

Date: 11/12/2025

Receipt Acknowledged By: _____

Date: _____



Project Name: Polk Regional Water Cooperative
Southeast Wellfield Project

Parcel(s) No: 1062-PE-A, 1062-PE-B, 1062-PE-C
1062-TCE-A, 1062-TCE-B, 1062-TCE-C

Parcel Tax ID No.: 272709-729508-000410

AGREEMENT

STATE OF FLORIDA

COUNTY OF POLK

THIS AGREEMENT made and entered into this _____ day of _____, 2025, by and between **Highlands Meadows II Community Development District**, hereinafter referred to as "Owner(s)", and **Polk Regional Water Cooperative, an independent special district of the State of Florida**, hereinafter referred to as "Purchaser".

WITNESSETH

WHEREAS, Purchaser requires the lands described as Parcels 1062-PE-A, 1062-PE-B, 1062-PE-C, 1062-TCE-A, 1062-TCE-B, and 1062-TCE-C, (see attached Exhibit "A, B, C, D, E and F"), as permanent and temporary easements for construction and maintenance of a water transmission pipeline, and said Owner is required to furnish the parcel for such purpose:

WATER PRODUCTION FACILITY, RAW WATER WELLFIELD/PIPELINE AND FINISHED WATER TRANSMISSION PIPELINE KNOWN AS THE SOUTHEAST WELLFIELD PROJECT

NOW, THEREFORE, in consideration of the premises and the sum of one dollar each to the other paid, it is agreed as follows:

- (a) Owner(s) agree(s) to sell and convey, by good and sufficient deed, free of liens and encumbrances, unto said Purchaser, said lands and affected improvements for the total sum of \$50,150.00.
- (b) Purchaser shall pay unto the Owner(s) the sum of \$50,150.00 by PRWC check or electronic wire, within ninety (90) days from date hereof upon simultaneous delivery of such easement(s) of conveyance. Any improvements or personal property not removed within thirty (30) days after purchase of subject land shall be considered abandoned by the Owner(s).
- (c) The Owner agrees and expressly acknowledges that the monies paid and other consideration given in accordance with this Agreement is just and full compensation for all property interest and or claims arising from this acquisition and no other monies including fees and/or cost are owed by PRWC to Owner.

Polk Regional Water Cooperative
330 W. Church Street
PO Box 9005, Drawer CA01, Bartow FL 33831



*** THIS AGREEMENT IS SUBJECT TO FINAL APPROVAL BY PRWC.**

IN WITNESS WHEREOF, the parties hereto have caused these presents to be executed in their respective names, and on the date shown above.

OWNER(S):

**Highland Meadows II Community Development
District**

By: _____

Title: _____

PURCHASER:

**POLK REGIONAL WATER COOPERATIVE,
an independent special district of the State of
Florida**

By: Eric DeHaven, Executive Director



EXHIBIT "A"

DESCRIPTION
1062-PE-A

DESCRIPTION:

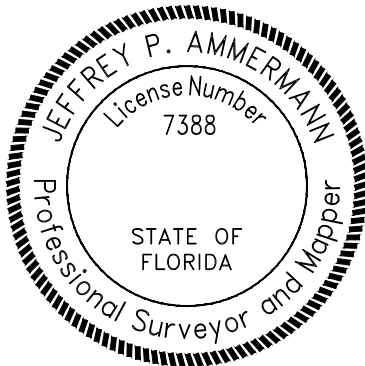
A parcel of land being a portion of TRACT B, of the plat of GROVE AT HIGHLAND MEADOWS, as recorded in Plat Book 164, Pages 39 and 40, and described in Official Records Book 10290, Pages 600 through 602, both of the Public Records of Polk County, Florida, located in Section 9, Township 27 South, Range 27 East, being more particularly described as follows:

BEGIN at the Northwest corner of said Tract B; thence South 89°48'41" East, along the North line of said Tract B, 7.00 feet; thence South 00°14'30" East, 104.47 feet to the intersection with the South line of said Tract B also being the North line of Tract E of said plat of GROVE AT HIGHLAND MEADOWS, said intersection being on a non-tangent curve to the right having a radius of 25.00 feet, a central angle of 43°56'44", a chord bearing of North 22°12'52" West, and a chord distance of 18.71 feet; thence along the arc of said curve and said South line of Tract B, 19.17 feet to the intersection with the West line of said Tract B also being the East right-of-way line of North 10th Street per said plat of GROVE AT HIGHLAND MEADOWS; thence North 00°14'30" West, along said West line of Tract B and the East right-of-way line of North 10th Street, 87.17 feet to the POINT OF BEGINNING.

Said parcels containing 693.55 square feet, more or less.

CERTIFICATION:

I hereby certify that this Description with Sketch was made under my direction and was made in accordance with Standards of Practice adopted by the State of Florida Department of Agriculture and Consumer Services, Board of Professional Surveyors and Mappers, Chapter 5J-17 of the Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.



Jeffrey P
Ammermann

Digitally signed by
Jeffrey P Ammermann
Date: 2024.09.27
17:40:08 -04'00'

JEFFREY P. AMMERMAN, P.S.M.
FLORIDA REGISTRATION PSM 7388
JAMMERMANN@CHASTAINSKILLMAN.COM
THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY THE ABOVE
SURVEYOR ON THE DATE ADJACENT TO SEAL. ANY SIGNATURE MUST BE
VERIFIED ON ANY ELECTRONIC COPIES. PRINTED COPIES OF THIS DOCUMENT
ARE NOT CONSIDERED VALID WITHOUT A RAISED SEAL.

SHEET 1 OF 2

SEE SHEET 2 FOR
DESCRIPTION SKETCH, LEGEND,
AND SURVEYOR'S NOTES

CS PROJECT: 8825.03

1062-PE

SHEET NO. V-01

PREPARED BY: CHASTAIN-SKILLMAN, LLC - 205 EAST ORANGE STREET SUITE #110
LAKELAND, FLORIDA 33801 - (863) 646-1402 - LB 262

DRAWN BY: S. CHILDS

FIELD BOOK: — PAGE: —

DATE: 09/27/2024

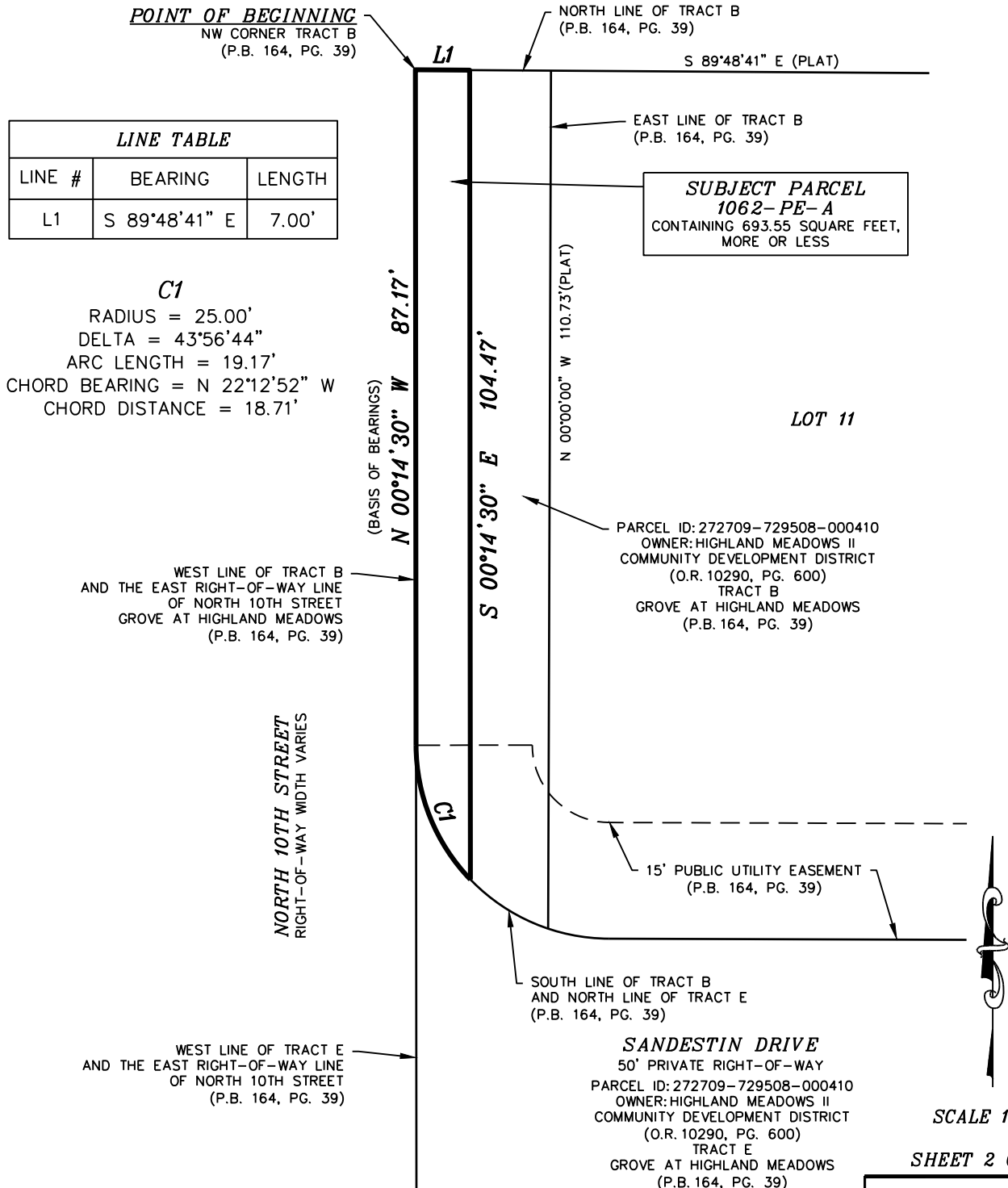
P: \882503\CAD\Survey\KEY SHEET 1\1-10TH STREET\882503-SCC-2024-02-21-10TH-ESM\FS.dwg 1062-PE-A Sep 27, 2024 4:02pm by: jammermann

LEGEND:

P.B. = PLAT BOOK
PG. = PAGE
O.R. = OFFICIAL RECORDS BOOK
ID = IDENTIFICATION
PE = PERMANENT EASEMENT
TCE = TEMPORARY CONSTRUCTION EASEMENT

DESCRIPTION SKETCH**1062-PE-A****NOTES:**

- 1) This is not a Boundary survey.
- 2) The bearings are based on the East line of the plat of GROVE AT HIGHLAND MEADOWS, as recorded in Plat Book 164, Pages 39-40, Public Records of Polk County, Florida, being platted North 00°14'30" West.
- 3) See sheet 1 for description, certification, and surveyor's signature and seal.



PREPARED BY: **CHASTAIN-SKILLMAN, LLC - 205 EAST ORANGE STREET SUITE #110
LAKELAND, FLORIDA 33801 - (863) 646-1402 - LB 262**

DRAWN BY: **S. CHILDS**

FIELD BOOK: — PAGE: —

DATE: **09/27/2024**

EXHIBIT "B"

DESCRIPTION
1062-PE-B

DESCRIPTION:

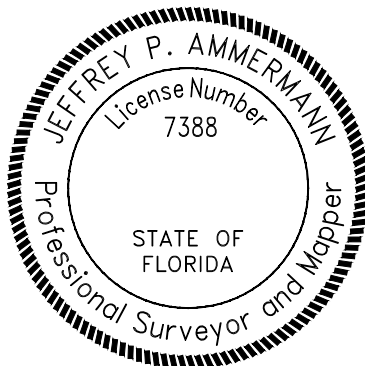
A parcel of land being a portion of TRACT E, of the plat of GROVE AT HIGHLAND MEADOWS, as recorded in Plat Book 164, Pages 39 and 40, and described in Official Records Book 10290, Pages 600 through 602, both of the Public Records of Polk County, Florida, located in Section 9, Township 27 South, Range 27 East, being more particularly described as follows:

COMMENCE at the Northwest corner of Tract B, of said plat of GROVE AT HIGHLAND MEADOWS; thence South 00°14'30" East, along the West line of said Tract B also being the East right-of-way line of North 10th Street per said plat, 87.17 feet to the South line of said Tract B, also being the North line of said Tract E for the POINT OF BEGINNING, said point being on a curve to the left having a radius of 25.00 feet, a central angle of 43°56'44", a chord bearing of South 22°12'52" East, and a chord distance of 18.71 feet; thence along the arc of said curve and said North line of Tract E, 19.17 feet to the intersection with a line being 7.00 feet East of and parallel to the West line of said Tract E; thence South 00°14'30" East, along said parallel line, 65.30 feet to the intersection with the South line of said Tract E also being the North line of Tract A of said plat of GROVE AT HIGHLAND MEADOWS, said intersection being on a non-tangent curve to the left having a radius of 25.00 feet, a central angle of 43°56'44", a chord bearing of South 21°43'52" West, and a chord distance of 18.71 feet; thence along the arc of said curve and said South line of Tract E, 19.17 feet to the intersection with the West line of said Tract E; thence North 00°14'30" West, along said West line of Tract E and said East right-of-way line of North 10th Street, 100.00 feet to the POINT OF BEGINNING.

Said parcels containing 532.92 square feet, more or less.

CERTIFICATION:

I hereby certify that this Description with Sketch was made under my direction and was made in accordance with Standards of Practice adopted by the State of Florida Department of Agriculture and Consumer Services, Board of Professional Surveyors and Mappers, Chapter 5J-17 of the Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.



Jeffrey P
Ammermann

Digitally signed by
Jeffrey P Ammermann
Date: 2024.09.27
17:41:03 -04'00'

JEFFREY P. AMMERMAN, P.S.M.
FLORIDA REGISTRATION PSM 7388
JAMMERMANN@CHASTAINSKILLMAN.COM
THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY THE ABOVE
SURVEYOR ON THE DATE ADJACENT TO SEAL. ANY SIGNATURE MUST BE
VERIFIED ON ANY ELECTRONIC COPIES. PRINTED COPIES OF THIS DOCUMENT
ARE NOT CONSIDERED VALID WITHOUT A RAISED SEAL.

SHEET 1 OF 2

SEE SHEET 2 FOR
DESCRIPTION SKETCH, LEGEND,
AND SURVEYOR'S NOTES

CS PROJECT: 8825.03

PREPARED BY: CHASTAIN-SKILLMAN, LLC - 205 EAST ORANGE STREET SUITE #110
LAKELAND, FLORIDA 33801 - (863) 646-1402 - LB 262

1062-PE-B

DRAWN BY: S. CHILDS

FIELD BOOK: — PAGE: —

DATE: 09/27/2024

SHEET NO. V-01

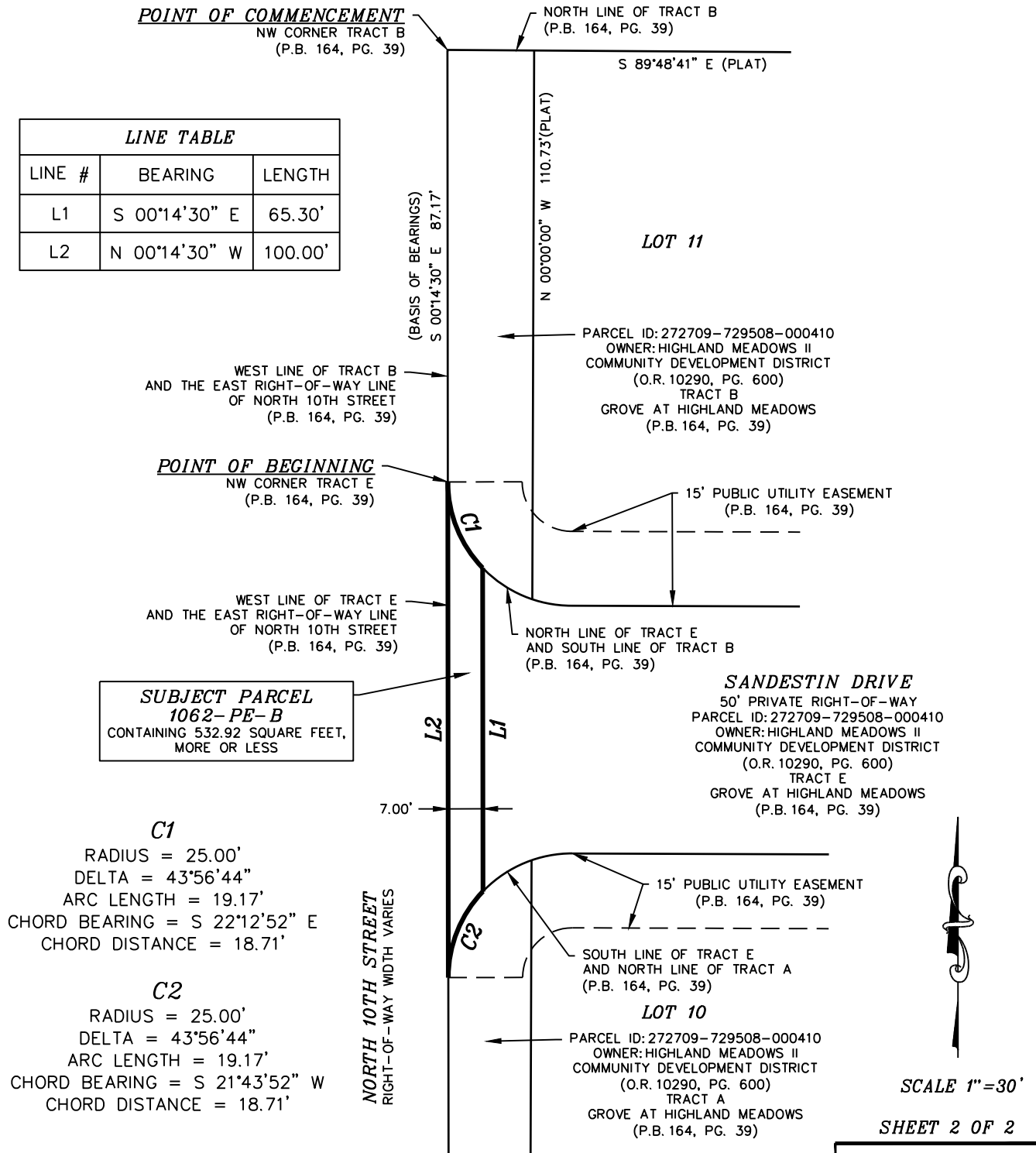
P: \882503\CAD\Survey\KEY SHEET 1\1-10TH STREET\882503-SCC-2024-02-21-10TH-ESM\1S.dwg 1062-PE-B Sep 27, 2024 4:07pm by: jammermann

P.B. = PLAT BOOK
PG. = PAGE
O.R. = OFFICIAL RECORDS BOOK
ID = IDENTIFICATION
PE = PERMANENT EASEMENT
TCE = TEMPORARY CONSTRUCTION EASEMENT

NOTES:

- 1) This is not a Boundary survey.
- 2) The bearings are based on the East line of the plat of GROVE AT HIGHLAND MEADOWS, as recorded in Plat Book 164, Pages 39-40, Public Records of Polk County, Florida, being South 00°14'30" East.
- 3) See sheet 1 for description, certification, and surveyor's signature and seal.

LINE TABLE		
LINE #	BEARING	LENGTH
L1	S 00°14'30" E	65.30'
L2	N 00°14'30" W	100.00'



SCALE 1"=30'

SHEET 2 OF 2

CS PROJECT: 8825.03

1062-PE-B

SHEET NO. V-02

PREPARED BY: CHASTAIN-SKILLMAN, LLC - 205 EAST ORANGE STREET SUITE #110
LAKELAND, FLORIDA 33801 - (863) 646-1402 - LB 262

DRAWN BY: S. CHILDS

FIELD BOOK: — PAGE: —

DATE: 09/27/2024

DESCRIPTION
1062-PE-C

DESCRIPTION:

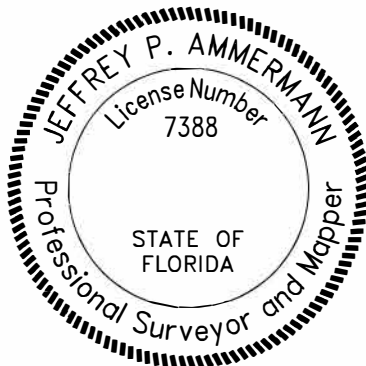
A parcel of land being a portion of TRACT A, of the plat of GROVE AT HIGHLAND MEADOWS, as recorded in Plat Book 164, Pages 39 and 40, and described in Official Records Book 10290, Pages 600 through 602, both of the Public Records of Polk County, Florida, located in Section 9, Township 27 South, Range 27 East, being more particularly described as follows:

COMMENCE at the Northwest corner of Tract B of said plat of GROVE AT HIGHLAND MEADOWS; thence South 00°14'30" East, along the West line of said Tract B also being the East right-of-way line of North 10th Street per said plat, 87.17 feet to the South line of said Tract B, also being the North line of Tract E of said plat; thence continue South 00°14'30" East, along the West line of said Tract E and said East right-of-way line of North 10th Street, 100.00 feet to the intersection with the North line of said Tract A for the POINT OF BEGINNING, said intersection being on a non-tangent curve to the right having a radius of 25.00 feet, a central angle of 43°56'44", a chord bearing of North 21°43'52" East, and a chord distance of 18.71 feet; thence along the arc of said curve and said North line of Tract A, 19.17 feet to the intersection with a line being 7.00 feet East of and parallel with the West line of said Tract A; thence South 00°14'30" East, along said parallel line, 78.73 feet; thence South 89°45'30" West, 7.00 feet to the intersection with the West line of said Tract A and said East right-of-way line of North 10th Street; thence North 00°14'30" West, along said West line of Tract A and said East right-of-way line of North 10th Street, 61.38 feet to the POINT OF BEGINNING.

Said parcels containing 513.18 square feet, more or less.

CERTIFICATION:

I hereby certify that this Description with Sketch was made under my direction and was made in accordance with Standards of Practice adopted by the State of Florida Department of Agriculture and Consumer Services, Board of Professional Surveyors and Mappers, Chapter 5J-17 of the Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.



Jeffrey P
Ammermann

Digitally signed by
Jeffrey P Ammermann
Date: 2025.02.27
14:35:42 -05'00'

JEFFREY P. AMMERMAN, P.S.M.
FLORIDA REGISTRATION PSM 7388
JAMMERMANN@CHASTAINSKILLMAN.COM
THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY THE ABOVE
SURVEYOR ON THE DATE ADJACENT TO SEAL. ANY SIGNATURE MUST BE
VERIFIED ON ANY ELECTRONIC COPIES. PRINTED COPIES OF THIS DOCUMENT
ARE NOT CONSIDERED VALID WITHOUT A RAISED SEAL.

SHEET 1 OF 2

SEE SHEET 2 FOR
DESCRIPTION SKETCH, LEGEND,
AND SURVEYOR'S NOTES

CS PROJECT: 8825.03

PREPARED BY: CHASTAIN-SKILLMAN, LLC - 205 EAST ORANGE STREET SUITE #110
LAKELAND, FLORIDA 33801 - (863) 646-1402 - LB 262

1062-PE-C

DRAWN BY: S. CHILDS

FIELD BOOK: — PAGE: —

DATE: 02/27/2025

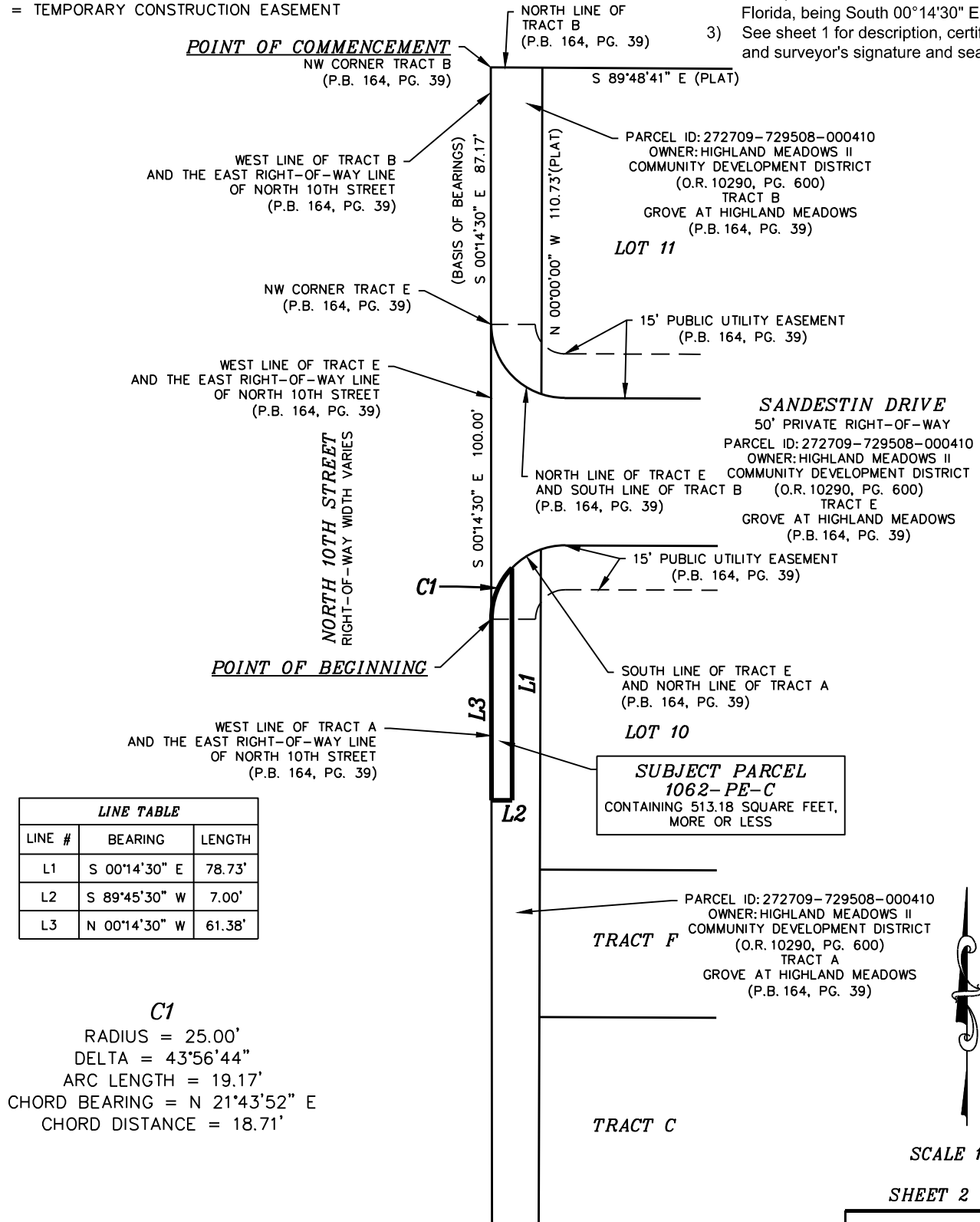
SHEET NO. V-01

LEGEND:

P.B. = PLAT BOOK
PG. = PAGE
O.R. = OFFICIAL RECORDS BOOK
ID = IDENTIFICATION
PE = PERMANENT EASEMENT
TCE = TEMPORARY CONSTRUCTION EASEMENT

DESCRIPTION SKETCH
1062-PE-C**NOTES:**

- 1) This is not a Boundary survey.
- 2) The bearings are based on the East line of plat, GROVE AT HIGHLAND MEADOWS, as recorded in Plat Book 164, Pages 39-40, Public Records of Polk County, Florida, being South 00°14'30" East.
- 3) See sheet 1 for description, certification, and surveyor's signature and seal.



PREPARED BY: **CHASTAIN-SKILLMAN, LLC - 205 EAST ORANGE STREET SUITE #110
LAKELAND, FLORIDA 33801 - (863) 646-1402 - LB 262**

DRAWN BY: **S. CHILDS**

FIELD BOOK: — PAGE: —

DATE: **02/27/2025**

DESCRIPTION
1062-TCE-A

DESCRIPTION:

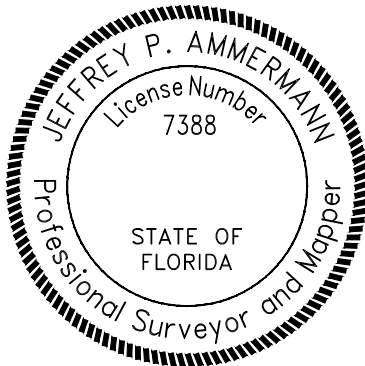
A parcel of land being a portion of TRACT B, of the plat of GROVE AT HIGHLAND MEADOWS, as recorded in Plat Book 164, Pages 39 and 40, and described in Official Records Book 10290, Pages 600 through 602, both of the Public Records of Polk County, Florida, located in Section 9, Township 27 South, Range 27 East, being more particularly described as follows:

COMMENCE at the Northwest corner of said Tract B; thence South 89°48'41" East, along the North line of said Tract B, 7.00 feet to the POINT OF BEGINNING; thence continue South 89°48'41" East, along said North line of Tract B, 6.00 feet to the intersection with a line being 13.00 feet East of and parallel to the West line of said Tract B; thence South 00°14'30" East, along said parallel line, 109.00 feet to the intersection with the South line of said Tract B also being the North line of Tract E of said plat, said intersection being on a non-tangent curve to the right having a radius of 25.00 feet, a central angle of 17°22'09", a chord bearing of North 52°52'18" West, and a chord distance of 7.55 feet; thence along the arc of said curve and said South line of Tract B, 7.58 feet; thence North 00°14'30" West, parallel with the West line of said Tract B, 104.47 feet to the POINT OF BEGINNING.

Said parcels containing 641.86 square feet, more or less.

CERTIFICATION:

I hereby certify that this Description with Sketch was made under my direction and was made in accordance with Standards of Practice adopted by the State of Florida Department of Agriculture and Consumer Services, Board of Professional Surveyors and Mappers, Chapter 5J-17 of the Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.



Jeffrey P
Ammermann

Digitally signed by
Jeffrey P Ammermann
Date: 2024.09.27
17:42:41 -04'00'

JEFFREY P. AMMERMAN, P.S.M.
FLORIDA REGISTRATION PSM 7388
JAMMERMAN@CHASTAINSKILLMAN.COM
THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY THE ABOVE
SURVEYOR ON THE DATE ADJACENT TO SEAL. ANY SIGNATURE MUST BE
VERIFIED ON ANY ELECTRONIC COPIES. PRINTED COPIES OF THIS DOCUMENT
ARE NOT CONSIDERED VALID WITHOUT A RAISED SEAL.

SHEET 1 OF 2

CS PROJECT: 8825.03

1062-TCE-A

SHEET NO. V-01

PREPARED BY: CHASTAIN-SKILLMAN, LLC - 205 EAST ORANGE STREET SUITE #110
LAKELAND, FLORIDA 33801 - (863) 646-1402 - LB 262

DRAWN BY: S. CHILDS

FIELD BOOK: — PAGE: —

DATE: 09/27/2024

LEGEND:

P.B. = PLAT BOOK
PG. = PAGE
O.R. = OFFICIAL RECORDS BOOK
ID = IDENTIFICATION
PE = PERMANENT EASEMENT
TCE = TEMPORARY CONSTRUCTION EASEMENT

DESCRIPTION SKETCH
1062-TCE-A

NOTES:

- 1) This is not a Boundary survey.
- 2) The bearings are based on the West line of the plat of GROVE AT HIGHLAND MEADOWS, as recorded in Plat Book 164, Pages 39-40, Public Records of Polk County, Florida, being South 00°14'30" East.
- 3) See sheet 1 for description, certification, and surveyor's signature and seal.

POINT OF COMMENCEMENT
NW CORNER TRACT B
(P.B. 164, PG. 39)

POINT OF BEGINNING

LINE TABLE		
LINE #	BEARING	LENGTH
L1	S 89°48'41" E	7.00'
L2	S 89°48'41" E	6.00'

C1
RADIUS = 25.00'
DELTA = 17°22'09"
ARC LENGTH = 7.58'
CHORD BEARING = N 52°52'18" W
CHORD DISTANCE = 7.55'

WEST LINE OF TRACT B
AND THE EAST RIGHT-OF-WAY LINE
OF NORTH 10TH STREET
(P.B. 164, PG. 39)

NORTH 10TH STREET
RIGHT-OF-WAY WIDTH VARIES

WEST LINE OF TRACT E
AND THE EAST RIGHT-OF-WAY LINE
OF NORTH 10TH STREET
(P.B. 164, PG. 39)

N 00°14'30" W 104.47'

S 00°14'30" E 109.00'

N 00°00'00" W 110.73'(PLAT)

EAST LINE OF TRACT B
(P.B. 164, PG. 39)

SUBJECT PARCEL
1062-TCE-A
CONTAINING 641.86 SQUARE FEET,
MORE OR LESS

LOT 11

PARCEL ID: 272709-729508-000410
OWNER: HIGHLAND MEADOWS II
COMMUNITY DEVELOPMENT DISTRICT
(O.R. 10290, PG. 600)
TRACT B
GROVE AT HIGHLAND MEADOWS
(P.B. 164, PG. 39)

15' PUBLIC UTILITY EASEMENT
(P.B. 164, PG. 39)

SOUTH LINE OF TRACT B
AND NORTH LINE OF TRACT E
(P.B. 164, PG. 39)

SANDESTIN DRIVE
50' PRIVATE RIGHT-OF-WAY
PARCEL ID: 272709-729508-000410
OWNER: HIGHLAND MEADOWS II
COMMUNITY DEVELOPMENT DISTRICT
(O.R. 10290, PG. 600)
TRACT E
GROVE AT HIGHLAND MEADOWS
(P.B. 164, PG. 39)

SCALE 1"=20'

SHEET 2 OF 2

CS PROJECT: 8825.03

1062-TCE-A

SHEET NO. V-02

PREPARED BY: CHASTAIN-SKILLMAN, LLC - 205 EAST ORANGE STREET SUITE #110
LAKELAND, FLORIDA 33801 - (863) 646-1402 - LB 262

DRAWN BY: S. CHILDS

FIELD BOOK: — PAGE: —

DATE: 09/27/2024

EXHIBIT "E"

DESCRIPTION
1062-TCE-B

DESCRIPTION:

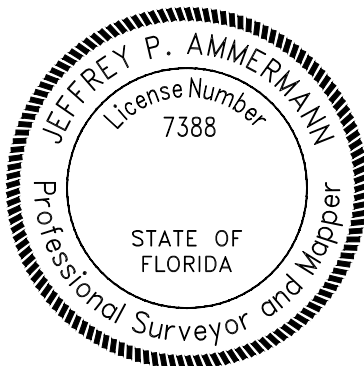
A parcel of land being a portion of TRACT E, of the plat of GROVE AT HIGHLAND MEADOWS, as recorded in Plat Book 164, Pages 39 and 40, and described in Official Records Book 10290, Pages 600 through 602, both of the Public Records of Polk County, Florida, located in Section 9, Township 27 South, Range 27 East, being more particularly described as follows:

COMMENCE at the Northwest corner of Tract B of said plat of GROVE AT HIGHLAND MEADOWS; thence South 00°14'30" East, along the West line of said Tract B also being the East right-of-way line of North 10th Street per said plat, 87.17 feet to the Northwest corner of said Tract E, said point being on a curve to the left having a radius of 25.00 feet, a central angle of 43°56'44", a chord bearing of South 22°12'52" East, and a chord distance of 18.71 feet; thence along the arc of said curve and the North line of said Tract E, 19.17 feet to the intersection with a line being 7.00 feet East of and parallel to the West line of said Tract E for the POINT OF BEGINNING; said intersection being on a curve to the left having a radius of 25.00 feet, a central angle of 17°22'09", a chord bearing of South 52°52'18" East, and a chord distance of 7.55 feet; thence along the arc of said curve and said North line of Tract E, 7.58 feet to the intersection with a line being 13.00 feet East of and parallel to said West line of Tract E; thence South 00°14'30" East, along said parallel line, 56.14 feet to the intersection with the South line of said Tract E, said point being on a non-tangent curve to the left having a radius of 25.00 feet, a central angle of 17°22'09", a chord bearing of South 52°23'18" West, and a chord distance of 7.55 feet; thence along the arc of said curve and said South line of Tract E, 7.58 feet to the intersection with said line being 7.00 feet East of and parallel to the West line of Tract E; thence North 00°14'30" West, along said parallel line, 65.30 feet to the POINT OF BEGINNING.

Said parcels containing 361.42 square feet, more or less.

CERTIFICATION:

I hereby certify that this Description with Sketch was made under my direction and was made in accordance with Standards of Practice adopted by the State of Florida Department of Agriculture and Consumer Services, Board of Professional Surveyors and Mappers, Chapter 5J-17 of the Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.



Jeffrey P
Ammermann

Digitally signed by
Jeffrey P Ammermann
Date: 2024.09.27
17:44:06 -04'00'

JEFFREY P. AMMERMAN, P.S.M.
FLORIDA REGISTRATION PSM 7388
JAMMERMANN@CHASTAINSKILLMAN.COM
THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY THE ABOVE
SURVEYOR ON THE DATE ADJACENT TO SEAL. ANY SIGNATURE MUST BE
VERIFIED ON ANY ELECTRONIC COPIES. PRINTED COPIES OF THIS DOCUMENT
ARE NOT CONSIDERED VALID WITHOUT A RAISED SEAL.

SHEET 1 OF 2

SEE SHEET 2 FOR
DESCRIPTION SKETCH, LEGEND,
AND SURVEYOR'S NOTES

CS PROJECT: 8825.03

1062-TCE-B

SHEET NO. V-01

PREPARED BY: CHASTAIN-SKILLMAN, LLC - 205 EAST ORANGE STREET SUITE #110
LAKELAND, FLORIDA 33801 - (863) 646-1402 - LB 262

DRAWN BY: S. CHILDS

FIELD BOOK: — PAGE: —

DATE: 09/27/2024

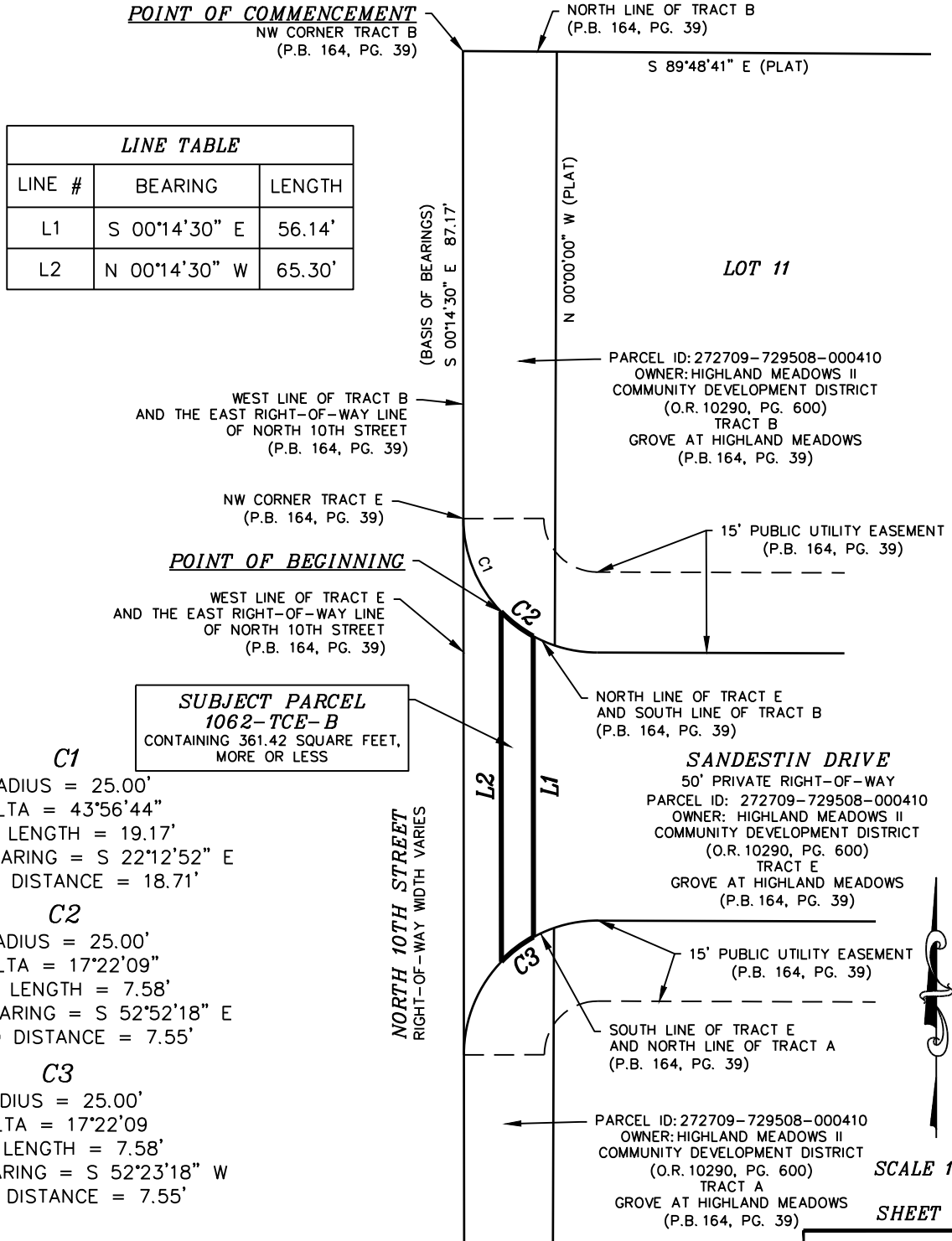
P: \882503\CAD\Survey\KEY SHEET 1\1-10TH STREET\882503-SCC-2024-02-21-10TH-ESM\FS.dwg 1062-TCE-B Sep 27, 2024 5:00pm by: jammermann

LEGEND:

P.B. = PLAT BOOK
PG. = PAGE
O.R. = OFFICIAL RECORDS BOOK
ID = IDENTIFICATION
PE = PERMANENT EASEMENT
TCE = TEMPORARY CONSTRUCTION EASEMENT

DESCRIPTION SKETCH
1062-TCE-B**NOTES:**

- 1) This is not a Boundary survey.
- 2) The bearings are based on the West line of plat, GROVE AT HIGHLAND MEADOWS, as recorded in Plat Book 164, Pages 39-40, Public Records of Polk County, Florida, being South 00°14'30" East.
- 3) See sheet 1 for description, certification, and surveyor's signature and seal.



PREPARED BY: **CHASTAIN-SKILLMAN, LLC - 205 EAST ORANGE STREET SUITE #110
LAKELAND, FLORIDA 33801 - (863) 646-1402 - LB 262**

DRAWN BY: **S. CHILDS**

FIELD BOOK: — PAGE: —

DATE: **09/27/2024**

CS PROJECT: **8825.03**

1062-TCE-B

SHEET NO. **V-02**

DESCRIPTION
1062-TCE-C

DESCRIPTION:

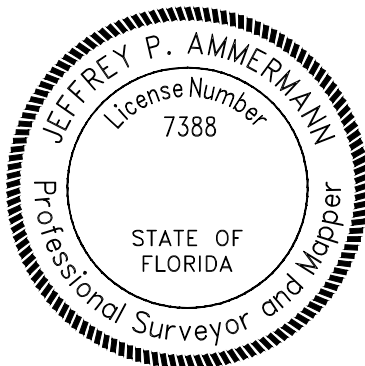
A parcel of land being a portion of TRACT A, of the plat of GROVE AT HIGHLAND MEADOWS, as recorded in Plat Book 164, Pages 39 and 40, and described in Official Records Book 10290, Pages 600 through 602, both of the Public Records of Polk County, Florida, located in Section 9, Township 27 South, Range 27 East, being more particularly described as follows:

COMMENCE at the Northwest corner of Tract B of said plat of GROVE AT HIGHLAND MEADOWS; thence South 00°14'30" East, along the West line of said Tract B also being the East right-of-way line of North 10th Street per said plat, 87.17 feet to the Northwest corner of Tract E of said plat; thence continue South 00°14'30" East, along the West line of said Tract E and the East right-of-way line of North 10th Street, 100.00 feet to the intersection with the North line of said Tract A, said intersection being on a non-tangent curve to the right having a radius of 25.00 feet, a central angle of 43°56'44", a chord bearing of North 21°43'52" East, and a chord distance of 18.71 feet; thence along the arc of said curve and said North line of Tract A, 19.17 feet to the intersection with a line being 7.00 feet East of and parallel to the West line of said Tract A for the POINT OF BEGINNING, said intersection being on a curve to the right having a radius of 25.00 feet, a central angle of 17°22'09", a chord bearing of North 52°23'18" East, and a chord distance of 7.55 feet; thence along the arc of said curve and said North line of Tract A, 7.58 feet; thence South 00°14'30" East, parallel to the West line of said Tract A, 83.31 feet; thence South 89°45'30" West, 6.00 feet; thence North 00°14'30" West, parallel to said West line of Tract A, 78.73 feet to the POINT OF BEGINNING.

Said parcels containing 487.55 square feet, more or less.

CERTIFICATION:

I hereby certify that this Description with Sketch was made under my direction and was made in accordance with Standards of Practice adopted by the State of Florida Department of Agriculture and Consumer Services, Board of Professional Surveyors and Mappers, Chapter 5J-17 of the Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.



Jeffrey P

Ammermann

Digitally signed by
Jeffrey P Ammermann

Date: 2025.02.27
14:36:35 -05'00'

JEFFREY P. AMMERMAN, P.S.M.
FLORIDA REGISTRATION PSM 7388
JAMMERMANN@CHASTAINSKILLMAN.COM
THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY THE ABOVE
SURVEYOR ON THE DATE ADJACENT TO SEAL. ANY SIGNATURE MUST BE
VERIFIED ON ANY ELECTRONIC COPIES. PRINTED COPIES OF THIS DOCUMENT
ARE NOT CONSIDERED VALID WITHOUT A RAISED SEAL.

SHEET 1 OF 2

SEE SHEET 2 FOR
DESCRIPTION SKETCH, LEGEND,
AND SURVEYOR'S NOTES

CS PROJECT: 8825.03

PREPARED BY: CHASTAIN-SKILLMAN, LLC - 205 EAST ORANGE STREET SUITE #110
LAKELAND, FLORIDA 33801 - (863) 646-1402 - LB 262

1062-TCE-C

DRAWN BY: S. CHILDS

FIELD BOOK: — PAGE: —

DATE: 02/27/2025

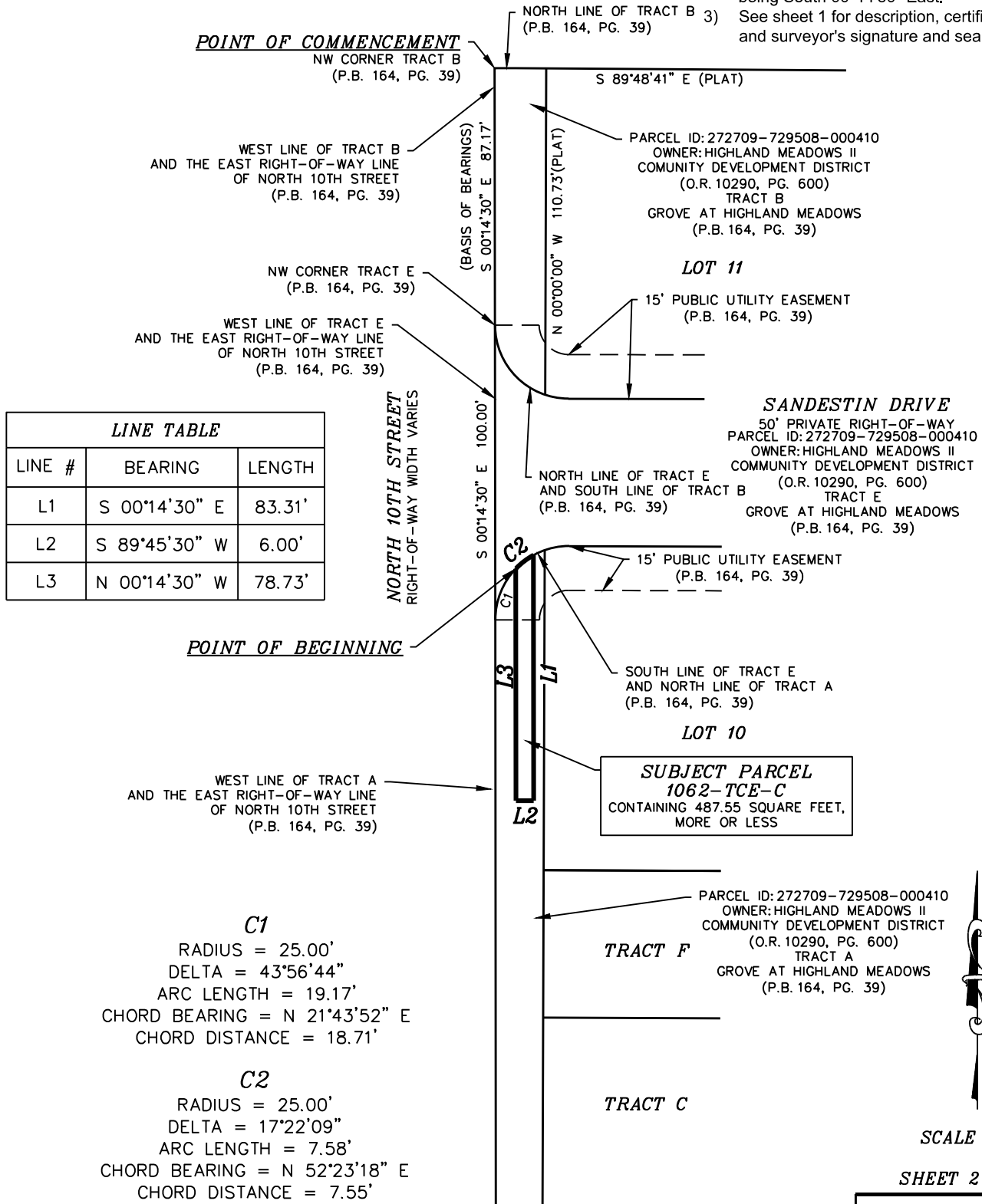
SHEET NO. V-01

LEGEND:

P.B. = PLAT BOOK
PG. = PAGE
O.R. = OFFICIAL RECORDS BOOK
ID = IDENTIFICATION
PE = PERMANENT EASEMENT
TCE = TEMPORARY CONSTRUCTION EASEMENT

DESCRIPTION SKETCH
1062-TCE-C**NOTES:**

- 1) This is not a Boundary survey.
- 2) The bearings are based on the East line of plat, GROVE AT HIGHLAND MEADOWS, as recorded in Plat Book 164, Pages 39-40, Public Records of Polk County, Florida, being South 00°14'30" East. See sheet 1 for description, certification, and surveyor's signature and seal.
- 3)



PREPARED BY: **CHASTAIN-SKILLMAN, LLC - 205 EAST ORANGE STREET SUITE #110
LAKELAND, FLORIDA 33801 - (863) 646-1402 - LB 262**

DRAWN BY: **S. CHILDS**

FIELD BOOK: — PAGE: —

DATE: **02/27/2025**

CS PROJECT: **8825.03**

1062-TCE-C

SHEET NO. **V-02**

**Request for Taxpayer
Identification Number and Certification**

Go to www.irs.gov/FormW9 for instructions and the latest information.

**Give form to the
requester. Do not
send to the IRS.**

Before you begin. For guidance related to the purpose of Form W-9, see *Purpose of Form*, below.

Print or type. See Specific Instructions on page 3.	1 Name of entity/individual. An entry is required. (For a sole proprietor or disregarded entity, enter the owner's name on line 1, and enter the business/disregarded entity's name on line 2.)	
	2 Business name/disregarded entity name, if different from above.	
	3a Check the appropriate box for federal tax classification of the entity/individual whose name is entered on line 1. Check only one of the following seven boxes. ☐ Individual/sole proprietor ☐ C corporation ☐ S corporation ☐ Partnership ☐ Trust/estate ☐ LLC. Enter the tax classification (C = C corporation, S = S corporation, P = Partnership) _____ Note: Check the "LLC" box above and, in the entry space, enter the appropriate code (C, S, or P) for the tax classification of the LLC, unless it is a disregarded entity. A disregarded entity should instead check the appropriate box for the tax classification of its owner. ☐ Other (see instructions) _____	4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3): Exempt payee code (if any) _____ Exemption from Foreign Account Tax Compliance Act (FATCA) reporting code (if any) _____ (Applies to accounts maintained outside the United States.)
	3b If on line 3a you checked "Partnership" or "Trust/estate," or checked "LLC" and entered "P" as its tax classification, and you are providing this form to a partnership, trust, or estate in which you have an ownership interest, check this box if you have any foreign partners, owners, or beneficiaries. See instructions ☐	
	5 Address (number, street, and apt. or suite no.). See instructions.	Requester's name and address (optional)
	6 City, state, and ZIP code	
	7 List account number(s) here (optional)	

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. See also *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number											
				-				-			
or											
Employer identification number											
					-						

Part II Certification

Under penalties of perjury, I certify that:

- The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
- I am not subject to backup withholding because (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
- I am a U.S. citizen or other U.S. person (defined below); and
- The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and, generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here	Signature of U.S. person	Date
------------------	--------------------------	------

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to www.irs.gov/FormW9.

What's New

Line 3a has been modified to clarify how a disregarded entity completes this line. An LLC that is a disregarded entity should check the appropriate box for the tax classification of its owner. Otherwise, it should check the "LLC" box and enter its appropriate tax classification.

New line 3b has been added to this form. A flow-through entity is required to complete this line to indicate that it has direct or indirect foreign partners, owners, or beneficiaries when it provides the Form W-9 to another flow-through entity in which it has an ownership interest. This change is intended to provide a flow-through entity with information regarding the status of its indirect foreign partners, owners, or beneficiaries, so that it can satisfy any applicable reporting requirements. For example, a partnership that has any indirect foreign partners may be required to complete Schedules K-2 and K-3. See the Partnership Instructions for Schedules K-2 and K-3 (Form 1065).

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS is giving you this form because they



DONATION OF PROPERTY TO POLK REGIONAL WATER COOPERATIVE

Highland Meadows II Community
Development District
Patricia Thibault, District Manager
219 E Livingston Street Orlando, FL
32801-1508

RE: Project Name: Polk Regional Water Cooperative
Southeast Wellfield Project
Parcel(s) No.: 1062-PE-A, 1062-PE-B, 1062-PE-C,
1062-TCE-A, 1062-TCE-B, 1062-TCE-C
Parcel Tax ID No.: 272709-729508-000410

Dear Polk Regional Water Cooperative (PRWC):

This is to advise that the undersigned, as owner of the property or property interest referenced above and as shown on the parcel sketch, legal description and construction plans for referenced project, desires to make a voluntary donation of said property or property interest to PRWC for the use and benefit of PRWC.

The undersigned hereby acknowledges that he/she has been fully advised by a representative of his/her right to have the referenced property or property interest appraised, to accompany the appraiser during the appraisal inspection of the property, to receive full compensation for the above referenced property, and to receive reimbursement to reasonable fees and costs incurred, if any. Having been fully informed of the above rights, I hereby waive those rights unless otherwise noted below.

Owner's Signature

Type or Print Property Owner's Name

Street Address

City, State, Zip Code

Date

Polk Regional Water Cooperative
330 W. Church Street
PO Box 9005, Drawer CA01, Bartow FL 33831



330 W. Church Street PO Box 9005
Drawer CA01
Bartow, FL 33831

Highland Meadows II Community Development

District

Patricia Thibault, District Manager
219 E Livingston Street
Orlando, FL 32801-1508

PARCEL(S) NO.: 1062-PE-A, 1062-PE-B, 1062-PE-C
1062-TCE-A, 1062-TCE-B, 1062-TCE-C

PID: 272709-729508-000410

SUBJECT: Public Disclosure Notice (For All Persons and Entities Except Trusts)

Dear Patricia Thibault,

Section 286.23, Florida Statutes, (F.S.) requires persons or entities holding real property in the form of a corporation or partnership to disclose in writing, under oath, and subject to the penalties prescribed for perjury, his/her name and address and the names and addresses of every person having a beneficial interest in such property. Polk Regional Water Cooperative (PRWC) must receive disclosure at least 10 days prior to the real estate closing by which PRWC acquires the property or within 48 hours after PRWC deposits the required monies into the registry of the court pursuant to an Order of Taking in condemnation. To assist you in complying with the disclosure requirement, we have enclosed a copy of Section 286.23, F.S. and an affidavit for you to complete and return.

Please Note:

You are not required to disclose a beneficial interest in an entity registered with the Federal securities Exchange Commission or the Florida Department of Financial Services pursuant to Chapter 517, Florida Statutes, whose interest is for sale to the general public. For nonpublic entities, you are also not required to disclose persons of entities holding less than 5% of the beneficial interest in the disclosing entity.

If you have any questions, please contact Arlena Dominick, Consultant Project Manager, American Acquisition Group, LLC (941) 894-8948.

Sincerely,

Ryan Gardyas

Ryan Gardyas, Right of way Agent
American Acquisition Group, LLC

Section 286.23, Florida Statutes

286.23 Real property conveyed to public agency; disclosure of beneficial interests; notice; exemptions. –

- 1) Any person or entity holding real property in the form of a partnership, limited partnership, corporation, trust, or any form of representative capacity whatsoever for others, except as otherwise provided in this section, shall, before entering into any contract whereby such real property held in representative capacity is sold, leased, taken by eminent domain, or otherwise conveyed to the state or any local governmental unit, or an agency of either, make a public disclosure in writing, under oath and subject to the penalties prescribed for perjury, which shall state his or her name and address and the name and address of every person having a beneficial interest in the real property, however small or minimal. This written disclosure shall be made to the chief officer, or to his or her officially designated representative, of the state, local governmental unit, or agency of either, with which the transaction is made at least 10 days prior to the time of closing or, in the case of an eminent domain taking, within 48 hours after the time when the required sum is deposited in the registry of the court. Notice of the deposit shall be made to the person or entity by registered or certified mail before the 48-hour period begins.
- 2) The state or local governmental unit, or an agency of either, shall send written notice by registered mail to the person required to make disclosures under this section, prior to the time when such disclosures are required to be made, which written request shall also inform the person required to make such disclosure that such disclosure must be made under oath, subject to the penalties prescribed for perjury.
- 3) (a) The beneficial interest in any entity registered with the Federal Securities Exchange Commission or registered pursuant to chapter 517, whose interest is for sale to the general public, is hereby exempt from the provisions of this section. When disclosure of persons having beneficial interests in nonpublic entities is required, the entity or person shall not be required by the provisions of this section to disclose persons or entities holding less than 5 percent of the beneficial interest in the disclosing entity.

(b) In the case of an eminent domain taking, any entity or person other than a public officer or public employee, holding real property in the form of a trust which was created more than 3 years prior to the deposit of the required sum in the registry of the court, is hereby exempt from the provisions of this section. However, in order to qualify for the exemption set forth in this section, the trustee of such trust shall be required to certify within 48 hours after such deposit, under penalty of perjury, that no public officer or public employee has any beneficial interest whatsoever in such trust. Disclosure of any changes in the trust instrument or of persons having beneficial interest in the trust shall be made if such changes occurred during the 3 years prior to the deposit of said sum in the registry of the court.
- 4) This section shall be liberally construed to accomplish the purpose of requiring the identification of the actual parties benefiting from any transaction with a governmental unit or agency involving the procurement of the ownership or use of property by such governmental unit or agency.

History--ss. 1, 2, 3, 4, 5, ch. 74-174; s. 1, ch. 77-174; s. 72, ch. 86-186; s. 7, ch. 91-56; s. 212, ch. 95-148.

PARCEL(S) NO.: 1062-PE-A, 1062-PE-B, 1062-PE-C
1062-TCE-A 1062-TCE-B, 1062-TCE-C

PID: 272709-729508-000410

Public Disclosure Affidavit (For All Persons and Entities Except Trust)

I, the undersigned, under penalty of perjury, affirm that I hold the title for, or represent

_____ in the capacity of
Name of Corporation, Partnership, etc.

_____ and my full name
Affiant's Title (President, VIP, etc.)

and address is _____

Affiant's Name and Address

_____ holds legal title to
Name of Corporation, Partnership, etc.

the real estate described in **Attachment "A"** to this affidavit; and (select appropriate option)

- ☐ The names and addresses of all persons who hold a beneficial interest in the real estate are listed on Attachment "B" to this affidavit.
- ☐ All beneficial interests in the property are exempt from disclosure because the entity identified above as the owner of the real estate is an entity registered with the Federal Securities Exchange Commission or the Florida Department of Financial Services pursuant to **Chapter 517, Florida Statutes**, whose interest is for sale to the general public.
- ☐ This is a nonpublic entity, and I elect not to disclose the names of persons or entities holding less than 5% of the beneficial interest in this entity.

Affiant's Signature

STATE OF FLORIDA

COUNTY OF _____

Print or Type Name of Affiant

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this

_____ day of _____, _____ by _____ as
(Name of person)

_____ for _____
(Type of authority) (Name of party on behalf of whom instrument was executed)

Signature of Notary Public – State of Florida: _____

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

Personally Known _____ OR Produced Identification _____

Type of Identification Produced _____

Attachment 'A'
Parcel 1062 Sketch and Legal Description(s)

DESCRIPTION
1062-PE-A

DESCRIPTION:

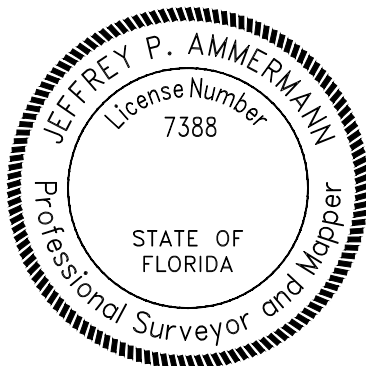
A parcel of land being a portion of TRACT B, of the plat of GROVE AT HIGHLAND MEADOWS, as recorded in Plat Book 164, Pages 39 and 40, and described in Official Records Book 10290, Pages 600 through 602, both of the Public Records of Polk County, Florida, located in Section 9, Township 27 South, Range 27 East, being more particularly described as follows:

BEGIN at the Northwest corner of said Tract B; thence South 89°48'41" East, along the North line of said Tract B, 7.00 feet; thence South 00°14'30" East, 104.47 feet to the intersection with the South line of said Tract B also being the North line of Tract E of said plat of GROVE AT HIGHLAND MEADOWS, said intersection being on a non-tangent curve to the right having a radius of 25.00 feet, a central angle of 43°56'44", a chord bearing of North 22°12'52" West, and a chord distance of 18.71 feet; thence along the arc of said curve and said South line of Tract B, 19.17 feet to the intersection with the West line of said Tract B also being the East right-of-way line of North 10th Street per said plat of GROVE AT HIGHLAND MEADOWS; thence North 00°14'30" West, along said West line of Tract B and the East right-of-way line of North 10th Street, 87.17 feet to the POINT OF BEGINNING.

Said parcels containing 693.55 square feet, more or less.

CERTIFICATION:

I hereby certify that this Description with Sketch was made under my direction and was made in accordance with Standards of Practice adopted by the State of Florida Department of Agriculture and Consumer Services, Board of Professional Surveyors and Mappers, Chapter 5J-17 of the Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.



Jeffrey P
Ammermann

Digitally signed by
Jeffrey P Ammermann
Date: 2024.09.27
17:40:08 -04'00'

JEFFREY P. AMMERMAN, P.S.M.
FLORIDA REGISTRATION PSM 7388
JAMMERMANN@CHASTAINSKILLMAN.COM
THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY THE ABOVE
SURVEYOR ON THE DATE ADJACENT TO SEAL. ANY SIGNATURE MUST BE
VERIFIED ON ANY ELECTRONIC COPIES. PRINTED COPIES OF THIS DOCUMENT
ARE NOT CONSIDERED VALID WITHOUT A RAISED SEAL.

SHEET 1 OF 2

SEE SHEET 2 FOR
DESCRIPTION SKETCH, LEGEND,
AND SURVEYOR'S NOTES

CS PROJECT: 8825.03

1062-PE

SHEET NO. V-01

PREPARED BY: CHASTAIN-SKILLMAN, LLC - 205 EAST ORANGE STREET SUITE #110
LAKELAND, FLORIDA 33801 - (863) 646-1402 - LB 262

DRAWN BY: S. CHILDS

FIELD BOOK: — PAGE: —

DATE: 09/27/2024

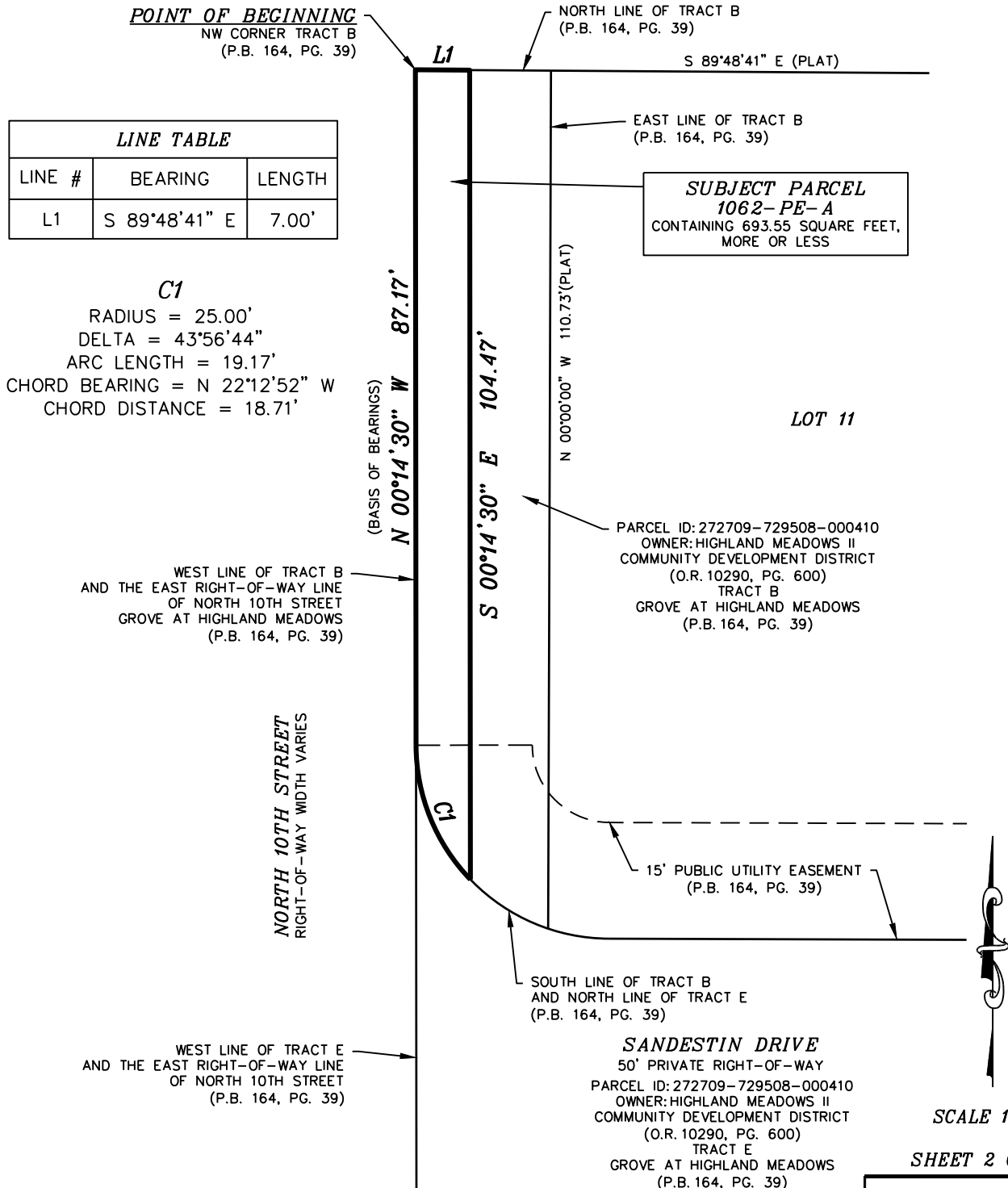
P: \882503\CAD\Survey\KEY SHEET 1\1-10TH STREET\882503-SCC-2024-02-21-10TH-ESM\FS.dwg 1062-PE-A Sep 27, 2024 4:02pm by: jammermann

LEGEND:

P.B. = PLAT BOOK
PG. = PAGE
O.R. = OFFICIAL RECORDS BOOK
ID = IDENTIFICATION
PE = PERMANENT EASEMENT
TCE = TEMPORARY CONSTRUCTION EASEMENT

DESCRIPTION SKETCH**1062-PE-A****NOTES:**

- 1) This is not a Boundary survey.
- 2) The bearings are based on the East line of the plat of GROVE AT HIGHLAND MEADOWS, as recorded in Plat Book 164, Pages 39-40, Public Records of Polk County, Florida, being platted North 00°14'30" West.
- 3) See sheet 1 for description, certification, and surveyor's signature and seal.



PREPARED BY: **CHASTAIN-SKILLMAN, LLC - 205 EAST ORANGE STREET SUITE #110
LAKELAND, FLORIDA 33801 - (863) 646-1402 - LB 262**

DRAWN BY: **S. CHILDS**

FIELD BOOK: — PAGE: —

DATE: **09/27/2024**

DESCRIPTION
1062-PE-B

DESCRIPTION:

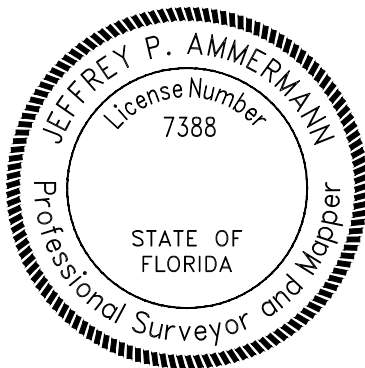
A parcel of land being a portion of TRACT E, of the plat of GROVE AT HIGHLAND MEADOWS, as recorded in Plat Book 164, Pages 39 and 40, and described in Official Records Book 10290, Pages 600 through 602, both of the Public Records of Polk County, Florida, located in Section 9, Township 27 South, Range 27 East, being more particularly described as follows:

COMMENCE at the Northwest corner of Tract B, of said plat of GROVE AT HIGHLAND MEADOWS; thence South 00°14'30" East, along the West line of said Tract B also being the East right-of-way line of North 10th Street per said plat, 87.17 feet to the South line of said Tract B, also being the North line of said Tract E for the POINT OF BEGINNING, said point being on a curve to the left having a radius of 25.00 feet, a central angle of 43°56'44", a chord bearing of South 22°12'52" East, and a chord distance of 18.71 feet; thence along the arc of said curve and said North line of Tract E, 19.17 feet to the intersection with a line being 7.00 feet East of and parallel to the West line of said Tract E; thence South 00°14'30" East, along said parallel line, 65.30 feet to the intersection with the South line of said Tract E also being the North line of Tract A of said plat of GROVE AT HIGHLAND MEADOWS, said intersection being on a non-tangent curve to the left having a radius of 25.00 feet, a central angle of 43°56'44", a chord bearing of South 21°43'52" West, and a chord distance of 18.71 feet; thence along the arc of said curve and said South line of Tract E, 19.17 feet to the intersection with the West line of said Tract E; thence North 00°14'30" West, along said West line of Tract E and said East right-of-way line of North 10th Street, 100.00 feet to the POINT OF BEGINNING.

Said parcels containing 532.92 square feet, more or less.

CERTIFICATION:

I hereby certify that this Description with Sketch was made under my direction and was made in accordance with Standards of Practice adopted by the State of Florida Department of Agriculture and Consumer Services, Board of Professional Surveyors and Mappers, Chapter 5J-17 of the Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.



Jeffrey P
Ammermann

Digitally signed by
Jeffrey P Ammermann
Date: 2024.09.27
17:41:03 -04'00'

JEFFREY P. AMMERMAN, P.S.M.
FLORIDA REGISTRATION PSM 7388
JAMMERMANN@CHASTAINSKILLMAN.COM
THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY THE ABOVE
SURVEYOR ON THE DATE ADJACENT TO SEAL. ANY SIGNATURE MUST BE
VERIFIED ON ANY ELECTRONIC COPIES. PRINTED COPIES OF THIS DOCUMENT
ARE NOT CONSIDERED VALID WITHOUT A RAISED SEAL.

SHEET 1 OF 2

SEE SHEET 2 FOR
DESCRIPTION SKETCH, LEGEND,
AND SURVEYOR'S NOTES

CS PROJECT: 8825.03

PREPARED BY: CHASTAIN-SKILLMAN, LLC - 205 EAST ORANGE STREET SUITE #110
LAKELAND, FLORIDA 33801 - (863) 646-1402 - LB 262

1062-PE-B

DRAWN BY: S. CHILDS

FIELD BOOK: — PAGE: —

DATE: 09/27/2024

SHEET NO. V-01

P: \882503\CAD\Survey\KEY SHEET 1\1-10TH STREET\882503-SCC-2024-02-21-10TH-ESM\1S.dwg 1062-PE-B Sep 27, 2024 4:07pm by: jammermann

P.B. = PLAT BOOK
PG. = PAGE
O.R. = OFFICIAL RECORDS BOOK
ID = IDENTIFICATION
PE = PERMANENT EASEMENT
TCE = TEMPORARY CONSTRUCTION EASEMENT

NOTES:

- | LINE TABLE | | |
|------------|---------------|---------|
| LINE # | BEARING | LENGTH |
| L1 | S 00°14'30" E | 65.30' |
| L2 | N 00°14'30" W | 100.00' |

NW CORNER TRACT B
(P.B. 164, PG. 39)

S 89°48'41" E (PLAT)

(BASIS OF BEARINGS)
S 00°14'30" E 87.17'

POINT OF BEGINNING
NW CORNER TRACT E
(P.B. 164, PG. 39)

SUBJECT PARCEL
1062-PE-B
CONTAINING 532.92 SQUARE FEET,
MORE OR LESS

SANDESTIN DRIVE
50' PRIVATE RIGHT-OF-WAY
RCEL ID: 272709-729508-000410
OWNER: HIGHLAND MEADOWS II
COMMUNITY DEVELOPMENT DISTRICT
(O.R. 10290, PG. 600)
TRACT E
GROVE AT HIGHLAND MEADOWS
(P.B. 164, PG. 39)

50' PRIVATE RIGHT-OF-WAY
PARCEL ID: 272709-729508-000410
OWNER: HIGHLAND MEADOWS II
COMMUNITY DEVELOPMENT DISTRICT
(O.R. 10290, PG. 600)
TRACT E
GROVE AT HIGHLAND MEADOWS
(P.B. 164, PG. 39)

C1
RADIUS = 25.00'
DELTA = 43°56'44"
ARC LENGTH = 19.17'
CHORD BEARING = S 22°12'52" E
CHORD DISTANCE = 18.71'

$C2$
 RADIUS = 25.00'
 DELTA = 43°56'44"
 ARC LENGTH = 19.17'
 CHORD BEARING = S 21°43'52" W
 CHORD DISTANCE = 18.71'

NORTH 10TH STREET
RIGHT-OF-WAY WIDTH VARIES

SOUTH LINE OF TRACT E
AND NORTH LINE OF TRACT A
(P.B. 164, PG. 39)

SCALE 1"=30'

CS PROJECT: 8825.03

SHEET NO. V-02

DRAWN BY: S. CHILDS

DATE: 09/27/2024

DESCRIPTION
1062-PE-C

DESCRIPTION:

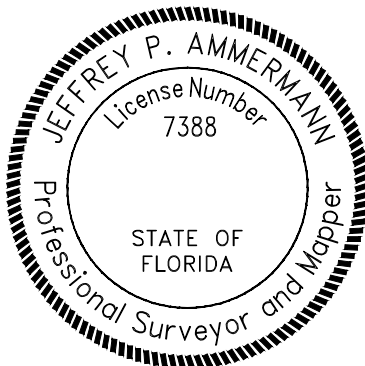
A parcel of land being a portion of TRACT A, of the plat of GROVE AT HIGHLAND MEADOWS, as recorded in Plat Book 164, Pages 39 and 40, and described in Official Records Book 10290, Pages 600 through 602, both of the Public Records of Polk County, Florida, located in Section 9, Township 27 South, Range 27 East, being more particularly described as follows:

COMMENCE at the Northwest corner of Tract B of said plat of GROVE AT HIGHLAND MEADOWS; thence South 00°14'30" East, along the West line of said Tract B also being the East right-of-way line of North 10th Street per said plat, 87.17 feet to the South line of said Tract B, also being the North line of Tract E of said plat; thence continue South 00°14'30" East, along the West line of said Tract E and said East right-of-way line of North 10th Street, 100.00 feet to the intersection with the North line of said Tract A for the POINT OF BEGINNING, said intersection being on a non-tangent curve to the right having a radius of 25.00 feet, a central angle of 43°56'44", a chord bearing of North 21°43'52" East, and a chord distance of 18.71 feet; thence along the arc of said curve and said North line of Tract A, 19.17 feet to the intersection with a line being 7.00 feet East of and parallel with the West line of said Tract A; thence South 00°14'30" East, along said parallel line, 78.73 feet; thence South 89°45'30" West, 7.00 feet to the intersection with the West line of said Tract A and said East right-of-way line of North 10th Street; thence North 00°14'30" West, along said West line of Tract A and said East right-of-way line of North 10th Street, 61.38 feet to the POINT OF BEGINNING.

Said parcels containing 513.18 square feet, more or less.

CERTIFICATION:

I hereby certify that this Description with Sketch was made under my direction and was made in accordance with Standards of Practice adopted by the State of Florida Department of Agriculture and Consumer Services, Board of Professional Surveyors and Mappers, Chapter 5J-17 of the Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.



Jeffrey P
Ammermann

Digitally signed by
Jeffrey P Ammermann
Date: 2025.02.27
14:35:42 -05'00'

JEFFREY P. AMMERMAN, P.S.M.
FLORIDA REGISTRATION PSM 7388
JAMMERMANN@CHASTAINSKILLMAN.COM
THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY THE ABOVE
SURVEYOR ON THE DATE ADJACENT TO SEAL. ANY SIGNATURE MUST BE
VERIFIED ON ANY ELECTRONIC COPIES. PRINTED COPIES OF THIS DOCUMENT
ARE NOT CONSIDERED VALID WITHOUT A RAISED SEAL.

SHEET 1 OF 2

SEE SHEET 2 FOR
DESCRIPTION SKETCH, LEGEND,
AND SURVEYOR'S NOTES

CS PROJECT: 8825.03

PREPARED BY: CHASTAIN-SKILLMAN, LLC - 205 EAST ORANGE STREET SUITE #110
LAKELAND, FLORIDA 33801 - (863) 646-1402 - LB 262

1062-PE-C

DRAWN BY: S. CHILDS

FIELD BOOK: — PAGE: —

DATE: 02/27/2025

SHEET NO. V-01

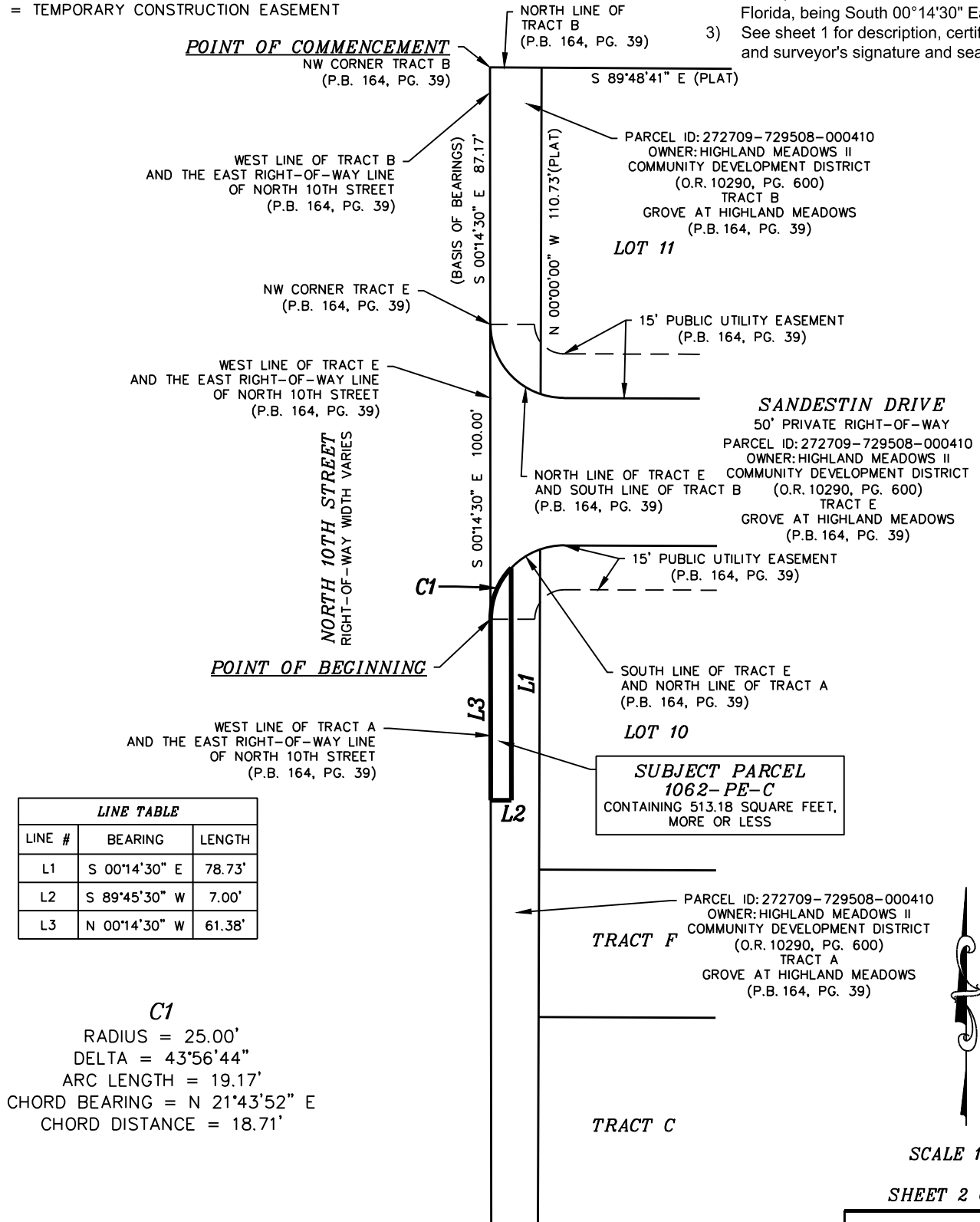
by: jammermann
Feb 27, 2025 2:28pm
1062-PE-C
P: \\882503\CAD\Survey\KEY SHEET 1\1-10TH STREET\882503-SCC-2024-02-21-10TH-ESMTS.dwg

LEGEND:

P.B. = PLAT BOOK
PG. = PAGE
O.R. = OFFICIAL RECORDS BOOK
ID = IDENTIFICATION
PE = PERMANENT EASEMENT
TCE = TEMPORARY CONSTRUCTION EASEMENT

DESCRIPTION SKETCH
1062-PE-C**NOTES:**

- 1) This is not a Boundary survey.
- 2) The bearings are based on the East line of plat, GROVE AT HIGHLAND MEADOWS, as recorded in Plat Book 164, Pages 39-40, Public Records of Polk County, Florida, being South 00°14'30" East.
- 3) See sheet 1 for description, certification, and surveyor's signature and seal.



PREPARED BY: **CHASTAIN-SKILLMAN, LLC - 205 EAST ORANGE STREET SUITE #110
LAKELAND, FLORIDA 33801 - (863) 646-1402 - LB 262**

DRAWN BY: **S. CHILDS**

FIELD BOOK: — PAGE: —

DATE: **02/27/2025**

CS PROJECT: **8825.03**

1062-PE-C

SHEET NO. **V-02**

DESCRIPTION
1062-TCE-A

DESCRIPTION:

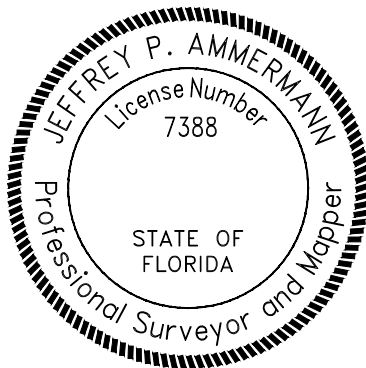
A parcel of land being a portion of TRACT B, of the plat of GROVE AT HIGHLAND MEADOWS, as recorded in Plat Book 164, Pages 39 and 40, and described in Official Records Book 10290, Pages 600 through 602, both of the Public Records of Polk County, Florida, located in Section 9, Township 27 South, Range 27 East, being more particularly described as follows:

COMMENCE at the Northwest corner of said Tract B; thence South 89°48'41" East, along the North line of said Tract B, 7.00 feet to the POINT OF BEGINNING; thence continue South 89°48'41" East, along said North line of Tract B, 6.00 feet to the intersection with a line being 13.00 feet East of and parallel to the West line of said Tract B; thence South 00°14'30" East, along said parallel line, 109.00 feet to the intersection with the South line of said Tract B also being the North line of Tract E of said plat, said intersection being on a non-tangent curve to the right having a radius of 25.00 feet, a central angle of 17°22'09", a chord bearing of North 52°52'18" West, and a chord distance of 7.55 feet; thence along the arc of said curve and said South line of Tract B, 7.58 feet; thence North 00°14'30" West, parallel with the West line of said Tract B, 104.47 feet to the POINT OF BEGINNING.

Said parcels containing 641.86 square feet, more or less.

CERTIFICATION:

I hereby certify that this Description with Sketch was made under my direction and was made in accordance with Standards of Practice adopted by the State of Florida Department of Agriculture and Consumer Services, Board of Professional Surveyors and Mappers, Chapter 5J-17 of the Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.



Jeffrey P
Ammermann

Digitally signed by
Jeffrey P Ammermann
Date: 2024.09.27
17:42:41 -04'00'

JEFFREY P. AMMERMAN, P.S.M.
FLORIDA REGISTRATION PSM 7388
JAMMERMAN@CHASTAINSKILLMAN.COM
THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY THE ABOVE
SURVEYOR ON THE DATE ADJACENT TO SEAL. ANY SIGNATURE MUST BE
VERIFIED ON ANY ELECTRONIC COPIES. PRINTED COPIES OF THIS DOCUMENT
ARE NOT CONSIDERED VALID WITHOUT A RAISED SEAL.

SHEET 1 OF 2

CS PROJECT: 8825.03

PREPARED BY: CHASTAIN-SKILLMAN, LLC - 205 EAST ORANGE STREET SUITE #110
LAKELAND, FLORIDA 33801 - (863) 646-1402 - LB 262

1062-TCE-A

DRAWN BY: S. CHILDS

FIELD BOOK: — PAGE: —

DATE: 09/27/2024

SHEET NO. V-01

P: \882503\CAD\Survey\KEY SHEET 1\1-10TH STREET\882503-SCC-2024-02-21-10TH-ESM\1S.dwg 1062-TCE-A Sep 27, 2024 4:48pm by: jammermann

LEGEND:

P.B. = PLAT BOOK
PG. = PAGE
O.R. = OFFICIAL RECORDS BOOK
ID = IDENTIFICATION
PE = PERMANENT EASEMENT
TCE = TEMPORARY CONSTRUCTION EASEMENT

DESCRIPTION SKETCH
1062-TCE-A

NOTES:

- 1) This is not a Boundary survey.
- 2) The bearings are based on the West line of the plat of GROVE AT HIGHLAND MEADOWS, as recorded in Plat Book 164, Pages 39-40, Public Records of Polk County, Florida, being South 00°14'30" East.
- 3) See sheet 1 for description, certification, and surveyor's signature and seal.

POINT OF COMMENCEMENT
NW CORNER TRACT B
(P.B. 164, PG. 39)

POINT OF BEGINNING

LINE TABLE		
LINE #	BEARING	LENGTH
L1	S 89°48'41" E	7.00'
L2	S 89°48'41" E	6.00'

C1
RADIUS = 25.00'
DELTA = 17°22'09"
ARC LENGTH = 7.58'
CHORD BEARING = N 52°52'18" W
CHORD DISTANCE = 7.55'

WEST LINE OF TRACT B
AND THE EAST RIGHT-OF-WAY LINE
OF NORTH 10TH STREET
(P.B. 164, PG. 39)

NORTH 10TH STREET
RIGHT-OF-WAY WIDTH VARIES

WEST LINE OF TRACT E
AND THE EAST RIGHT-OF-WAY LINE
OF NORTH 10TH STREET
(P.B. 164, PG. 39)

N 00°14'30" W 104.47'

S 00°14'30" E 109.00'

N 00°00'00" W 110.73'(PLAT)

EAST LINE OF TRACT B
(P.B. 164, PG. 39)

SUBJECT PARCEL
1062-TCE-A
CONTAINING 641.86 SQUARE FEET,
MORE OR LESS

LOT 11

PARCEL ID: 272709-729508-000410
OWNER: HIGHLAND MEADOWS II
COMMUNITY DEVELOPMENT DISTRICT
(O.R. 10290, PG. 600)
TRACT B
GROVE AT HIGHLAND MEADOWS
(P.B. 164, PG. 39)

15' PUBLIC UTILITY EASEMENT
(P.B. 164, PG. 39)

SOUTH LINE OF TRACT B
AND NORTH LINE OF TRACT E
(P.B. 164, PG. 39)

SANDESTIN DRIVE
50' PRIVATE RIGHT-OF-WAY
PARCEL ID: 272709-729508-000410
OWNER: HIGHLAND MEADOWS II
COMMUNITY DEVELOPMENT DISTRICT
(O.R. 10290, PG. 600)
TRACT E
GROVE AT HIGHLAND MEADOWS
(P.B. 164, PG. 39)

SCALE 1"=20'

SHEET 2 OF 2

CS PROJECT: 8825.03

1062-TCE-A

SHEET NO. V-02

PREPARED BY: CHASTAIN-SKILLMAN, LLC - 205 EAST ORANGE STREET SUITE #110
LAKELAND, FLORIDA 33801 - (863) 646-1402 - LB 262

DRAWN BY: S. CHILDS

FIELD BOOK: — PAGE: —

DATE: 09/27/2024

DESCRIPTION
1062-TCE-B

DESCRIPTION:

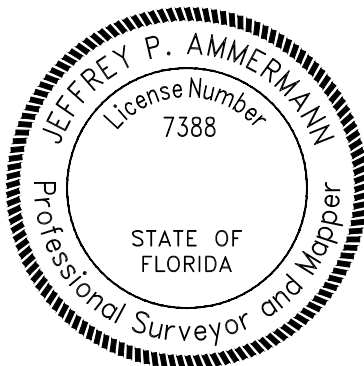
A parcel of land being a portion of TRACT E, of the plat of GROVE AT HIGHLAND MEADOWS, as recorded in Plat Book 164, Pages 39 and 40, and described in Official Records Book 10290, Pages 600 through 602, both of the Public Records of Polk County, Florida, located in Section 9, Township 27 South, Range 27 East, being more particularly described as follows:

COMMENCE at the Northwest corner of Tract B of said plat of GROVE AT HIGHLAND MEADOWS; thence South 00°14'30" East, along the West line of said Tract B also being the East right-of-way line of North 10th Street per said plat, 87.17 feet to the Northwest corner of said Tract E, said point being on a curve to the left having a radius of 25.00 feet, a central angle of 43°56'44", a chord bearing of South 22°12'52" East, and a chord distance of 18.71 feet; thence along the arc of said curve and the North line of said Tract E, 19.17 feet to the intersection with a line being 7.00 feet East of and parallel to the West line of said Tract E for the POINT OF BEGINNING; said intersection being on a curve to the left having a radius of 25.00 feet, a central angle of 17°22'09", a chord bearing of South 52°52'18" East, and a chord distance of 7.55 feet; thence along the arc of said curve and said North line of Tract E, 7.58 feet to the intersection with a line being 13.00 feet East of and parallel to said West line of Tract E; thence South 00°14'30" East, along said parallel line, 56.14 feet to the intersection with the South line of said Tract E, said point being on a non-tangent curve to the left having a radius of 25.00 feet, a central angle of 17°22'09", a chord bearing of South 52°23'18" West, and a chord distance of 7.55 feet; thence along the arc of said curve and said South line of Tract E, 7.58 feet to the intersection with said line being 7.00 feet East of and parallel to the West line of Tract E; thence North 00°14'30" West, along said parallel line, 65.30 feet to the POINT OF BEGINNING.

Said parcels containing 361.42 square feet, more or less.

CERTIFICATION:

I hereby certify that this Description with Sketch was made under my direction and was made in accordance with Standards of Practice adopted by the State of Florida Department of Agriculture and Consumer Services, Board of Professional Surveyors and Mappers, Chapter 5J-17 of the Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.



Jeffrey P
Ammermann

Digitally signed by
Jeffrey P Ammermann
Date: 2024.09.27
17:44:06 -04'00'

JEFFREY P. AMMERMAN, P.S.M.
FLORIDA REGISTRATION PSM 7388
JAMMERMAN@CHASTAINSKILLMAN.COM
THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY THE ABOVE
SURVEYOR ON THE DATE ADJACENT TO SEAL. ANY SIGNATURE MUST BE
VERIFIED ON ANY ELECTRONIC COPIES. PRINTED COPIES OF THIS DOCUMENT
ARE NOT CONSIDERED VALID WITHOUT A RAISED SEAL.

SHEET 1 OF 2

SEE SHEET 2 FOR
DESCRIPTION SKETCH, LEGEND,
AND SURVEYOR'S NOTES

CS PROJECT: 8825.03

PREPARED BY: CHASTAIN-SKILLMAN, LLC - 205 EAST ORANGE STREET SUITE #110
LAKELAND, FLORIDA 33801 - (863) 646-1402 - LB 262

1062-TCE-B

DRAWN BY: S. CHILDS

FIELD BOOK: — PAGE: —

DATE: 09/27/2024

SHEET NO. V-01

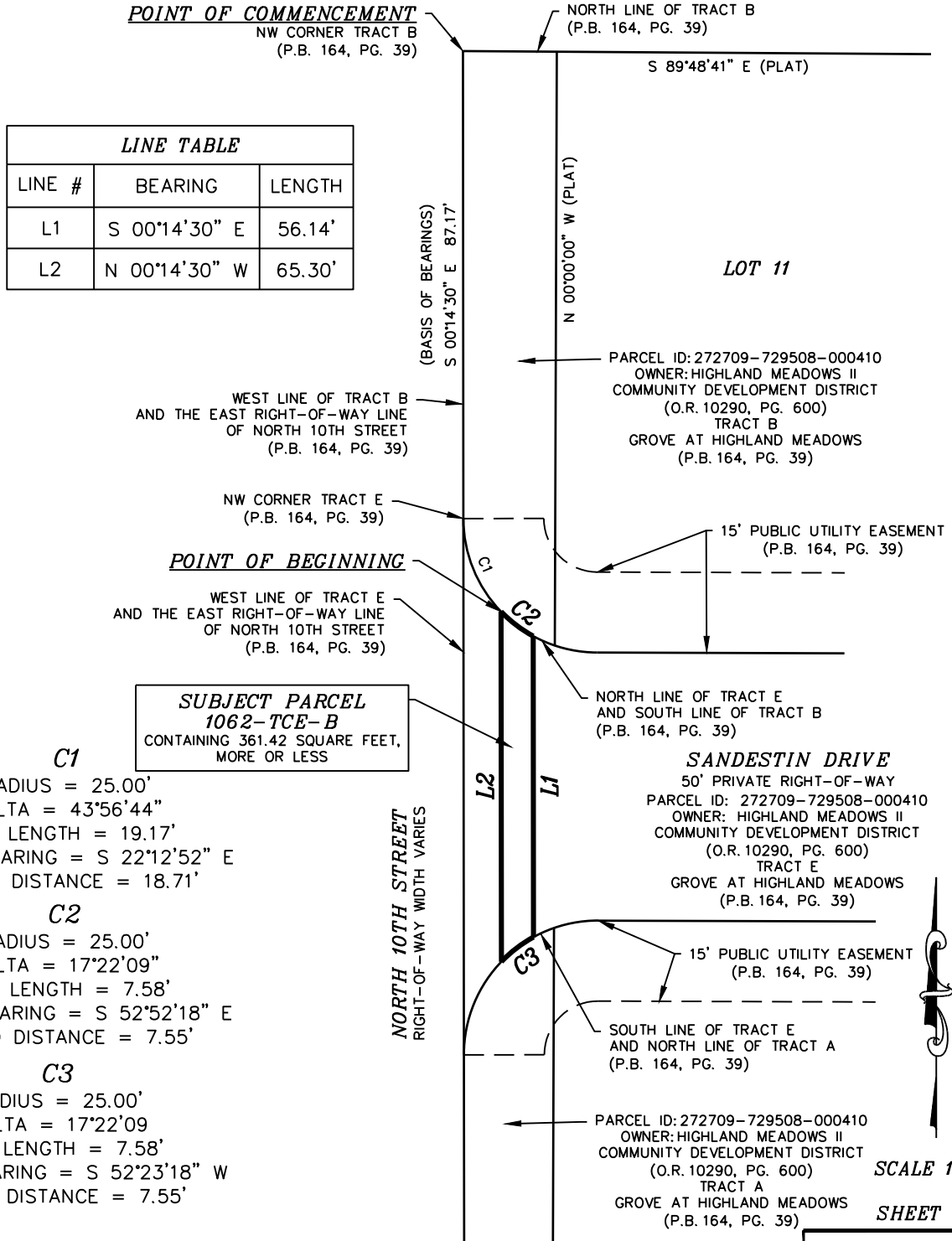
P: \882503\CAD\Survey\KEY SHEET 1\1-10TH STREET\882503-SCC-2024-02-21-10TH-ESM\FS.dwg 1062-TCE-B Sep 27, 2024 5:00pm by: jammermann

LEGEND:

P.B. = PLAT BOOK
PG. = PAGE
O.R. = OFFICIAL RECORDS BOOK
ID = IDENTIFICATION
PE = PERMANENT EASEMENT
TCE = TEMPORARY CONSTRUCTION EASEMENT

DESCRIPTION SKETCH
1062-TCE-B**NOTES:**

- 1) This is not a Boundary survey.
- 2) The bearings are based on the West line of plat, GROVE AT HIGHLAND MEADOWS, as recorded in Plat Book 164, Pages 39-40, Public Records of Polk County, Florida, being South 00°14'30" East.
- 3) See sheet 1 for description, certification, and surveyor's signature and seal.



PREPARED BY: **CHASTAIN-SKILLMAN, LLC - 205 EAST ORANGE STREET SUITE #110
LAKELAND, FLORIDA 33801 - (863) 646-1402 - LB 262**

DRAWN BY: **S. CHILDS**

FIELD BOOK: — PAGE: —

DATE: **09/27/2024**

CS PROJECT: **8825.03**

1062-TCE-B

SHEET NO. **V-02**

DESCRIPTION
1062-TCE-C

DESCRIPTION:

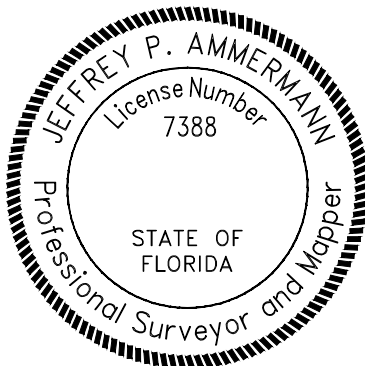
A parcel of land being a portion of TRACT A, of the plat of GROVE AT HIGHLAND MEADOWS, as recorded in Plat Book 164, Pages 39 and 40, and described in Official Records Book 10290, Pages 600 through 602, both of the Public Records of Polk County, Florida, located in Section 9, Township 27 South, Range 27 East, being more particularly described as follows:

COMMENCE at the Northwest corner of Tract B of said plat of GROVE AT HIGHLAND MEADOWS; thence South 00°14'30" East, along the West line of said Tract B also being the East right-of-way line of North 10th Street per said plat, 87.17 feet to the Northwest corner of Tract E of said plat; thence continue South 00°14'30" East, along the West line of said Tract E and the East right-of-way line of North 10th Street, 100.00 feet to the intersection with the North line of said Tract A, said intersection being on a non-tangent curve to the right having a radius of 25.00 feet, a central angle of 43°56'44", a chord bearing of North 21°43'52" East, and a chord distance of 18.71 feet; thence along the arc of said curve and said North line of Tract A, 19.17 feet to the intersection with a line being 7.00 feet East of and parallel to the West line of said Tract A for the POINT OF BEGINNING, said intersection being on a curve to the right having a radius of 25.00 feet, a central angle of 17°22'09", a chord bearing of North 52°23'18" East, and a chord distance of 7.55 feet; thence along the arc of said curve and said North line of Tract A, 7.58 feet; thence South 00°14'30" East, parallel to the West line of said Tract A, 83.31 feet; thence South 89°45'30" West, 6.00 feet; thence North 00°14'30" West, parallel to said West line of Tract A, 78.73 feet to the POINT OF BEGINNING.

Said parcels containing 487.55 square feet, more or less.

CERTIFICATION:

I hereby certify that this Description with Sketch was made under my direction and was made in accordance with Standards of Practice adopted by the State of Florida Department of Agriculture and Consumer Services, Board of Professional Surveyors and Mappers, Chapter 5J-17 of the Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.



Jeffrey P

Ammermann

Digitally signed by
Jeffrey P Ammermann
Date: 2025.02.27
14:36:35 -05'00'

JEFFREY P. AMMERMAN, P.S.M.
FLORIDA REGISTRATION PSM 7388
JAMMERMANN@CHASTAINSKILLMAN.COM
THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY THE ABOVE
SURVEYOR ON THE DATE ADJACENT TO SEAL. ANY SIGNATURE MUST BE
VERIFIED ON ANY ELECTRONIC COPIES. PRINTED COPIES OF THIS DOCUMENT
ARE NOT CONSIDERED VALID WITHOUT A RAISED SEAL.

SHEET 1 OF 2

SEE SHEET 2 FOR
DESCRIPTION SKETCH, LEGEND,
AND SURVEYOR'S NOTES

CS PROJECT: 8825.03

PREPARED BY: CHASTAIN-SKILLMAN, LLC - 205 EAST ORANGE STREET SUITE #110
LAKELAND, FLORIDA 33801 - (863) 646-1402 - LB 262

1062-TCE-C

DRAWN BY: S. CHILDS

FIELD BOOK: — PAGE: —

DATE: 02/27/2025

SHEET NO. V-01

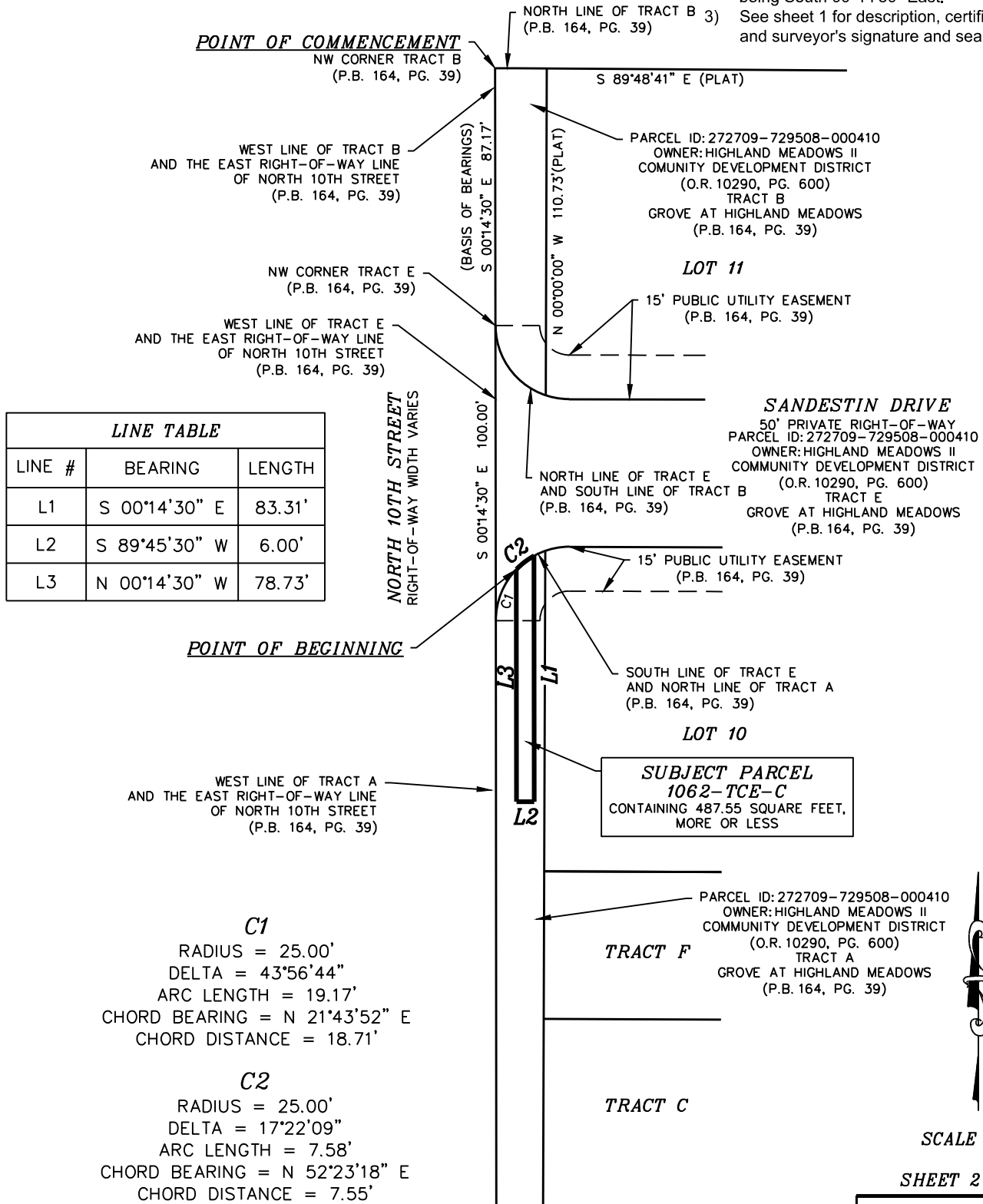
by: jammermann
Feb 27, 2025 2:31pm
1062-TCE-C
P: \\882503\CAD\Survey\KEY SHEET 1\1-10TH STREET\882503-SCC-2024-02-21-10TH-ESMFS.dwg

LEGEND:

P.B. = PLAT BOOK
PG. = PAGE
O.R. = OFFICIAL RECORDS BOOK
ID = IDENTIFICATION
PE = PERMANENT EASEMENT
TCE = TEMPORARY CONSTRUCTION EASEMENT

DESCRIPTION SKETCH
1062-TCE-C**NOTES:**

- 1) This is not a Boundary survey.
- 2) The bearings are based on the East line of plat, GROVE AT HIGHLAND MEADOWS, as recorded in Plat Book 164, Pages 39-40, Public Records of Polk County, Florida, being South 00°14'30" East. See sheet 1 for description, certification, and surveyor's signature and seal.
- 3)



PREPARED BY: **CHASTAIN-SKILLMAN, LLC - 205 EAST ORANGE STREET SUITE #110
LAKELAND, FLORIDA 33801 - (863) 646-1402 - LB 262**

DRAWN BY: **S. CHILDS**

FIELD BOOK: — PAGE: —

DATE: **02/27/2025**

CS PROJECT: **8825.03**

1062-TCE-C

SHEET NO. **V-02**

Attachment 'B'

Polk Regional Water Cooperative

Acquisition of Real Property

Right-of-Way and Real Estate

ACQUISITION OF REAL PROPERTY

Introduction

As the owner of property needed for a utility project, you are a key participant in improving Polk County's vital utility network. This brochure has been prepared to describe the procedures the Polk Regional Water Cooperative (PRWC) must follow by law in purchasing your property. It also explains your rights and options during the acquisition process. If you have questions after reading this brochure, please ask us. We want to answer your questions. It is our sincere desire to work with you in reaching a mutually acceptable agreement for the purchase of your property.

Along with this brochure, you will receive a letter notifying you of the rights guaranteed to you by law. The letter will explain the nature of the project for which your property is needed, describe the portion of your property needed for the project and provide you the project and parcel designation we will use to identify the portion of your property being acquired. The letter will also include the location, address and phone number of the PRWC's office where you can obtain additional information about the project. If you request copies of our appraisal of your property, right of way maps, or construction plans we will provide them within 15 business days of our receipt of your request. If our right of way maps and construction plans are not complete at the time of your request, we will provide them to the extent they are prepared.

PRWC will reimburse you for certain fees and costs you incur during the acquisition process, primarily for the services of an attorney and/or appraiser. However, the law places certain limitations on this reimbursement. If you enter into binding agreements for legal, appraisal and other services, you may be responsible for payment of any amounts exceeding what is reimbursable by law. Before you enter into binding agreements we recommend that you allow us to make our offer to you and more fully explain the reimbursement process.

Appraisal of Real Property

You will be contacted by an appraiser or real estate specialist working for PRWC who will appraise or otherwise estimate the value of your property. The appraiser or real estate specialist must inspect your property as part of the valuation process. You are encouraged to be present during the inspection and provide any information you believe affects the value of your property.

You may obtain your own appraisal of the portion of your property being acquired. PRWC will consider your appraisal in determining the amount we believe provides you full compensation. When we acquire your property, we will reimburse your cost for one real estate appraisal provided the cost of the appraisal does not exceed the usual and customary rate charged for appraisal services in the community where your property is located.

In order for PRWC to pay an appraisal fee, you must provide us a copy of your appraisal and submit an invoice showing the services performed by date, the hourly rate and the amount of the fee.

If we cannot agree on the amount of the fee to be paid by PRWC you have the right to file an action in the Circuit Court and have the Court decide the amount to be paid.

Negotiation for Purchase of Real Property

You will receive a written offer to purchase your property. The offer will be no less than the appraised value. If only a portion of your property is being acquired, the offer will also include an amount necessary to compensate you for any loss in value to your remaining property resulting from the partial acquisition. We will negotiate with you to try and reach a mutually acceptable agreement for the purchase of your property.

You may wish to be represented by an attorney or other agent during negotiations. If you choose to be represented, we will ask you to provide us written authorization, signed by both you and your representative. Once we have received your written authorization, we will conduct negotiations with your representative. However, the initial written offer must be delivered directly to you. Your authorized representative may be present when we deliver the initial offer, if you wish.

If you choose to be represented by an attorney, PRWC will pay a reasonable fee for his/her services. If we reach an agreement with you for the purchase of your property we will pay your attorney to review and analyze the details of the acquisition and to assist you in negotiations. The amount for attorney fees will either be based on a schedule contained in Florida Statutes which is explained later in this brochure in the section entitled **Eminent Domain** or, if we both agree, based on a reasonable number of hours and reasonable hourly rate. If we pay based on hourly rate, the amount may not be more than you would be expected to pay if PRWC were not responsible for the fees. If we cannot agree to a purchase price, attorney fees will be paid as described later under **Eminent Domain**. Please note, PRWC does not pay for the services of representatives who are not attorneys licensed to practice in Florida.

If we reach an agreement as to the amount of compensation, you will be asked to sign a purchase agreement agreeing to the terms of the sale. That agreement will be subject to final approval by PRWC. When final approval is granted PRWC will contact you to schedule a real estate closing as described in this brochure under **Real Estate Closing**.

You do not have to accept our offer of compensation for your property. You may make a counteroffer in the amount you feel is appropriate and we will consider your counteroffer in the negotiations. If we cannot reach an agreement as to the amount of compensation for your property PRWC may, as a last resort, seek to acquire your property through the courts.

This is known as “condemnation” and is explained more thoroughly in the section entitled **Eminent Domain**. By law you must be given at least 30 days from the date you receive our offer to respond before we can begin the condemnation process. Please understand that if PRWC must pursue condemnation, payment of fees and costs will be delayed until the conclusion of the litigation.

Real Estate Closing

At the closing we will provide the check for the agreed amount of compensation for your property and any damages to your remaining property, if applicable. In exchange, you will be asked to sign the appropriate documents to convey your property to PRWC.

The payment of fees and costs will also take place at closing. Fees and costs will not affect the agreed upon price for the real estate. Generally, fees and costs will be paid directly to you. However, if you choose, we will pay directly to your attorney and/or appraiser provided you authorize us to do this in writing.

If we reach agreement of the value of your property, but cannot agree on the amount of the fees and costs to be paid by PRWC, we can go forward with the closing for the real estate and defer payment of the fees and costs. Ultimately, if we cannot agree on an amount for fees and costs, you have the right to file an action in the Circuit Court and have the Court decide the amount to be paid.

Eminent Domain

PRWC always prefers to acquire property through negotiated settlements. However, if after negotiations we cannot agree on the price to be paid for your property, PRWC must consider acquisition through the courts which is called “condemnation.” The right to acquire private property through condemnation is known as the power of eminent domain.

Although PRWC has the right to acquire private property, it must insure the owner is fully compensated for the property. In a condemnation suit, a jury may ultimately decide the amount PRWC must pay. However, if PRWC files a condemnation suit we will continue to negotiate with you and your attorney to try to arrive at a mutually satisfactory amount to compensate you for your property. If we agree on the terms of a settlement the condemnation suit will be concluded and your fees and costs will be paid as described in this brochure.

If PRWC pursues a condemnation action, your attorney fees will be paid based on a schedule contained in Florida Statutes. Fees will be calculated as a percentage of the benefit your attorney achieves for you. The term benefit means the difference between the amount the court awards (final judgment amount) and the amount of the last written offer made by PRWC before you hire an attorney. In determining the amount of benefit for the purposes of calculating attorney fees, the court may also consider non-monetary benefits the attorney obtains for you.

The law does not allow PRWC to pay interest on amounts for fees and costs.

Conclusion

We understand that a utility project requiring the acquisition of private property may cause concern and result in many questions. We are very interested in hearing your concerns and answering your questions. You will have adequate time to obtain all of the information you need, to study your options and make informed decisions. Please be assured we will do everything we can to be sensitive and responsive to your needs and to insure you receive all of your rights.

The rights explained in this brochure are derived from Chapter 73, Florida Statutes. The relevant portions of Chapter 73 are provided for your information.



APPRAISAL OF REAL PROPERTY

PRWC - SE Wellfield and Water Production Facility
Parcel 1062 - Highland Meadows II Community
Development District

Polk County - 27-27-09-729508-000410
Sandestin Drive
Davenport, Polk County, Florida 33844
C&W File ID: PRWC-1062

IN AN APPRAISAL REPORT

As of July 5, 2025

Prepared For:

American Acquisition Group, LLC
711 N. Sherrill Street Suite B
Tampa, FL 33609

Prepared By:

Cushman & Wakefield
Valuation & Advisory
121 West Forsyth Street
Jacksonville, FL 32202



121 West Forsyth Street
Jacksonville, FL 32202
Tel (904) 380-8345
cushmanwakefield.com

August 7, 2025

Mr. Christopher S. Scodius, SR/WA RW-RAC
American Acquisition Group, LLC
711 N. Sherrill Street Suite B
Tampa, FL 33609

Re: PRWC - SE Wellfield and Water Production Facility
Parcel 1062 - Highland Meadows II Community Development District
County Property ID No.: 27-27-09-729508-000410
Sandestin Drive, Davenport, Polk County, Florida 33844
C&W File ID: PRWC-1062

Dear Mr. Scodius:

Our assignment involves providing real estate valuation services related to the PRWC - SE Wellfield and Water Production Facility. Our analysis is presented in the following Appraisal Report. This Appraisal Report will consider "Land and Affected Improvements Only" within a Before, Acquisition and Remainder analysis. My opinion of market value of the easement interests as of July 5, 2025, is as follows:

SUMMARY OF COMPENSATION	
MARKET VALUE OF PERMANENT EASEMENT INTERESTS	
1062 - Highland Meadow s II Community Development District	PERMANENT EASEMENT
Part A	
Land	\$1,600
Improvements	\$1,400
Damages/Cure	\$25,450
Compensation	\$28,450
1062 - Highland Meadow s II Community Development District	PERMANENT EASEMENT
Part B	
Land	\$1,200
Improvements	\$650
Damages/Cure	\$0
Compensation	\$1,850
1062 - Highland Meadow s II Community Development District	PERMANENT EASEMENT
Part C	
Land	\$1,200
Improvements	\$1,050
Damages/Cure	\$0
Compensation	\$2,250
MARKET VALUE OF TCE INTERESTS	
1062 - Highland Meadow s II Community Development District	TEMPORARY CONSTRUCTION EASEMENT
Part A	
Land	\$750
Improvements	\$8,500
Damages/Cure	\$0
Compensation	\$9,250
1062 - Highland Meadow s II Community Development District	TEMPORARY CONSTRUCTION EASEMENT
Part B	
Land	\$450
Improvements	\$350
Damages/Cure	\$0
Compensation	\$800
1062 - Highland Meadow s II Community Development District	TEMPORARY CONSTRUCTION EASEMENT
Part C	
Land	\$600
Improvements	\$6,950
Damages/Cure	\$0
Compensation	\$7,550
TOTAL COMPENSATION	\$50,150

It has been a pleasure to assist you in this assignment. If you have any questions concerning the analysis, or if Cushman & Wakefield can be of further service, please contact us.

CUSHMAN & WAKEFIELD OF FLORIDA, INC.



Nick Chop, MAI
Cert Gen RZ2660

CERTIFICATION OF VALUE

I certify to the best of our knowledge and belief:

1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are our personal, impartial and unbiased professional analyses, opinions, and conclusions.
3. I have no present or prospective interest in or bias with respect to the property that is the subject of this report and have no personal interest in or bias with respect to the parties involved with this assignment.
4. My engagement in this assignment was not contingent upon developing or reporting predetermined results.
5. My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
6. My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice, as well as the requirements of the State of Florida.
7. Nick Chop, MAI has made a personal inspection of the property that is the subject of this report.
8. Todd Johnson provided significant real property appraisal assistance to the person signing this report.
9. Nicholas Franjo Chop, MAI, is an active State-certified general real estate appraiser (Cert Gen RZ2660), current with all requirements with a license expiration of November 30, 2026. Todd Johnson is an active State-certified general real estate appraiser (Cert Gen RZ2156), current with all requirements with a license expiration of November 30, 2026.
10. The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute.
11. The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
12. As of the date of this report, Nick Chop, MAI has completed the continuing education program for Designated Members of the Appraisal Institute.

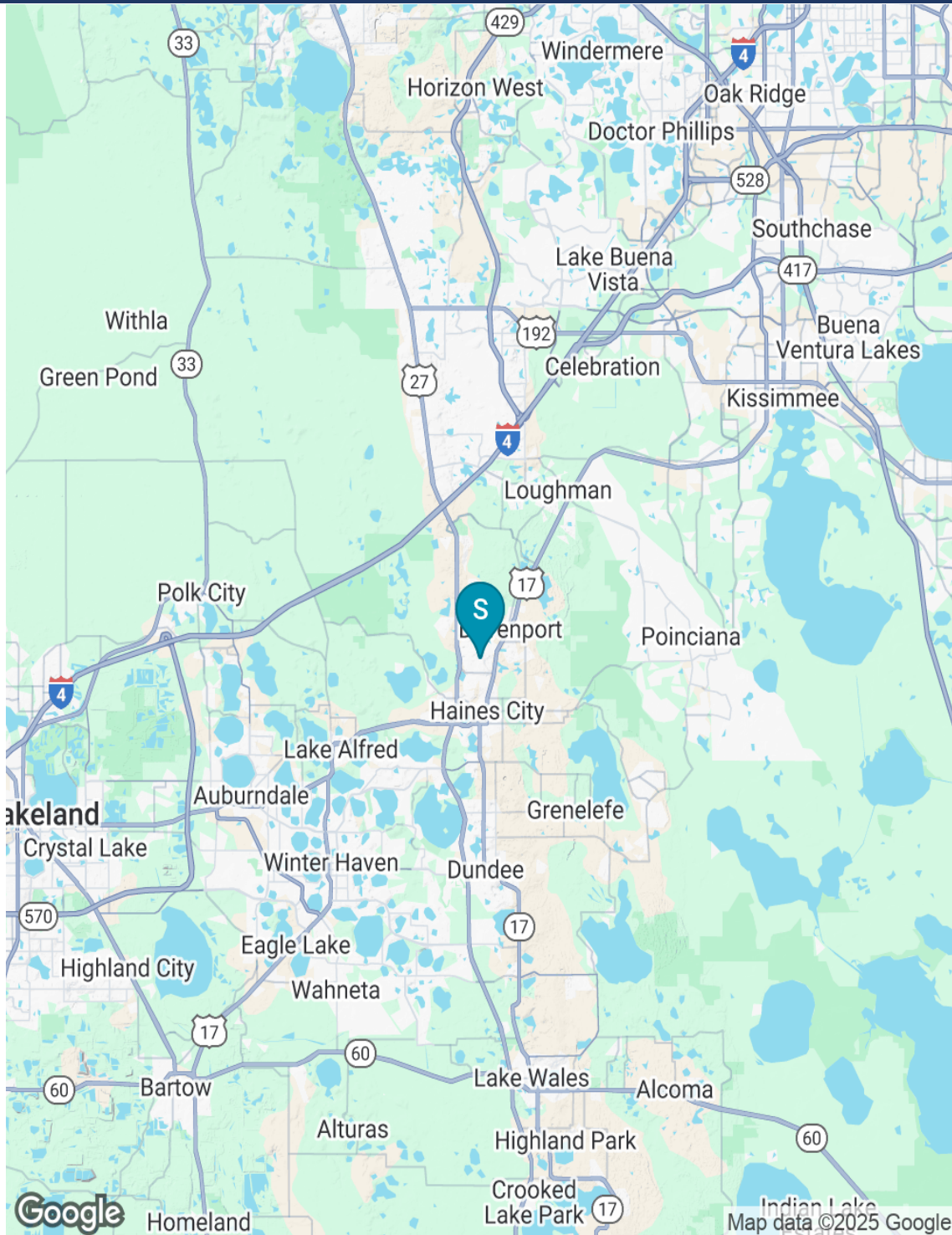
13. Absolute client confidentiality and privacy were maintained at all times with regard to this assignment without conflict of interest.
14. Nick Chop, MAI has not provided any services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding agreement to perform this assignment.



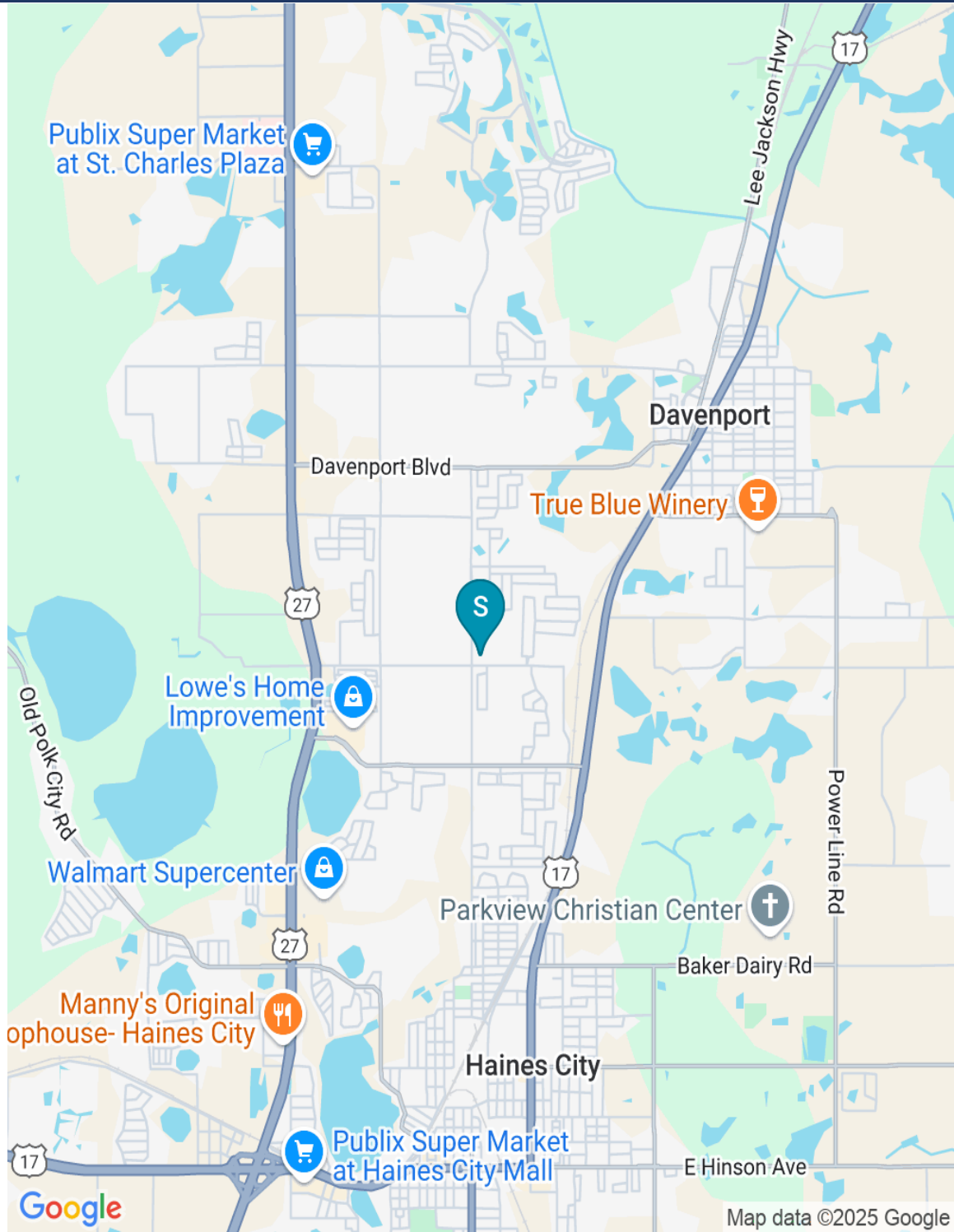
Nick Chop, MAI
Cert Gen RZ2660

SUBJECT LOCATION MAPS

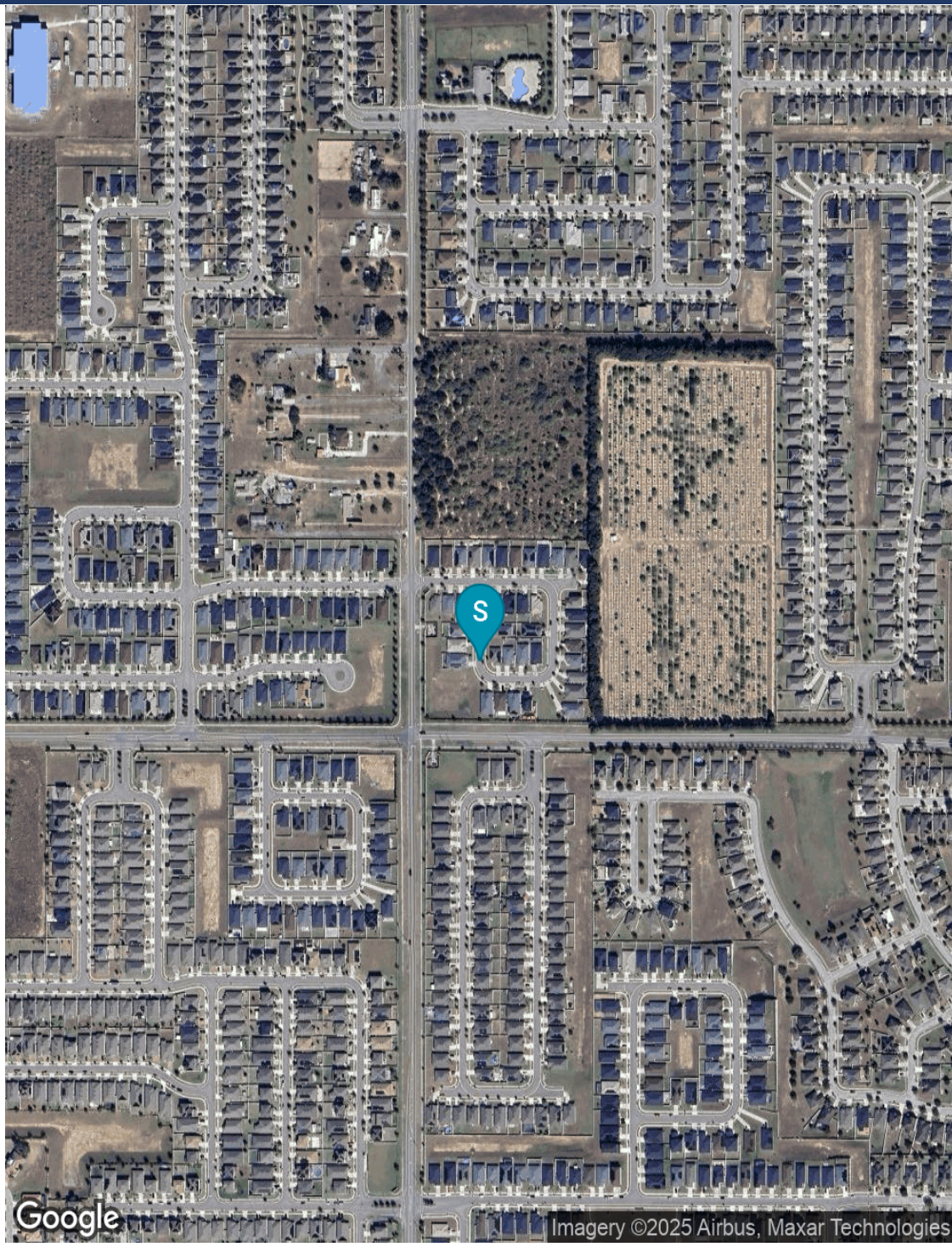
SUBJECT LOCATION MAP REGION

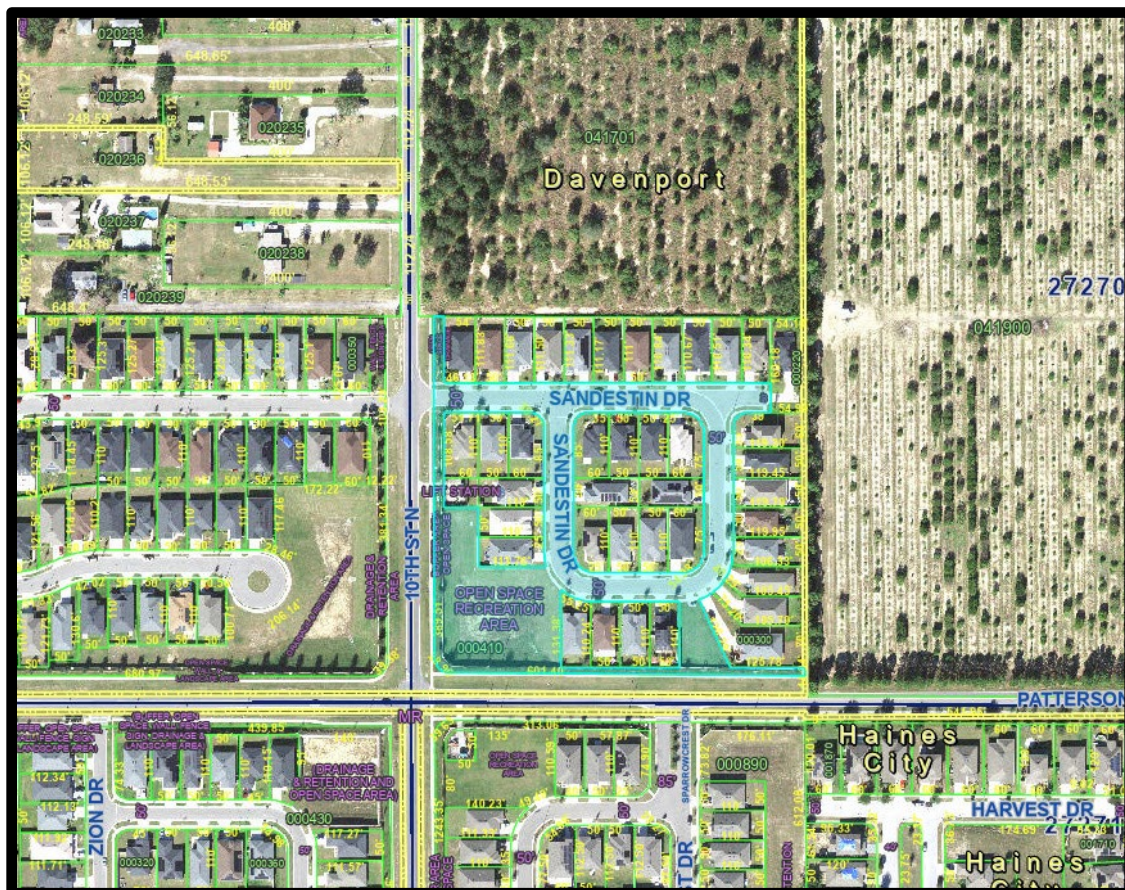


SUBJECT LOCATION MAP LOCAL



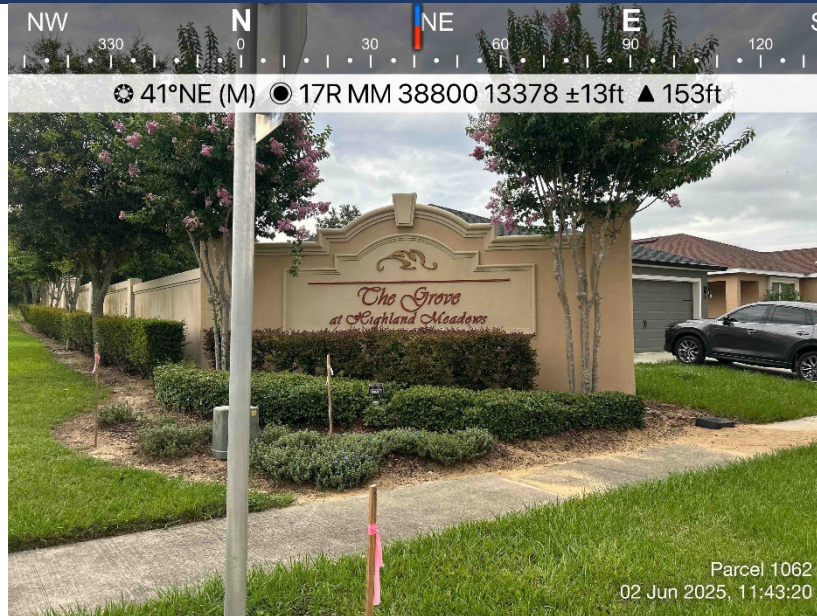
SUBJECT LOCATION MAP
LOCAL
SUBJECT AERIAL



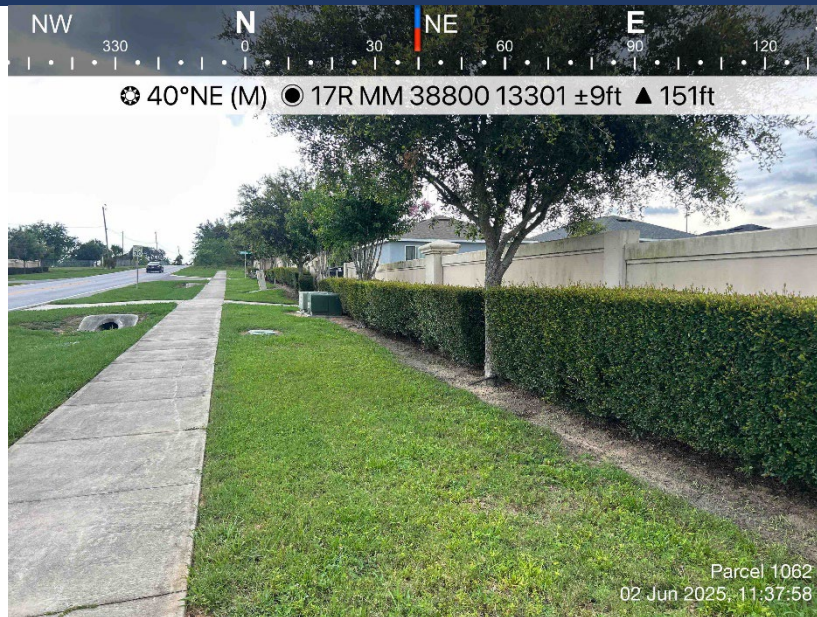
CUSHMAN & WAKEFIELD
Page | 8

SUBJECT PHOTOGRAPHS

SUBJECT PHOTO



PROPOSED EASEMENT AREA

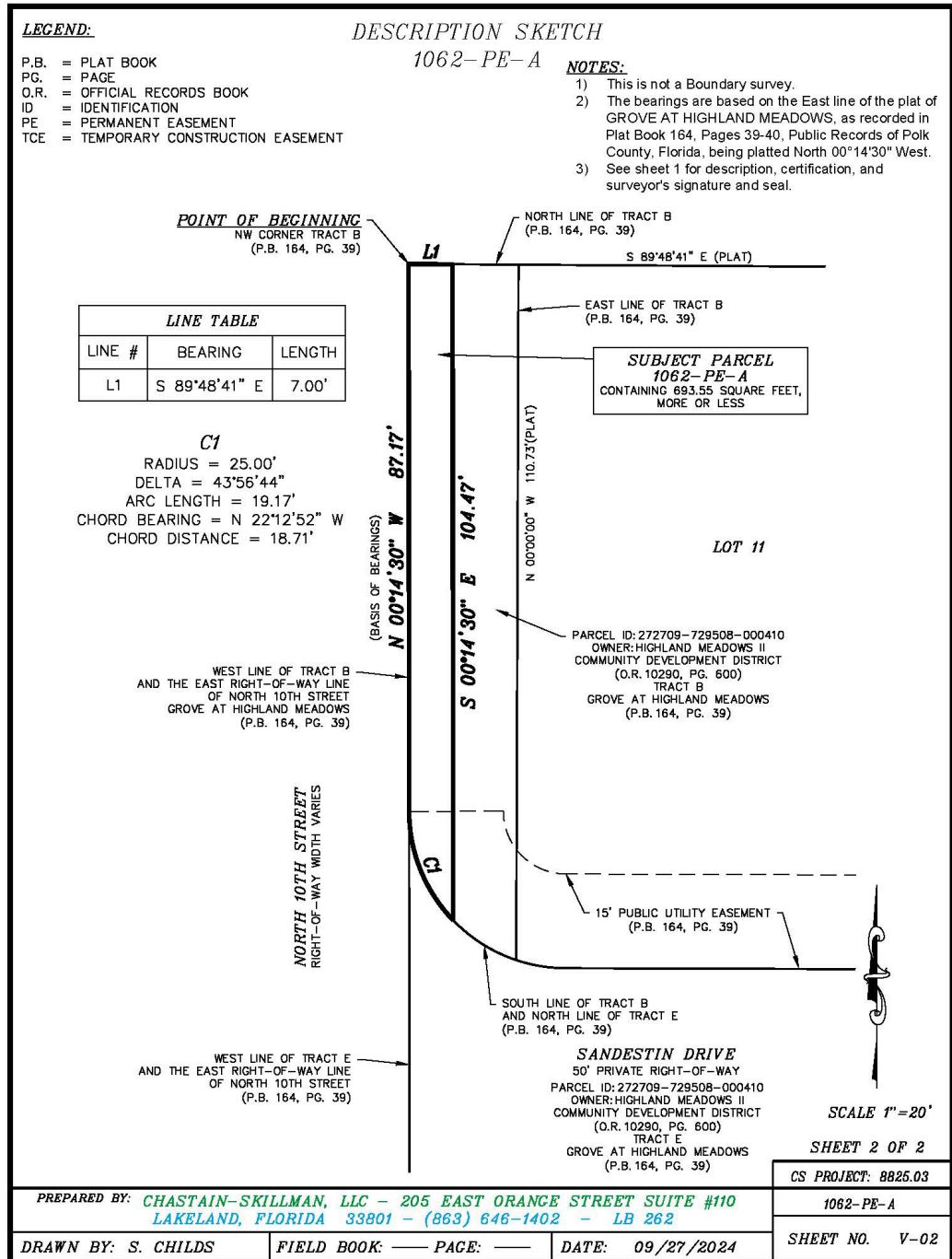






PERMANENT EASEMENT SKETCH

EXHIBIT – PROPOSED PE-A EASEMENT



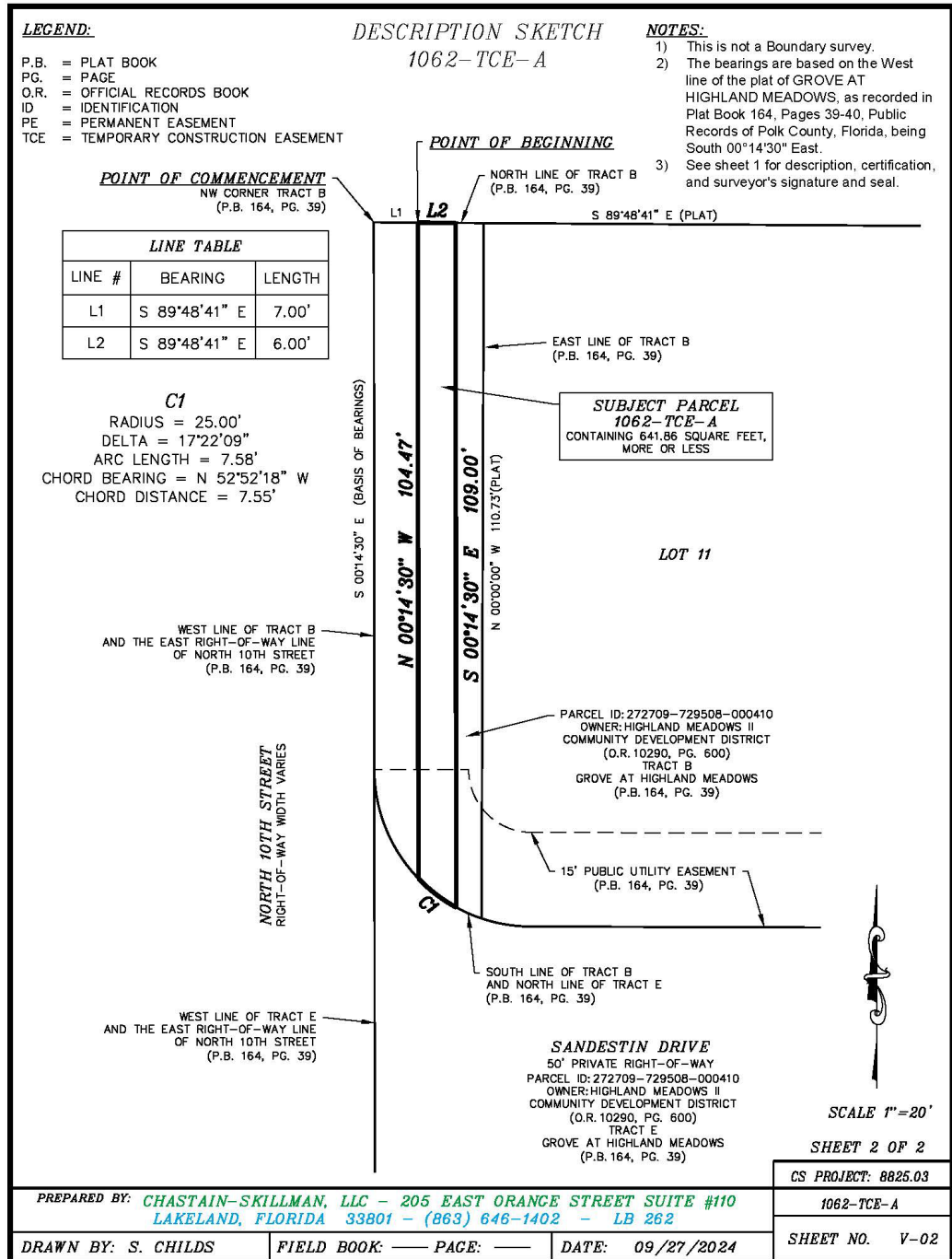
Parcel 1062 - Highland Meadows II Community
 Development District





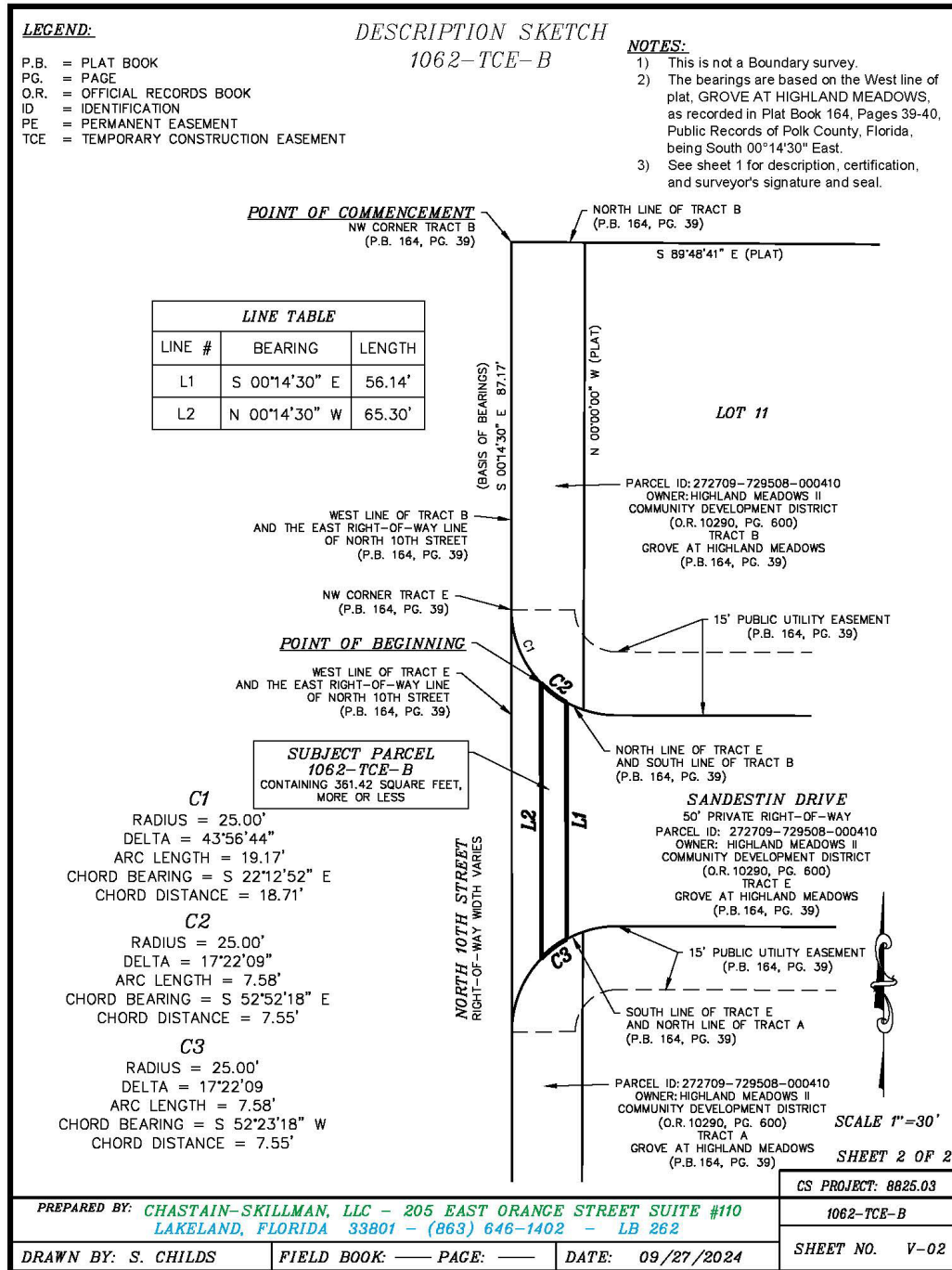
TEMPORARY EASEMENT SKETCH

EXHIBIT – PROPOSED TCE-A EASEMENT



Parcel 1062 - Highland Meadows II Community
 Development District

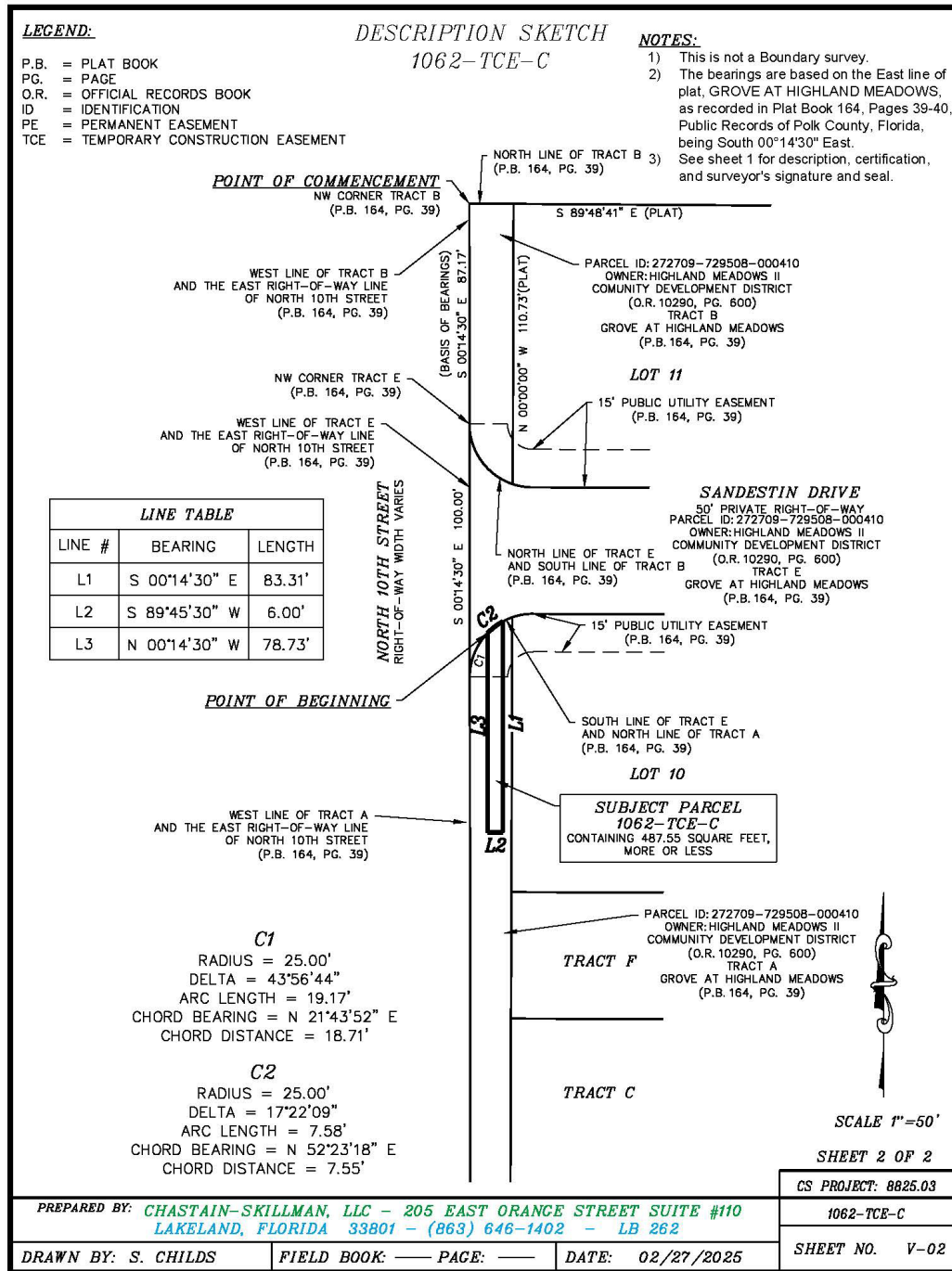
EXHIBIT – PROPOSED TCE-B EASEMENT



Parcel 1062 - Highland Meadows II Community
 Development District

CUSHMAN & WAKEFIELD

EXHIBIT – PROPOSED TCE-C EASEMENT



Parcel 1062 - Highland Meadows II Community
Development District

CUSHMAN & WAKEFIELD



TABLE OF CONTENTS

CERTIFICATION OF VALUE.....	3
SUBJECT LOCATION MAPS	5
SUBJECT PHOTOGRAPHS.....	9
PERMANENT EASEMENT SKETCH	12
TEMPORARY EASEMENT SKETCH.....	15
AERIAL EXHIBIT	18
TABLE OF CONTENTS.....	19
SUMMARY OF INFORMATION	21
Owner of Record:.....	21
Location of the Subject:	21
Address:.....	21
Date of Report:.....	21
Date of Value:	21
Property Inspection Dates:.....	21
Persons at the Inspection:.....	21
Extent of the Inspection:	22
Land Area:	22
Ownership and Property History	23
SCOPE OF WORK	23
Client.....	23
Type of Appraisal and Report Format	23
Intended Use, and Intended User of the Appraisal Report.....	23
Purpose of the Appraisal.....	24
Definition of Market Value	24
Interest Appraised	24
Extent to Which the Property is Identified	24
Extent to Which the Property is Inspected	25
Type and Extent of the Data Researched	25
Data Sources	25
Appraisal Methodology	25
Appraisal Problem.....	26
Exposure Time.....	26
Site Analysis	26
Improvements.....	29

Zoning	29
Assessed Value, Taxes, and Special Assessments	31
Highest and Best Use	31
Highest and Best Use – As Vacant	31
Highest and Best Use – Conclusion	32
Land – As Vacant.....	32
Highest and Best Use – As Improved	33
Land Value.....	33
Land Value Conclusion	34
Correlation	34
Improvement Value	35
Final Correlation.....	42
FINAL VALUE ESTIMATE	42
DESCRIPTION AND VALUATION OF THE PART ACQUIRED	43
Permanent Easement – 1062 PE (A, B & C)	43
Description of the Permanent Easement.....	43
Permanent Easement Valuation (Parcels 1062 PE - A, B & C).....	43
Temporary Construction Easement Acquisition	46
(Parcel 1062 TCE - A, B & C)	46
Description of the Temporary Construction Easement (TCE).....	46
Total Estimated Value of the Temporary Construction Easement.....	47
VALUE OF THE REMAINDER – PART OF THE WHOLE	48
Value of Remainder as Part of the Whole Property	48
PREMISE OF APPRAISAL – REMAINDER VALUATION	49
Purpose of Appraisal of Remainder After the Acquisition	49
Highest and Best Use Analysis of Remainder.....	49
Land Valuation for Remainder	49
Final Conclusion of Market Value of the Remainder Tract.....	50
Severance Damages	50
Cost to Cure.....	51
SUMMARY OF VALUES	52
ASSUMPTIONS AND LIMITING CONDITIONS.....	53
EXTRAORDINARY ASSUMPTIONS	54
HYPOTHETICAL CONDITIONS	54
ADDENDA	55

SUMMARY OF INFORMATION

Our assignment involves providing real estate valuation services related to the “Southeast Wellfield and Water Production Facility”. The Polk Regional Water Cooperative (PRWC) proposed project will provide up to 12.5 million gallons per day of high-quality drinking water. The treated drinking water will be delivered to local water utilities via a 66-mile pipeline route extending west through Lake Wales and Bartow to South Lakeland and north through Dundee, Lake Hamilton, and Haines City to Davenport. A 10-mile pipeline will also be constructed along Walk in Water Road in Lake Wales to transport raw water to the treatment facility.

Owner of Record:

Highland Meadows II Community Development District
219 East Livingston Street, Orlando, FL 32801

Location of the Subject:

The subject is located along the easterly side of 10th Street North, at its northeast intersection with Patterson Road, Davenport, FL.

Address:

Sandestin Drive
Davenport, Polk County, Florida 33844

Date of Report:

The date of the report is August 7, 2025.

Date of Value:

The effective date of value is July 5, 2025.

Property Inspection Dates:

The formal property inspection was conducted on June 2, 2025. Additional inspection dates include July 5, 2025.

Persons at the Inspection:

Nick Chop, MAI, Executive Director
Todd Johnson, Senior Director
Norris Smith, American Acquisition Group.

An inspection letter was sent to the property owner via Federal Express. However, the property owner did not attend the formal property inspection.

Extent of the Inspection:

The extent of the field inspection during the property inspection included an inspection of the parent tract with emphasis on the area of taking as well as photographing the subject site and road frontage. The area of the acquisition was inspected, and impacted improvements were quantified, to the extent necessary.

Land Area:

SUMMARY OF AREA CALCULATIONS		
PARCEL 1062	SF	ACRES
Before:	131,656 SF	3.022 acres
Take:		
1062 PE-A	694 SF	0.016 acres
1062 PE-B	533 SF	0.012 acres
1062 PE-C	513 SF	0.012 acres
1062 - PE Total	1,740 SF	0.040 acres
1062 TCE-A	642 SF	0.015 acres
1062 TCE-B	361 SF	0.008 acres
1062 TCE C	488 SF	0.011 acres
1062 - TCE Total	1,491 SF	0.034 acres
REMAINDER:	131,656 SF	3.022 acres

The subject is a portion (common areas) of the “Grove at Highland Meadows” subdivision which contains 9.52 acres and is platted for 40 residential lots. The above parent tract calculation (3.022 acres) represents the common areas for the subdivision.

Ownership and Property History

SUBJECT TRANSACTION HISTORY			
CURRENT OWNER DETAILS		LISTING/CONTRACT DETAILS ANALYZED	
Seller	HMD VI, LLC	Not Currently Listed	No
Current Owner	Highland Meadows II Community Development District	Not Under Contract	No
Current Owner's Address	219 East Livingston Street, Orlando, FL 32801	Representation	Not Disclosed
Last Sale Date	September 29, 2017	Listing Start Date	Not Disclosed
Last Known Sale Price	\$100	Beginning List Price	Not Disclosed
Book & Page	10290/00600	Current List Price	Not Disclosed
Deed Type	Non-Arm's Length	Current Listing Period	Not Disclosed

Source: Cushman & Wakefield Research & Interviews

A formal title search was provided to the appraiser, with the last transaction involving the subject being summarized above. This was an old, non-arm's length sale that will not be utilized for the valuation of the parent tract. The subject is not known to be listed for sale.

SCOPE OF WORK

Client

The client is American Acquisition Group, LLC, outside Counsel for the Polk Regional Water Cooperative and the Polk Regional Water Cooperative.

Type of Appraisal and Report Format

This analysis is in an Appraisal Report format in conformity with the reporting requirements set forth under Standard Rule 2-2 of the Uniform Standards of Professional Appraisal Practice. The Appraisal Report will consider the subject property within a Before, Acquisition and Remainder analysis.

Intended Use, and Intended User of the Appraisal Report

The intended use of this report is for establishing compensation to acquire property rights for a proposed permanent easement (PE) and a temporary construction easement (TCE). The intended user is the client, American Acquisition Group, LLC, outside Counsel for the Polk Regional Water Cooperative and the Polk Regional Water Cooperative.

Purpose of the Appraisal

The purpose of this appraisal is to develop and report an opinion of the market value of the common areas for the “Grove at Highland Meadows” subdivision, which will be partially acquired for a “Perpetual Easement” (Parcel 1062-PE A, B & C) by the Polk Regional Water Cooperative in conjunction with the proposed “SE Wellfield and Water Production Facility”. The easement is being acquired for the purpose of constructing and maintaining underground water lines. Additionally, a “Temporary Construction Easement” (Parcel 1062 -TCE A, B & C) will be temporarily acquired for a term of 60-months.

Definition of Market Value

Market value is defined as:

The most probable price, as of a specified date, in cash, or in terms equivalent to cash, or in other precisely revealed terms, for which the specified property rights should sell after reasonable exposure in a competitive market under all conditions requisite to a fair sale, with the buyer and seller each acting prudently, knowledgeably, and for self-interest, and assuming that neither is under undue duress.¹

Interest Appraised

The rights appraised for 1062 (PE) are those associated with a Perpetual Easement. “A Perpetual Easement” is defined as:

An easement that lasts forever.²

The rights appraised for 1062 (TCE) are those associated with a Temporary Construction Easement. “A Temporary Easement” is defined as:

An easement granted for a specific purpose and applicable for a specific time period. A construction easement, for example, is terminated after the construction of the improvement and the unencumbered fee interest in the land reverts to the owner.³

Extent to Which the Property is Identified

The property is identified through the following sources:

- postal address
- assessor’s records
- legal description

¹ Appraisal Institute, *The Dictionary of Real Estate Appraisal*, 7th ed. (Chicago: Appraisal Institute, 2022), 118

² Appraisal Institute, *The Dictionary of Real Estate Appraisal*, 7th ed. (Chicago: Appraisal Institute, 2022), 142

³ Appraisal Institute, *The Dictionary of Real Estate Appraisal*, 7th ed. (Chicago: Appraisal Institute, 2022), 190

Extent to Which the Property is Inspected

The formal property inspection consisted of physically inspecting the subject property, with an emphasis on the easement area as well as photographing the subject site and road frontage(s).

Type and Extent of the Data Researched

CW reviewed the following:

- applicable tax data
- zoning requirements
- flood zone status
- demographics
- comparable data

Data Sources

INFORMATION PROVIDED	
Property Assessment & Tax	Polk County Assessor
Zoning & Land Use Planning	City of Davenport Zoning
Site Size	Polk County Assessor
Building Size	Polk County Assessor
Supply & Demand	CoStar
Flood Map	FEMA
Demographics	STDB On-Line
Comparable Information	Local MLS, Costar, Loopnet, Public Records, and other reliable sources, confirmed by knowledgeable participants.
Legal Description	Client
Title	Client

Appraisal Methodology

I have utilized the Sales Comparison Approach “as vacant” to value the land affected by the acquisition (permanent easement and temporary construction easement). It is widely used and is considered a reliable indicator of value because it represents the actions and reactions of buyers and sellers in the marketplace. The parent tract is the “common areas” for the “Grove at Highland Meadows” subdivision. There is sod, mulch, bushes, trees, irrigation, asphalt pavement and curbing within the area of the PE and TCE. The design plans provided by the client indicate that the contractor will replace the asphalt and curbing impacted by the construction. Therefore, these items will not be compensated for (or cured) within this analysis. A modified cost approach will be utilized to value the impacted site improvements. Additional approaches to value are not applicable to this

appraisal problem. A cure will be analyzed to replace the impacted site improvements to restore functional utility to the existing common areas for the subdivision.

Appraisal Problem

The appraisal problem includes providing an opinion of the market value of the parent tract based upon its highest and best use (residential subdivision common areas). A proportionate value is estimated for the permanent easement acquisition and the temporary construction easement. The remainder will be encumbered by a permanent easement. An underground water line/pipe will be placed within the permanent easement and the temporary construction easement area will revert back to the property owner at the completion of the proposed water-line project. The remainder valuation considers any value impacts to that portion of the property encumbered by the new easement(s).

Exposure Time

Exposure time is a retrospective opinion based on an analysis of past events, assuming a competitive and open market. The exposure time for the subject property has been estimated to be 6-12 months. This is contingent upon the property being listed at a reasonable asking price, within the acceptable real estate industry ranges.

Site Analysis

The subject is located along the easterly side of 10th Street North, at its northeast intersection with Patterson Road, Davenport, FL. The parent tract is the “common areas” for the “Grove at Highland Meadows” subdivision. The Grove at Highland Meadows subdivision contains 9.52 acres and is platted for 40 residential lots.

The description of the site is provided in the following table:

Address	Sandestin Drive, Davenport, Florida.		
Location	The subject is located along the easterly side of 10th Street North, at its northeast intersection with Patterson Road, Davenport, FL.		
Census Tract	12-105-012515		
HBU/As Vacant	Residential Subdivision Common Areas		
Number of Parcels	1		
Assessor Parcel	27-27-09-729508-000410		
Land Area	Square Feet	Acres	
Total Land Area	131,656		3.022
Excess/Surplus Land	No		
Corner			
Site Topography	Generally Level Above street grade		
Site Shape	Irregular		
Site Grade	Above street grade		
Site Quality	Average		
Site Access	Average		
Site Exposure	Average		
Site Utility	Average		
Utilities	Public Water, Public Sewer, Electricity		
Comments	The parent tract (as identified by the client) is the Tax ID Parcel 27-27-09-729508-000410 which consists of the "common areas" for the "Grove At Highland Meadows" subdivision. It contains an estimated 3.022 acres and is located along the easterly side of 10th Street North, at its northeast intersection with Patterson Road, Davenport, FL.		
Accessibility	Access to the subject site is considered average overall.		
Flood Plain	Zone X (Unshaded). This is referenced by Panel Number 12105C0240G, dated December 22, 2016.		

Zone X (unshaded) is a moderate and minimal risk area. Areas of moderate or minimal hazard are studied based upon the principal source of flood in the area. However, buildings in these zones could be flooded by severe, concentrated rainfall coupled with inadequate local drainage systems. Local storm water drainage systems are not normally considered in a community's flood insurance study. The failure of a local drainage system can create areas of high flood risk within these zones. Flood insurance is available in participating communities, but is not required by regulation in these zones. Nearly 25% of all flood claims filed are for structures located within these zones. Minimal risk areas outside the 1% and 0.2% annual chance floodplains. No BFEs or base flood depths are shown within these zones. (Zone X (unshaded) is used on new and revised maps in place of Zone C.)

Easements

Based on the provided preliminary title report (American Government Services Corporation), and an on-site inspection, no adverse easements or encumbrances were noted. This appraisal assumes that there are no adverse easements present. If questions arise, further research is advised. The subject is encumbered by the following easements/encumbrances per the title search: Declaration of Covenants and Conditions for Grove at Highland Meadows, by HMLP VI, LLC, a Florida limited liability company, and joined in by Grove at Highland Meadows Homeowners Association, Inc., a Florida not for profit corporation, dated April 5, 2018 and recorded April 9, 2018 in Official Records Book 10447, Page 1293.

Soils

A detailed soils analysis was not available for review. Based on the development of the subject, it appears the soils are stable and suitable for the existing improvements.

Hazardous Waste

We have not conducted an independent investigation to determine the presence or absence of toxins on the subject property. If questions arise, the reader is strongly cautioned to seek qualified professional assistance in this matter. Please see the Assumptions and Limiting Conditions for a full disclaimer.

Site Conclusion

In conclusion, the site's physical characteristics appear to be supportive of the subject's current use as "common areas" and there were no significant detriments discovered that would inhibit development in accordance with its highest and best use.

Improvements

The parent tract is the "common areas" for the "Grove At Highland Meadows" subdivision. The site is improved with an internal road (Sandestin Drive), fencing, landscaping, retention ponds, irrigation, etc.

There is sod, mulch, bushes, trees, irrigation, asphalt pavement and curbing withing the area of the PE and TCE. The design plans provided by the client indicate that the contractor will replace the asphalt and curbing impacted by the construction. Therefore, these items will not be compensated for (or cured) within this analysis.

Improvements located within the Permanent Easement (PE) include sod and irrigation.

Improvements located within the Temporary Construction Easement (TCE) include sod, mulch, 52 small plants, 51 medium shrubs, 6 medium crepe myrtle trees, 3 medium live oak trees and irrigation.

A modified cost approach will be utilized to value the impacted site improvements. A cure will be analyzed to replace the impacted site improvements to restore functional utility to the existing subdivision's "common areas" use.

Zoning

The property is in the Low Density Residential (R-4) zoning area which is within the zoning authority of the City of Davenport .

A summary of the subject's zoning is provided in the following table:

ZONING

Designation	Low Density Residential (R-4)
Zoning Authority	City of Davenport
Permitted Uses	Principal uses permitted shall include Single-family, Standard Construction and modular (FL Building Code Standards), Duplex, two-family, Triplex or Quadplex, Townhouse, Apartment Building, Adult Family Care Home, Community Residential Home or Assisted Living Facility (up to 6 residents), Family Day Care Home, Family Foster Home, Educational facilities, Cultural Facilities and Places of Public Assembly, Recreation and Conservation Uses and Public/Semi-Public Service Facilities.
Current Use	Subdivision-Common Area
Current Use Legally Permitted	Yes
Conforming Use	The existing common area use is a conforming use.
Conforming Lot	The site meets the minimum lot area requirements under the current zoning classification (R-4).
Zoning Change	Not Likely
Source: City of Davenport Planning & Zoning Department	

In the City of Davenport, Florida, R-4 zoning stands for Low Density Residential/Duplex, Triplex. The purpose of these residential districts is to encourage and provide low to medium-density single-family development and allow for developments with smaller lots.

Other Restrictions

We know of no deed restrictions, private or public, that further limit the subject property's use.

The subject is encumbered by the following easements/encumbrances per the title report: Declaration of Covenants and Conditions for Grove at Highland Meadows, by HMLP VI, LLC, a Florida limited liability company, and joined in by Grove at Highland Meadows Homeowners Association, Inc., a Florida not for profit corporation, dated April 5, 2018 and recorded April 9, 2018 in Official Records Book 10447, Page 1293.

The subject is designated/restricted to certain uses based on the recorded subdivision plat. According to the plat uses are limited to buffer areas, open space, wall/fence areas, sign areas, drainage and landscape areas.

The property is within the Highland Meadows II Community Development District ("CDD"). The CDD has the authority to manage and provide certain urban infrastructure facilities and services and has authority to levy and collect fees, rates, charges, taxes and assessments against property owners benefited, to pay for, finance and provide said facilities and services.

Assessed Value, Taxes, and Special Assessments

ASSESSMENT & TAXES (2024)						
TAX RATE AREA					TAX RATE	19.3717
ASSESSOR PARCEL #	LAND	IMPROVEMENTS	TOTAL	EXEMPTIONS	TAXABLE	BASE TAX
27-27-09-729508-000410	\$0	\$0	\$0	\$0	\$0	\$0.00
TOTAL BASE TAX \$/TOTAL LAND AREA / \$ TOTAL						\$0.00

Source: Polk County Assessment & Taxation

The assessed value of the parent tract was similar to the surrounding properties within the neighborhood. As of the date of the appraisal, there are no delinquent real estate taxes.

Highest and Best Use

In appraisal practice, the concept of highest and best use represents the premise upon which value is based. The four criteria the highest and best use must meet are:

- physically possible;
- legally permissible;
- financially feasible; and
- maximally productive.

The highest and best use analysis of the subject is discussed below.

Highest and Best Use – As Vacant

Physically Possible

Physical limitations must be considered since construction may be either impossible or so costly that some uses cannot be reasonably considered. In terms of physical features, the subject site totals 3.022 acres (131,656 SF), it is irregular in shape and has a generally level topography. Drainage appears to be adequate. There are no topographical features (elevations or depressions) which would physically hinder the potential development of the site, (as the common areas for the subdivision). There are no known wetlands on-site and the property is located within FEMA Flood Zone "X", which does not physically restrict the development of the property. The site has access to Patterson Road and North 10th Street, which would allow for acceptable access to the site. All public utilities necessary are available within the area. There are no physical characteristics that would hinder accessing the utilities. Residential development (as common areas) was considered physically possible.

Legally Permissible

Restrictions, including land use and zoning, must be considered, since they may preclude any other possible highest and best uses. Permitted uses of the subject's Low Density Residential (R-4) include a variety of residential development options. There are no known on-site wetlands that would require legal mitigation for the development of the property. The site has adequate frontage along a publicly maintained right-of-way, providing legal access to the site. Public utilities are available within the area, and there are no known water or sewer moratoriums that would legally prohibit the subject from tapping into the local infrastructure. A residential use (common areas) would be compatible with the proposed zoning, future land use, and development patterns within the neighborhood.

Financially Feasible

The determination of financial feasibility is dependent primarily on the relationship of supply and demand for the legally probable land uses versus the cost to create the uses. The subject is a portion (common areas) of the Grove At Highland Meadows subdivision which contains a total land area of 9.52 acres and is platted for 40 residential lots (the common areas/parent tract contains 3.022 acres). The parcel maintains adequate physical characteristics to support the subdivision as common areas. The surrounding land uses consist primarily of residential uses with the immediate area being residential in nature and there are very few vacant sites available. Based upon short marketing times and low vacancy rates, there appears to be a stable market for residential endeavors within the immediate neighborhood. It was considered to be economically (financially) feasible to develop the subject property under a residential use, as permissible by the "R-4" zoning/land use classification.

Maximally Productive

The test of most profitable is applied to the potential uses that have passed the first three tests of legally permissible, physically possible and financially feasible. The use that produces the highest residual land value is the highest and best use. The existing zoning and land use designation allow for single-family residential development. The subject property is in a location, which is residential in nature. Therefore, a residential use which is compatible with surrounding development, was considered to be the most profitable use of the site. A comparison within the financially feasible analysis indicates that a residential use (common areas for the subdivision) is the most profitable use.

Highest and Best Use – Conclusion

Land – As Vacant

Based on the above four criteria, the highest and best use of the subject, as vacant, is for a residential subdivision common areas consistent with the existing zoning and future land use.

Highest and Best Use – As Improved

Not Applicable

Land Value

Per information provided by the client, the subject is a residential parcel located along the easterly side of 10th Street North and the northerly side of Patterson Road, which contains 3.022 acres. However, the site is a portion of the larger proposed “Grove at Highland Meadows” residential subdivision, which includes multiple HOA Tracts (Tract A, Tract B, Tract C, Tract D, and Tract E) under common ownership and adjacent lots under different ownership. The overall development contains 9.52 acres and is platted for 40 residential lots.

The proposed PRWC easements will impact an area identified as Tracts A, B and E which is a landscaped area along the easterly side of 10th Street North. This is considered a “common area” for the subdivision. The proposed permanent easement (1062 PE) and temporary construction easement (1062 TCE) will not impact the residential lots platted within the Grove at Highland Meadows development. The proposed acquisitions will only impact the “common area” located along the easterly side of 10th Street North.

The scope of this appraisal involved utilizing a Sales Comparison Approach in estimating the market value for the land located within the common areas of Grove at Highland Meadows. Common areas (which will be impacted by the PRWC easements) are considered to contribute a portion of the value to the lots in a residential subdivision development. These common areas include roads, sidewalks, landscaped areas, wetlands, buffer areas, and retention ponds. Data collected within the local market was considered similar to the subject property with regard to the Highest and Best Use. The subject property will be valued based upon the adjacent property’s price per square foot of typical Grove at Highland Meadows residential lots, and a calculated percentage contribution will be applied.

The following table summarizes the comparable data (similar residential lots) used in the valuation of the residential lots located within Grove at Highland Meadows. A detailed description of each transaction is included in the addenda.

LAND SALES COMPARISON TABLE							
No.	Name	Address	Date of Sale	Transaction Price	Square Feet	Transaction Price \$/Lot	Final Adjusted \$/Units
COMP 1	Villa Sorrento Subdivision Lot	355 Villa Sorrento Cir, Haines City, FL 33844	9/20/2024	\$50,000	6,098	\$50,000.00	\$50,000
COMP 2	Water Ridge Lot Sale	383 Adams View Ln, Auburndale, FL 33823	5/8/2024	\$80,000	8,751	\$80,000.00	\$72,000
COMP 3	Water Ridge Lot Sale	485 Adams View Ln, Auburndale, FL 33823	8/15/2023	\$95,000	8,403	\$95,000.00	\$85,500
COMP 4	Residential Lot Sale	5237 Pebble Beach Blvd, Winter Haven, FL 33884	10/19/2022	\$80,000	5,998	\$80,000.00	\$72,000
COMP 5	Residential Lot Sale	5260 Green Dr, Winter Haven, FL 33884	6/10/2022	\$55,325	7,275	\$55,325.00	\$49,793
SUBJECT	PRWC - SE Wellfield and Water Production Facility	Sandestin Drive, Davenport, FL 33844			131,656		

Land Value Conclusion

The sales reflect an unadjusted range of \$50,000 - \$95,000 per lot. Adjustments for comparability were made to the sales to derive an “Adjusted” unit value range from \$49,793 - \$85,500 per lot. Research was conducted on the subject development (Grove At Highland Meadows) with regard to vacant sales within the development. However, Grove At Highland Meadows sold improved residences and not individual vacant lots. To arrive at an indication of value, I have considered each of the comparable sales and their characteristics and qualities as they relate to the subject. Each of the comparables was given consideration in reaching the final value conclusion of \$75,000 per lot.

Correlation

The proposed PRWC easements will partially impact the open landscaped area along 10th Street North identified as “Tracts A, B and E”. This is considered “common area” for the subdivision. The easements will not impact any of the proposed platted residential lots. Since the easements only impact “common areas”, a parent tract includes the entire “common area” within the Grove At Highland Meadows development. Per the Polk County Property Appraiser, the common areas contain 3.022± acres.

From the correlated lot value, a per-square-foot price can be estimated. After this, a contribution/fractional value for the subject property being appraised will be estimated using the price per square foot value. An analysis was completed that estimates the percentage value attributable to the ancillary uses or “common areas”. It is estimated these areas contribute 20% - 40% of the fee value of the residential lots that sell within a subdivision community, and this varies depending on the amenity features of that subdivision. This 20% - 40% is based on analyses located within my files. I have estimated 35% for the subject. The price per lot will be multiplied by 35% to estimate the value of the property being appraised. Based on the overall number of approximately 40 developable lots within Grove at Highland Meadows compared to the estimated overall 9.52± AC of land, this would allow 4.20 units per acre (accounts for common area),

indicating a value of \$315,126 (Rounded) per acre. ($\$315,126 / \text{AC} = 40 \text{ lots} \times \$75,000/\text{lot}$ divided by 9.52 AC).

Contribution Value for Common Areas

$$\$315,126 / \text{AC} \times 35\% = \$110,294 / \text{AC} \text{ (rounded) or } \$2.53 / \text{SF}$$

Based on the preceding analysis, the land value conclusion follows:

LAND SALES COMPARISON APPROACH CONCLUSION (SF)					
Total Land Area	131,656	x	\$2.53	=	\$333,090
INDICATED VALUE (ROUNDED)					\$333,100

Improvement Value

The parent tract is the “common areas” for the “Grove at Highland Meadows” subdivision. The overall site is improved with the of internal road Sandestin Drive, fencing, landscaping, retention ponds, irrigation, etc.

There is sod, mulch, bushes, trees, irrigation, asphalt pavement and curbing withing the area of the PE and TCE. The design plans provided by the client indicate that the contractor will replace the asphalt and curbing impacted by the construction. Therefore, these items will not be compensated for (or cured) within this analysis.

Improvements located within the Permanent Easement (PE) include sod and irrigation.

Improvements located within the Temporary Construction Easement (TCE) include sod, mulch, 52 small plants, 51 medium shrubs, 6 medium crepe myrtle trees, 3 medium live oak trees and irrigation.

A modified cost approach will be utilized to value the impacted site improvements. The landscaping impacted by the easements was given a contributory value within this analysis. This contributory value reflects the market or buyer’s measure of a particular component’s value to the whole property or the amount that its absence would detract from the value of the whole. The contributory value does not always equal the cost of the item. The following are the “base cost” for the affected site improvements, and the contributory value of the landscaping will be estimated later within this section:

PERMANENT EASEMENT 1062 (PE-Part A)								
COST APPROACH SUMMARY								
COST NEW - BASE UNIT COST								
Improvement	Description	Quantity	Unit	Source/MSV Sec & Page	Class	Unit Cost	Refinement	Base Cost
<u>Parcel 1062 (PE-Part A)</u>								
Landscaping	Grass/Sod (Good)	694	SF			Contributory Value		
Landscaping	Irrigation	694	SF	66-8	Avg.	\$1.47	\$0.00	\$1.47
Cost estimates are sourced from Marshall Valuation Service (MVS) unless otherwise noted								
Compiled by Cushman & Wakefield								

PERMANENT EASEMENT 1062 (PE-Part B)								
COST APPROACH SUMMARY								
COST NEW - BASE UNIT COST								
Improvement	Description	Quantity	Unit	Source/MSV Sec & Page	Class	Unit Cost	Refinement	Base Cost
Parcel 1062 (PE-Part B)								
Landscaping	Grass/Sod (Good)	306	SF			Contributory Value		
Landscaping	Irrigation	306	SF	66-8	Avg.	\$1.47	\$0.00	\$1.47
Cost estimates are sourced from Marshall Valuation Service (MVS) unless otherwise noted								
Compiled by Cushman & Wakefield								

PERMANENT EASEMENT 1062 (PE-Part C)								
COST APPROACH SUMMARY								
COST NEW - BASE UNIT COST								
Improvement	Description	Quantity	Unit	Source/MSV Sec & Page	Class	Unit Cost	Refinement	Base Cost
Parcel 1062 (PE-Part C)								
Landscaping	Grass/Sod (Good)	513	SF			Contributory Value		
Landscaping	Irrigation	513	SF	66-8	Avg.	\$1.47	\$0.00	\$1.47
Cost estimates are sourced from Marshall Valuation Service (MVS) unless otherwise noted								
Compiled by Cushman & Wakefield								

TEMPORARY CONSTRUCTION EASEMENT 1062 (TCE-Part A)								
COST APPROACH SUMMARY								
COST NEW - BASE UNIT COST								
Improvement	Description	Quantity	Unit	Source/MSV Sec & Page	Class	Unit Cost	Refinement	Base Cost
Parcel 1062 (TCE-Part A)								
Landscaping	Plant - Small	18	EA			Contributory Value		
Landscaping	Shrub - Med.	31	EA			Contributory Value		
Landscaping	Tree - Med.	5	EA			Contributory Value		
Landscaping	Mulch	642	SF	66-8	Avg.	\$1.11	\$0.00	\$1.11
Landscaping	Irrigation	642	SF	66-8	Avg.	\$1.47	\$0.00	\$1.47
Cost estimates are sourced from Marshall Valuation Service (MVS) unless otherwise noted								
Compiled by Cushman & Wakefield								

TEMPORARY CONSTRUCTION EASEMENT 1062 (TCE-Part B)								
COST APPROACH SUMMARY								
COST NEW - BASE UNIT COST								
Improvement	Description	Quantity	Unit	Source/MSV Sec & Page	Class	Unit Cost	Refinement	Base Cost
Parcel 1062 (TCE-Part B)								
Landscaping	Grass/Sod (Good)	163	SF				Contributory Value	
Landscaping	Irrigation	163	SF	66-8	Avg.	\$1.47	\$0.00	\$1.47
Cost estimates are sourced from Marshall Valuation Service (MVS) unless otherwise noted								
Compiled by Cushman & Wakefield								

TEMPORARY CONSTRUCTION EASEMENT 1062 (TCE-Part C)								
COST APPROACH SUMMARY								
COST NEW - BASE UNIT COST								
Improvement	Description	Quantity	Unit	Source/MSV Sec & Page	Class	Unit Cost	Refinement	Base Cost
Parcel 1062 (TCE-Part C)								
Landscaping	Plant - Small	34	EA				Contributory Value	
Landscaping	Shrub - Med.	20	EA				Contributory Value	
Landscaping	Tree - Med.	4	EA				Contributory Value	
Landscaping	Mulch	488	SF	66-8	Avg.	\$1.11	\$0.00	\$1.11
Landscaping	Irrigation	488	SF	66-8	Avg.	\$1.47	\$0.00	\$1.47
Cost estimates are sourced from Marshall Valuation Service (MVS) unless otherwise noted								
Compiled by Cushman & Wakefield								

Additional refinements were required to the “base cost” for a current cost multiplier and a local multiplier. Additionally, adjustments for contingency and profit were considered applicable to derive the RCN (replacement cost new), calculated as follows.

PERMANENT EASEMENT 1062 (PE-Part A)									
COST APPROACH SUMMARY									
ADJUSTED BASE UNIT COST									
Improvement	Direct Base Cost	Current Mult.	Local Mult.	Other Mult.	10% Contingency	15% Entrprl Profit	Reconciled Unit Cost	Quantity	RCN
Parcel 1062 (PE-Part A)									
Grass/Sod (Good)								694	
Irrigation	\$1.47	1.03	0.99	1.00	10%	15%	\$1.90	694	\$1,318.60
Cost estimates are sourced from Marshall Valuation Service (MVS) unless otherwise noted									
Compiled by Cushman & Wakefield									

PERMANENT EASEMENT 1062 (PE-Part B)									
COST APPROACH SUMMARY									
ADJUSTED BASE UNIT COST									
Improvement	Direct Base Cost	Current Mult.	Local Mult.	Other Mult.	10% Contingency	15% Entrprl Profit	Reconciled Unit Cost	Quantity	RCN
Parcel 1062 (PE-Part B)									
Grass/Sod (Good)					Contributory Value			306	
Irrigation	\$1.47	1.03	0.99	1.00	10%	15%	\$1.90	306	\$581.40
Cost estimates are sourced from Marshall Valuation Service (MVS) unless otherwise noted									
Compiled by Cushman & Wakefield									

PERMANENT EASEMENT 1062 (PE-Part C)									
COST APPROACH SUMMARY									
ADJUSTED BASE UNIT COST									
Improvement	Direct Base Cost	Current Mult.	Local Mult.	Other Mult.	10% Contingency	15% Entrprl Profit	Reconciled Unit Cost	Quantity	RCN
Parcel 1062 (PE-Part C)									
Grass/Sod (Good)					Contributory Value			513	
Irrigation	\$1.47	1.03	0.99	1.00	10%	15%	\$1.90	513	\$974.70
Cost estimates are sourced from Marshall Valuation Service (MVS) unless otherwise noted									
Compiled by Cushman & Wakefield									

TEMPORARY CONSTRUCTION EASEMENT 1062 (TCE-Part A)									
COST APPROACH SUMMARY									
ADJUSTED BASE UNIT COST									
Improvement	Direct Base Cost	Current Mult.	Local Mult.	Other Mult.	10% Contingency	15% Entrprl Profit	Reconciled Unit Cost	Quantity	RCN
Parcel 1062 (TCE-Part A)									
Plant - Small					Contributory Value			18	
Shrub - Med.					Contributory Value			31	
Tree - Med.					Contributory Value			5	
Mulch	\$1.11	1.03	0.99	1.00	10%	15%	\$1.43	642	\$918.06
Irrigation	\$1.47	1.03	0.99	1.00	10%	15%	\$1.90	642	\$1,219.80
Cost estimates are sourced from Marshall Valuation Service (MVS) unless otherwise noted									
Compiled by Cushman & Wakefield									

TEMPORARY CONSTRUCTION EASEMENT 1062 (TCE-Part B)									
COST APPROACH SUMMARY									
ADJUSTED BASE UNIT COST									
Improvement	Direct Base Cost	Current Mult.	Local Mult.	Other Mult.	10% Contingency	15% Entrprl Profit	Reconciled Unit Cost	Quantity	RCN
Parcel 1062 (TCE-Part B)									
Grass/Sod (Good)					Contributory Value			163	
Irrigation	\$1.47	1.03	0.99	1.00	10%	15%	\$1.90	163	\$309.70
Cost estimates are sourced from Marshall Valuation Service (MVS) unless otherwise noted									
Compiled by Cushman & Wakefield									

TEMPORARY CONSTRUCTION EASEMENT 1062 (TCE-Part C)									
COST APPROACH SUMMARY									
ADJUSTED BASE UNIT COST									
Improvement	Direct Base Cost	Current Mult.	Local Mult.	Other Mult.	10% Contingency	15% Entrprl Profit	Reconciled Unit Cost	Quantity	RCN
Parcel 1062 (TCE-Part C)									
Plant - Small					Contributory Value			34	
Shrub - Med.					Contributory Value			20	
Tree - Med.					Contributory Value			4	
Mulch	\$1.11	1.03	0.99	1.00	10%	15%	\$1.43	488	\$697.84
Irrigation	\$1.47	1.03	0.99	1.00	10%	15%	\$1.90	488	\$927.20
Cost estimates are sourced from Marshall Valuation Service (MVS) unless otherwise noted									
Compiled by Cushman & Wakefield									

The site improvements located within the proposed acquisition were in an overall average condition, indicating various effective ages and various life expectancies. Depreciation has been applied to the various site improvements. The landscaping will not incur physical depreciation and will be given a contributory value within this analysis. The contributory value of landscaping, of course, is a measure of how much a certain feature contributes to the overall value. It does not always equal cost and can be more or less depending on how much value buyers place on it. The depreciated cost of the improvements and the contributory value of the landscaping located within the proposed acquisition of Parcel 1062 PE and Parcel 1062 TCE are calculated as follows.

PERMANENT EASEMENT 1062 (PE-Part A)							
COST APPROACH SUMMARY							
DEPRECIATED COST							
Improvement	RCN	Condition	Life Exp.	Eff. Age	Dep. %	Total Dep.	Dep./Contrib. Value
Parcel 1062 (PE-Part A)							
Grass/Sod (Good)							\$400.00
							Contributory Value
Irrigation	\$1,318.60	Average	20	5.00	25%	\$329.65	\$988.95
Total							\$1,388.95
						Rounded	\$1,400
Compiled by Cushman & Wakefield							
PERMANENT EASEMENT 1062 (PE-Part B)							
COST APPROACH SUMMARY							
DEPRECIATED COST							
Improvement	RCN	Condition	Life Exp.	Eff. Age	Dep. %	Total Dep.	Dep./Contrib. Value
Parcel 1062 (PE-Part B)							
Grass/Sod (Good)							\$200.00
							Contributory Value
Irrigation	\$581.40	Average	20	5.00	25%	\$145.35	\$436.05
Total							\$636.05
						Rounded	\$650
Compiled by Cushman & Wakefield							
PERMANENT EASEMENT 1062 (PE-Part C)							
COST APPROACH SUMMARY							
DEPRECIATED COST							
Improvement	RCN	Condition	Life Exp.	Eff. Age	Dep. %	Total Dep.	Dep./Contrib. Value
Parcel 1062 (PE-Part C)							
Grass/Sod (Good)							\$300.00
							Contributory Value
Irrigation	\$974.70	Average	20	5.00	25%	\$243.68	\$731.02
Total							\$1,031.02
						Rounded	\$1,050
Compiled by Cushman & Wakefield							

TEMPORARY CONSTRUCTION EASEMENT 1062 (TCE-Part A)							
COST APPROACH SUMMARY							
DEPRECIATED COST							
Improvement	RCN	Condition	Life Exp.	Eff. Age	Dep. %	Total Dep.	Dep./Contrib. Value
Parcel 1062 (TCE-Part A)							
Plant - Small							Contributory Value \$500.00
Shrub - Med.							Contributory Value \$1,600.00
Tree - Med.							Contributory Value \$5,000.00
Mulch	\$918.06	Average	10	5.00	50%	\$459.03	\$459.03
Irrigation	\$1,219.80	Average	20	5.00	25%	\$304.95	\$914.85
Total							\$8,473.88
						Rounded	\$8,500
Compiled by Cushman & Wakefield							
TEMPORARY CONSTRUCTION EASEMENT 1062 (TCE-Part B)							
COST APPROACH SUMMARY							
DEPRECIATED COST							
Improvement	RCN	Condition	Life Exp.	Eff. Age	Dep. %	Total Dep.	Dep./Contrib. Value
Parcel 1062 (TCE-Part B)							
Grass/Sod (Good)							Contributory Value \$100.00
Irrigation	\$309.70	Average	20	5.00	25%	\$77.43	\$232.27
Total							\$332.27
						Rounded	\$350
Compiled by Cushman & Wakefield							
TEMPORARY CONSTRUCTION EASEMENT 1062 (TCE-Part C)							
COST APPROACH SUMMARY							
DEPRECIATED COST							
Improvement	RCN	Condition	Life Exp.	Eff. Age	Dep. %	Total Dep.	Dep./Contrib. Value
Parcel 1062 (TCE-Part C)							
Plant - Small							Contributory Value \$900.00
Shrub - Med.							Contributory Value \$1,000.00
Tree - Med.							Contributory Value \$4,000.00
Mulch	\$697.84	Average	10	5.00	50%	\$348.92	\$348.92
Irrigation	\$927.20	Average	20	5.00	25%	\$231.80	\$695.40
Total							\$6,944.32
						Rounded	\$6,950
Compiled by Cushman & Wakefield							

Final Correlation

The total depreciated cost of the site improvements located within Parcel 1062-PE and Parcel 1062-TCE was estimated to be \$18,900, rounded. Considering a land value of \$333,100 the total before value (land and affected improvements) is \$352,000, calculated as follows:

TOTAL ESTIMATED BEFORE VALUE		
<u>LAND</u>		
Before Land Value:		\$333,100
<u>IMPROVEMENTS</u>		
Parcel 1062 (PE-A)	\$1,400	
Parcel 1062 (PE-B)	\$650	
Parcel 1062 (PE-C)	<u>\$1,050</u>	
Total Improvements - PE		\$3,100
Parcel 1062 (TCE-A)	\$8,500	
Parcel 1062 (TCE-B)	\$350	
Parcel 1062 (TCE-C)	<u>\$6,950</u>	
Total Improvements - TCE		<u>\$15,800</u>
Total Improvement Value		\$18,900
TOTAL ESTIMATED VALUE		\$352,000
Compiled by Cushman & Wakefield		

FINAL VALUE ESTIMATE

Considering the foregoing analysis with other data discussed throughout this report, it is my opinion that the market value of the subject property "Land and Affected Improvements" as of July 5, 2025 is:

\$352,000

DESCRIPTION AND VALUATION OF THE PART ACQUIRED

Permanent Easement – 1062 PE (A, B & C)

Description of the Permanent Easement

The proposed acquisition 1062 PE (A, B & C) is for a permanent easement for a total of 2,646 square feet or 0.061 acres.

The 1062 PE-A contains 694 square feet or 0.016 acres. The easement will encumber the westerly 7 feet of the property and extend for 104 feet of frontage along 10th Street North, to the north of the ingress/egress access to the property (Sandestin Drive). The overall physical characteristics of the part acquired are similar to those of the parent tract as described within the before valuation.

The 1062 PE-B contains 533 square feet or 0.012 acres. The easement will encumber the westerly 7 feet of the property's ingress/egress access and extend for a range between 65-100 feet frontage along 10th Street North. The overall physical characteristics of the part acquired are similar to those of the parent tract as described within the before valuation.

The 1062 PE-C contains 513 square feet or 0.012 acres. The easement will encumber the westerly 7 feet of the property and extends for 61.38 feet frontage along 10th Street North, to the south of Sandestin Drive. The overall physical characteristics of the part acquired are similar to those of the parent tract as described within the before valuation.

The value of the improvements impacted by the proposed permanent easement (PE) were estimated to be \$3,100.

There are no above-ground improvements (ARV's - Air Relief Valves) located within the permanent easement. The easement is required for the construction and maintenance of an underground "water" pipeline. The easement is more specifically described as follows:

"The permanent perpetual water line easement interests and rights acquired by PRWC are the exclusive and perpetual right, privilege and authority to construct, install, maintain, operate, inspect, patrol, ingress and egress, test, repair, alter, substitute, relocate, resize, replace and remove the water transmission line or lines and related fixtures and/or appurtenances thereto, and vehicular and pedestrian access over the easement area, for the transmission of water and such other improvements as are reasonably necessary in connection with the water supply project for the PRWC."

Permanent Easement Valuation (Parcels 1062 PE - A, B & C)

Compensation for the land acquired (permanent easement) is based on an allocation from the before unit value indication of \$2.53 per square foot and the perceived right taken (expressed as a percentage). The easement is located adjacent to the property boundary, which is customary of this type of easement, and typically within required development

setback areas. The underlying fee owner of the subject property will continue to hold title or ownership of the area of the permanent easement and will continue to pay ad valorem taxes for the encumbered area.

The property owner will have the right to use the area subject to the easement granted hereby, including without limitation for improved parking areas, improved driveways, and landscaping, which are not inconsistent with the use of the Easement by PRWC for the purposes granted hereby. Inconsistent improvements to the use of the Easement by the property owner for the purposes granted hereby, including mounded landscaping, building foundations and overhangs, foundations for pole mounted commercial signage, and other permanent structures and related foundations shall be strictly prohibited. With the specific written approval of PRWC, the limited use of trees, walls, and mounded landscaping may be utilized within the Easement by the property owner.

It is opined approximately 90% of the value/rights of the underlying fee ownership will be acquired. The valuation of the permanent facilities easement is shown as follows:

VALUATION OF PART ACQUIRED - PERMANENT EASEMENT			
SUMMARY			
1062 PE-Part A			
Land			
Land Value PSF		\$2.53	
Easement Area Acquired SF		694	
Percent Fee Acquired		90%	
Value of Part Acquired (Land)		\$1,580	
Value of Part Acquired (Land) Rounded			\$1,600
Improvements			
Permanent Easement Improvements		\$1,389	
Permanent Easement Improvements, Rounded			\$1,400
VALUATION OF PART ACQUIRED -PE-PART A			\$3,000
1062 PE-Part B			
Land			
Land Value PSF		\$2.53	
Easement Area Acquired SF		533	
Percent Fee Acquired		90%	
Value of Part Acquired (Land)		\$1,214	
Value of Part Acquired (Land) Rounded			\$1,200
Improvements			
Permanent Easement Improvements		\$636	
Permanent Easement Improvements, Rounded			\$650
VALUATION OF PART ACQUIRED -PE-PART B			\$1,850
1062 PE-Part C			
Land			
Land Value PSF		\$2.53	
Easement Area Acquired SF		513	
Percent Fee Acquired		90%	
Value of Part Acquired (Land)		\$1,168	
Value of Part Acquired (Land) Rounded			\$1,200
Improvements			
Permanent Easement Improvements		\$1,031	
Permanent Easement Improvements, Rounded			\$1,050
VALUATION OF PART ACQUIRED -PE-PART C			\$2,250
TOTAL PERMANENT EASEMENT VALUE			\$7,100

Temporary Construction Easement Acquisition (Parcel 1062 TCE - A, B & C)

Description of the Temporary Construction Easement (TCE)

A temporary construction easement is a short-term encumbrance, where the owner's land is temporarily utilized by Polk Regional Water Cooperative. Land leases are like TCE's in that the rights to use and occupy the land are transferred by the owner to another for a specified period in return for a specified rent. The client has indicated a 60-month term for the proposed TCE.

The 1062 TCE-A contains 642 square feet or 0.015 acres. 1062 TCE-A is located within the westerly portion of the site, to the north of the ingress/egress access to the property, adjacent to the east of 1062 PE-A. 1062 TCE-A has a depth of 6 feet and a length ranging from 104-109 feet.

The 1062 TCE-B contains 361 square feet or 0.008 acres. 1062 TCE-B is located within the westerly portion of the property's ingress/egress access, adjacent to the east of 1062 PE-B, and has a depth of 6 feet and a length ranging from 56-65 feet.

The 1062 TCE-C contains 488 square feet or 0.011 acres. 1062 TCE-C is located within the westerly portion of the site, to the south of the ingress/egress access to the property (Sandestin Drive), adjacent to the east of 1062 PE-C. 1062-TCE-C has a depth of 6 feet and a length of approximately 80± feet.

The value of the improvements impacted by the proposed temporary construction easement (TCE) was estimated to be \$15,800.

Rate of Return

Typically, such leases are based on a percentage of the underlying land value. The typical rate of return on land leases is generally in the range of 5% -10% of the land value on an annual basis. A variety of factors can affect this such as alternative investment returns, interest rates, tenant financial position, contractual terms, etc., but this is a reasonable range. I will utilize the upper limit of 10% for my calculation.

Discount Rate

The 'rent' will be paid up front by Polk Regional Water Cooperative in a lump sum. To provide this calculation, future cash flows are discounted in advance at an appropriate rate to reflect time and risk. PRWC will provide full payment of the TCE upfront in a lump sum with no need for a calculation of a risk premium. The Five-Year US Treasury Constant Maturity is an index published by the Federal Reserve based on the average yield of range of Treasury securities. Treasury securities are generally considered risk free, since they are backed by the US government.

Using this rate is a reasonable method of deriving an appropriate discount rate. The current rate is 3.96% and will be utilized for this analysis. Compensation for the TCE land is based on an allocation from the before unit value indication of \$2.53 per square foot.

Total Estimated Value of the Temporary Construction Easement

The estimated market value of the temporary construction easement and affected site improvements of the parts taken is calculated as follows:

TCE COMPENSATION-LAND (3.96% DISC RATE)					
SF	Value/SF	Lease Rate	Annually	Monthly	PV @ 60 mos
TCE PART-A					
642	\$2.53	10%	\$162.43	\$13.54	\$750
TCE PART-B					
361	\$2.53	10%	\$91.33	\$7.61	\$450
TCE PART-C					
488	\$2.53	10%	\$123.46	\$10.29	\$600

TOTAL VALUE OF THE TCE	
SUMMARY	
TCE-PART A	
Tce Compensation-Land (3.96% Disc Rate)	\$750
Improvements	\$8,500
Total Value TCE-Part A	\$9,250
TCE-PART B	
Tce Compensation-Land (3.96% Disc Rate)	\$450
Improvements	\$350
Total Value TCE-Part B	\$800
TCE-PART C	
Tce Compensation-Land (3.96% Disc Rate)	\$600
Improvements	\$6,950
Total Value TCE-Part C	\$7,550
TOTAL ESTIMATED VALUE	\$17,600

VALUE OF THE REMAINDER – PART OF THE WHOLE

Value of Remainder as Part of the Whole Property

The value of the whole property less the value of the part acquired equals the value of the remainder property as part of the whole. The following is the estimated value:

VALUE OF REMAINDER AS PART OF THE WHOLE PROPERTY				
		Land	Improvements	Total
Before Value		\$333,100	\$18,900	\$352,000
Less, Value of Part Taken - Permanent Easement	1062 PE-A, B & C	\$4,000	\$3,100	\$7,100
Less, Value of Part Taken - TCE	1062 TCE-A, B & C	\$1,800	\$15,800	\$17,600
*Remainder as Part of the Whole		\$329,100	\$0	\$329,100

**The "Remainder as Part of Whole" calculation does not include the compensation for the "Land" paid for within the Temporary Construction Easement, as this area becomes unencumbered within the remainder situation (at the termination of the easement).*

PREMISE OF APPRAISAL – REMAINDER VALUATION

Purpose of Appraisal of Remainder After the Acquisition

The purpose of the remainder appraisal is to provide an opinion of the market value of the remainder property, assuming the permanent easement has been acquired, the water pipe-line has been constructed, and the temporary construction easement (TCE) has been terminated. This represents a “Hypothetical Condition” necessary for the purposes of reasonable valuation.

From the “Before Valuation”, the “Valuation of the Part Taken” has been estimated, in order to derive the “Value of the Remainder as Part of the Whole”. The purpose of the remainder value is to estimate its market value to discover if there are any damages or special benefits caused by the proposed acquisition.

Highest and Best Use Analysis of Remainder

There was no “Fee Taking” from the parent tract and the acquisition represents a “partial interest” taking for a permanent easement. The remainder property maintains similar size, shape, access and other physical characteristics in comparison to the before condition, although now encumbered by a permanent utility easement.

There were no changes for the highest and best use of the remainder in the after condition as a result of the easement acquisition.

Land Valuation for Remainder

The remainder property is encumbered by a permanent easement. An underground “water” pipeline will be placed within the permanent easement. The remainder valuation considers any value impacts to that portion of the property encumbered by the new easement(s).

The proposed easement will be located within the westerly portion of the site. In the before condition, the site was utilized as “common areas” for a residential subdivision. The easement is located along the westerly boundary of the property, which is customary of this type of utility easement, and typically within required development setback areas. The proposed easements will not impact the residential lots within the subdivision. It has been concluded that the remainder property will retain similar utility/overall development potential under a common area use, in comparison to the before condition (although with a minor utility encumbrance within the westerly portion of the site). Additionally, the existing “common areas” use will be unaffected by the proposed easement, after implantation of the proposed cure. The same comparable sales and correlated unit value of \$2.53 per square foot utilized within the before valuation continues to be applicable for the valuation of the remainder property. The value of the remainder land is calculated as follows:

Estimated Value After the Taking

Our opinion of the market value of the fee simple interest of the subject property, after the taking, is as follows:

REMAINDER LAND VALUE						
REMAINDER AREA						TOTAL
Unencumbered						
\$2.53	x	129,916 SF	x	100%	=	\$328,687
Encumbered						
\$2.53	x	1,740 SF	x	10%	=	\$440
Indicated Values						\$329,127
ROUNDED TO						\$329,100

Final Conclusion of Market Value of the Remainder Tract

Considering the foregoing analysis with other data discussed throughout this report, it is my opinion that the market value of the remainder property “land only” as of July 5, 2025 is:

\$329,100

Severance Damages

The proposed easement will be located within the westerly portion of the site. In the before condition, the site was utilized as “common areas” for a residential subdivision. The easement is located along the westerly boundary of the property, which is customary of this type of utility easement, and typically within required development setback areas. The proposed easements will not impact the residential lots within the subdivision. It has been concluded that the remainder property will retain similar utility/overall development potential under a common area use, in comparison to the before condition (although with a minor utility encumbrance within the westerly portion of the site). Additionally, the existing “common areas” use will be unaffected by the proposed easement, after implantation of the proposed cure. The easement is required for the construction and maintenance of an underground “water” pipeline. The overall “Southeast Wellfield and Water Production” project was considered to be a “general” benefit to the immediate project neighborhood. No severance damages are anticipated to accrue as a result of the acquisition of the permanent easement.

SEVERANCE DAMAGES	
SUMMARY	
Value of the Remainder – As Part of the Whole	\$329,100
Value of the Remainder – After the Taking	\$329,100
TOTAL DAMAGES TO THE REMAINDER	\$0

Cost to Cure

A "Cost to Cure" has been estimated to replace the impacted site improvements. The Marshal and Swift Cost Manual and other sources deemed reliable were utilized to estimate the specific cure items.

Within this analysis the cost to cure items will be offset by the compensation paid for within the "Part Taken".

COST TO CURE											
Cost to Cure				Plus the Contributory Value of the Items Damaged to Implement the Cure				Minus Items Paid for in the Acquisition or Damaged Out			
Item	Quantity	Unit Cost	Total	Item	Quantity	Unit Cost	Total	Quantity	Unit Cost	Total	Net Cost To Cure
Replace Sod	1,676 SF	\$2.97	\$4,977.72	-	SF	\$0.00		1,676 SF		\$1,000.00	\$3,977.72
Replace Mulch	1,130 SF	\$1.43	\$1,615.90	-	SF	\$0.00		1,130 SF		\$807.95	\$807.95
Replace Small Plants	52 EA	\$50.31	\$2,616.12	-	EA	\$0.00		52 EA		\$1,400.00	\$1,216.12
Replace Med Shrubs	51 EA	\$134.15	\$6,841.65	-	EA	\$0.00		51 EA		\$2,600.00	\$4,241.65
Replace Med Trees	9 EA	\$2,089.67	\$18,807.03	-	EA	\$0.00		9 EA		\$9,000.00	\$9,807.03
Replace Irrigation	2,806 SF	\$1.90	\$5,331.40	-	SF	\$0.00		2,806 SF		\$3,998.54	\$1,332.86
Gross Cost to Cure			\$40,189.82	Total		\$0.00				\$18,806.49	
Plus, Items Damaged to Implement the Cure			\$0.00								
Cost to Re-Establish			\$40,189.82								
Add Contingency & Owners Incentive (10% of Gross Cost to Cure)			\$4,018.98								
Cost to Cure Including Incentive			\$44,208.80								
Less, Items Paid for in Acquisition			\$18,806.49								
Net Cost to Cure			\$25,402.31								
Net Cost to Cure, Rounded											\$25,450

SUMMARY OF VALUES

SUMMARY OF VALUES - PARTIAL ACQUISITION		
1	BEFORE PROPERTY	\$352,000
2	PART ACQUIRED (LAND + IMPROVEMENTS)	\$22,900
3	REMAINDER (AS PART OF THE WHOLE) [1-2]	\$329,100
4	REMAINDER (APPRAISED, UNCURED)	\$329,100
5	DAMAGES (TOTAL, UNCURED) [3-4]	\$0
6	SPECIAL BENEFITS	\$0
7	DAMAGES [5-6]	\$0
FEASIBILITY OF THE COST TO CURE DAMAGES (If cost to cure is minor*)		
8	REMAINDER (APPRAISED AS CURED)	\$329,100
9	REMAINDER (APPRAISED, UNCURED) [4]	\$329,100
10	DAMAGES, CURABLE [8-9]	\$0
11	DAMAGES, INCURABLE [7-10]	\$0
12	COST TO CURE (OR REESTABLISH)	\$44,209
13	IMPROVEMENTS CURED BUT PAID FOR IN [2]	\$18,806
14	NET COST TO CURE [12-13] *Rounded	\$25,450
SUMMARY OF COMPENSATION - PERMANENT EASEMENTS - PART A		
	PART TAKEN	\$3,000
	DAMAGES, INCURABLE	\$0
	COST TO CURE	\$25,450
	TOTAL COMPENSATION	\$28,450
SUMMARY OF COMPENSATION - PERMANENT EASEMENTS - PART B		
	PART TAKEN	\$1,850
	DAMAGES, INCURABLE	\$0
	COST TO CURE	\$0
	TOTAL COMPENSATION	\$1,850
SUMMARY OF COMPENSATION - PERMANENT EASEMENTS - PART C		
	PART TAKEN	\$2,250
	DAMAGES, INCURABLE	\$0
	COST TO CURE	\$0
	TOTAL COMPENSATION	\$2,250
SUMMARY OF COMPENSATION - TEMPORARY CONSTRUCTION EASEMENTS - PART A		
	PART TAKEN	\$9,250
	DAMAGES, INCURABLE	\$0
	COST TO CURE	\$0
	TOTAL COMPENSATION	\$9,250
SUMMARY OF COMPENSATION - TEMPORARY CONSTRUCTION EASEMENTS - PART B		
	PART TAKEN	\$800
	DAMAGES, INCURABLE	\$0
	COST TO CURE	\$0
	TOTAL COMPENSATION	\$800
SUMMARY OF COMPENSATION - TEMPORARY CONSTRUCTION EASEMENTS - PART C		
	PART TAKEN	\$7,550
	DAMAGES, INCURABLE	\$0
	COST TO CURE	\$0
	TOTAL COMPENSATION	\$7,550
TOTAL OVERALL COMPENSATION		\$50,150

ASSUMPTIONS AND LIMITING CONDITIONS

1. The legal description furnished is assumed correct.
2. No responsibility is assumed for matters legal in character and no opinion is rendered of the title, which is assumed good and marketable. Unless otherwise noted, any existing liens or encumbrances have been disregarded and the property is appraised as though free and clear under responsible ownership and competent management.
3. Any plot plan or sketch in this report is included to assist the reader in visualizing the property.
4. The soil of the area under appraisement appears to be firm and solid, unless otherwise stated within the report. A professional soil analysis was not provided and has not been performed and therefore, this report does not warrant the site is free of contamination. Subsidence in the area is unknown or uncommon but the appraiser does not warrant against this condition or occurrence. No responsibility is assumed for damages by wood boring insects.
5. Certain data used in compiling this report was furnished to the appraiser from sources that are considered reliable; the correctness of such data, however, is not guaranteed, although as far as is reasonably possible, the data has been checked and is believed to be correct.
6. The appraiser, by reason of this report, is not required to give testimony in court with reference to the property appraised nor is he obligated to appear before any governmental body, board or agent unless prior arrangements have been made.
7. Possession of this report, or copy thereof, does not carry with it the right of publication or reproduction. This report may not be used by anyone but the applicant without the prior written consent of the applicant and the appraiser, and in any event only in its entirety.
8. No professional analysis of radon gas, asbestos or lead based paint has been provided. Therefore, this report does not warrant the site is free of contamination of these or other hazards.
9. Disclosure of the contents of this Appraisal Report is governed by the By-Laws and Regulations of the Appraisal Institute. Neither all nor any part of the contents of this report (especially any conclusions as to value, the identity of the appraiser or the firm with which he is connected, or any reference to the Appraisal Institute or to the MAI designation) shall be disseminated to the public through advertising media, public relation media, news media, sales media or any other public means of communication without prior written consent and approval of the undersigned.
10. This appraisal is prepared using the public information from Polk County. The information used is the best available at the time of appraisal preparation. If additional information is made available, and determined to be more accurate, the areas utilized within this analysis could change.

EXTRAORDINARY ASSUMPTIONS

An extraordinary assumption is defined as “an assignment-specific assumption as of the effective date regarding uncertain information used in an analysis which, if found to be false, could alter the appraiser’s opinions or conclusions.”⁴

- None

HYPOTHETICAL CONDITIONS

A hypothetical condition is defined as “a condition, directly related to a specific assignment, which is contrary to what is known by the appraiser to exist on the effective date of the assignment results but is used for the purposes of analysis.”⁵

- The purpose of the remainder appraisal is to provide an opinion of the market value of the remainder property, assuming the proposed takings been acquired, the project improvements been constructed, and the temporary construction easement (TCE), if applicable, has been terminated. This represents a “Hypothetical Condition’ necessary for the purposes of reasonable valuation.

⁴ The Appraisal Foundation, *USPAP*, 2024

⁵ The Appraisal Foundation, *USPAP*, 2024

ADDENDA

Addendum A
LEGAL DESCRIPTION OF PROPOSED ACQUISITION

DESCRIPTION
1062-PE-A

DESCRIPTION:

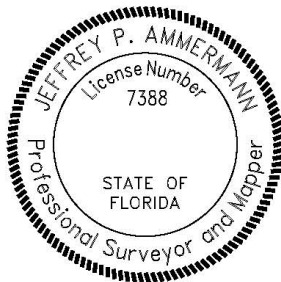
A parcel of land being a portion of TRACT B, of the plat of GROVE AT HIGHLAND MEADOWS, as recorded in Plat Book 164, Pages 39 and 40, and described in Official Records Book 10290, Pages 600 through 602, both of the Public Records of Polk County, Florida, located in Section 9, Township 27 South, Range 27 East, being more particularly described as follows:

BEGIN at the Northwest corner of said Tract B; thence South 89°48'41" East, along the North line of said Tract B, 7.00 feet; thence South 00°14'30" East, 104.47 feet to the intersection with the South line of said Tract B also being the North line of Tract E of said plat of GROVE AT HIGHLAND MEADOWS, said intersection being on a non-tangent curve to the right having a radius of 25.00 feet, a central angle of 43°56'44", a chord bearing of North 22°12'52" West, and a chord distance of 18.71 feet; thence along the arc of said curve and said South line of Tract B, 19.17 feet to the intersection with the West line of said Tract B also being the East right-of-way line of North 10th Street per said plat of GROVE AT HIGHLAND MEADOWS; thence North 00°14'30" West, along said West line of Tract B and the East right-of-way line of North 10th Street, 87.17 feet to the POINT OF BEGINNING.

Said parcels containing 693.55 square feet, more or less.

CERTIFICATION:

I hereby certify that this Description with Sketch was made under my direction and was made in accordance with Standards of Practice adopted by the State of Florida Department of Agriculture and Consumer Services, Board of Professional Surveyors and Mappers, Chapter 5J-17 of the Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.



Jeffrey P
Ammermann

Digitally signed by
Jeffrey P Ammermann
Date: 2024.09.27
17:40:08 -04'00'

JEFFREY P. AMMERMAN, P.S.M.
FLORIDA REGISTRATION PSM 7388
JAMMERMAN@CHASTAINSKILLMAN.COM
THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY THE ABOVE
SURVEYOR ON THE DATE ADJACENT TO SEAL. ANY SIGNATURE MUST BE
VERIFIED ON ANY ELECTRONIC COPIES. PRINTED COPIES OF THIS DOCUMENT
ARE NOT CONSIDERED VALID WITHOUT A RAISED SEAL.

SHEET 1 OF 2

SEE SHEET 2 FOR
DESCRIPTION SKETCH, LEGEND,
AND SURVEYOR'S NOTES

PREPARED BY: CHASTAIN-SKILLMAN, LLC - 205 EAST ORANGE STREET SUITE #110
LAKELAND, FLORIDA 33801 - (863) 646-1402 - LB 262

DRAWN BY: S. CHILDS

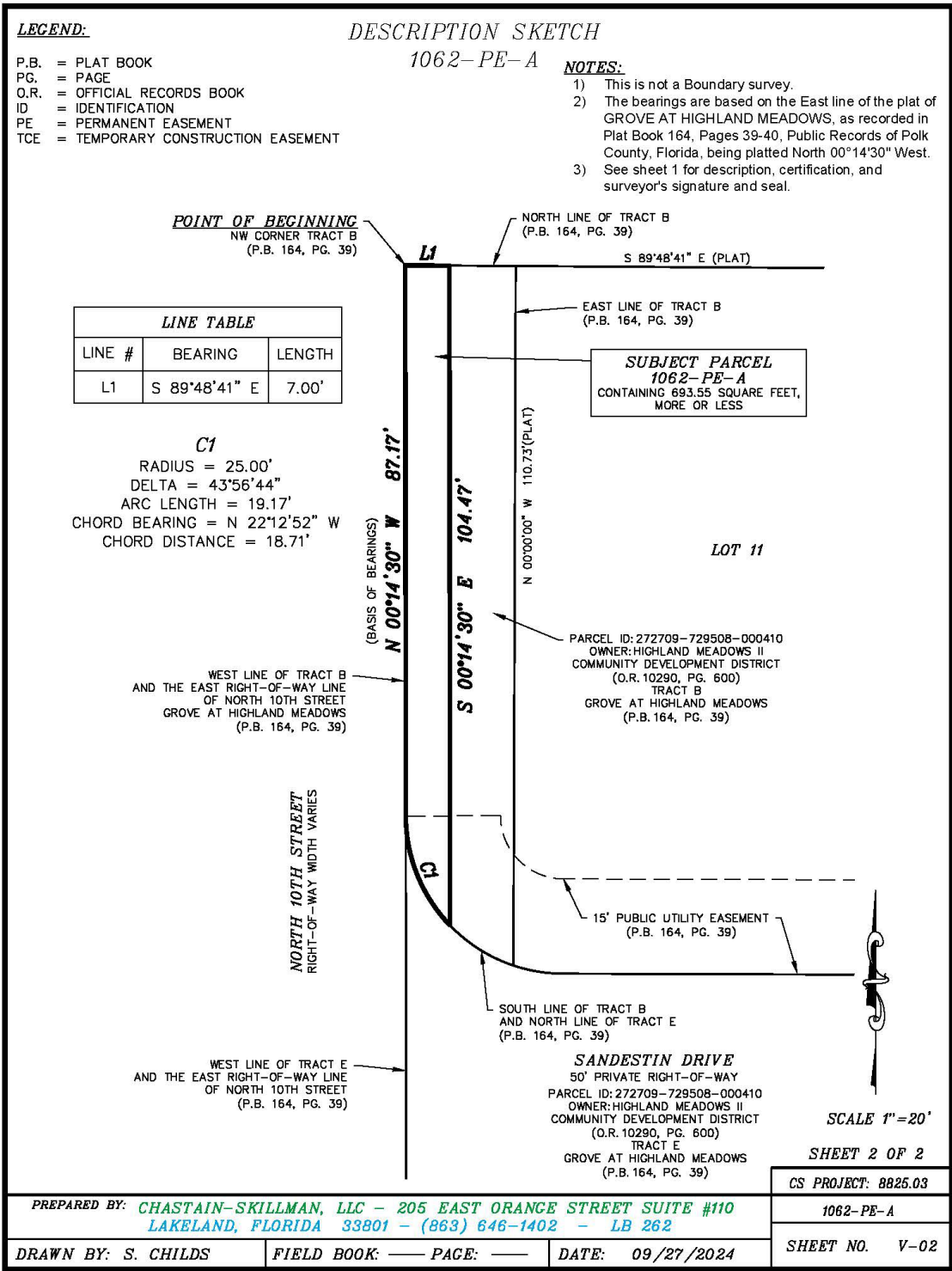
FIELD BOOK: — PAGE: —

DATE: 09/27/2024

CS PROJECT: 8825.03

1062-PE

SHEET NO. V-01



DESCRIPTION
1062-PE-B

DESCRIPTION:

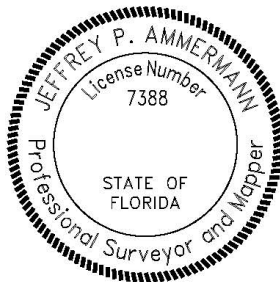
A parcel of land being a portion of TRACT E, of the plat of GROVE AT HIGHLAND MEADOWS, as recorded in Plat Book 164, Pages 39 and 40, and described in Official Records Book 10290, Pages 600 through 602, both of the Public Records of Polk County, Florida, located in Section 9, Township 27 South, Range 27 East, being more particularly described as follows:

COMMENCE at the Northwest corner of Tract B, of said plat of GROVE AT HIGHLAND MEADOWS; thence South 00°14'30" East, along the West line of said Tract B also being the East right-of-way line of North 10th Street per said plat, 87.17 feet to the South line of said Tract B, also being the North line of said Tract E for the POINT OF BEGINNING, said point being on a curve to the left having a radius of 25.00 feet, a central angle of 43°56'44", a chord bearing of South 22°12'52" East, and a chord distance of 18.71 feet; thence along the arc of said curve and said North line of Tract E, 19.17 feet to the intersection with a line being 7.00 feet East of and parallel to the West line of said Tract E; thence South 00°14'30" East, along said parallel line, 65.30 feet to the intersection with the South line of said Tract E also being the North line of Tract A of said plat of GROVE AT HIGHLAND MEADOWS, said intersection being on a non-tangent curve to the left having a radius of 25.00 feet, a central angle of 43°56'44", a chord bearing of South 21°43'52" West, and a chord distance of 18.71 feet; thence along the arc of said curve and said South line of Tract E, 19.17 feet to the intersection with the West line of said Tract E; thence North 00°14'30" West, along said West line of Tract E and said East right-of-way line of North 10th Street, 100.00 feet to the POINT OF BEGINNING.

Said parcels containing 532.92 square feet, more or less.

CERTIFICATION:

I hereby certify that this Description with Sketch was made under my direction and was made in accordance with Standards of Practice adopted by the State of Florida Department of Agriculture and Consumer Services, Board of Professional Surveyors and Mappers, Chapter 5J-17 of the Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.



Jeffrey P
Ammermann

Digitally signed by
Jeffrey P Ammermann
Date: 2024.09.27
17:41:03 -04'00'

JEFFREY P. AMMERMAN, P.S.M.
FLORIDA REGISTRATION PSM 7388
JAMMERMAN@CHASTAINSKILLMAN.COM

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY THE ABOVE
SURVEYOR ON THE DATE ADJACENT TO SEAL. ANY SIGNATURE MUST BE
VERIFIED ON ANY ELECTRONIC COPIES. PRINTED COPIES OF THIS DOCUMENT
ARE NOT CONSIDERED VALID WITHOUT A RAISED SEAL.

SHEET 1 OF 2

SEE SHEET 2 FOR
DESCRIPTION SKETCH, LEGEND,
AND SURVEYOR'S NOTES

PREPARED BY: **CHASTAIN-SKILLMAN, LLC - 205 EAST ORANGE STREET SUITE #110
LAKELAND, FLORIDA 33801 - (863) 646-1402 - LB 262**

DRAWN BY: **S. CHILDS**

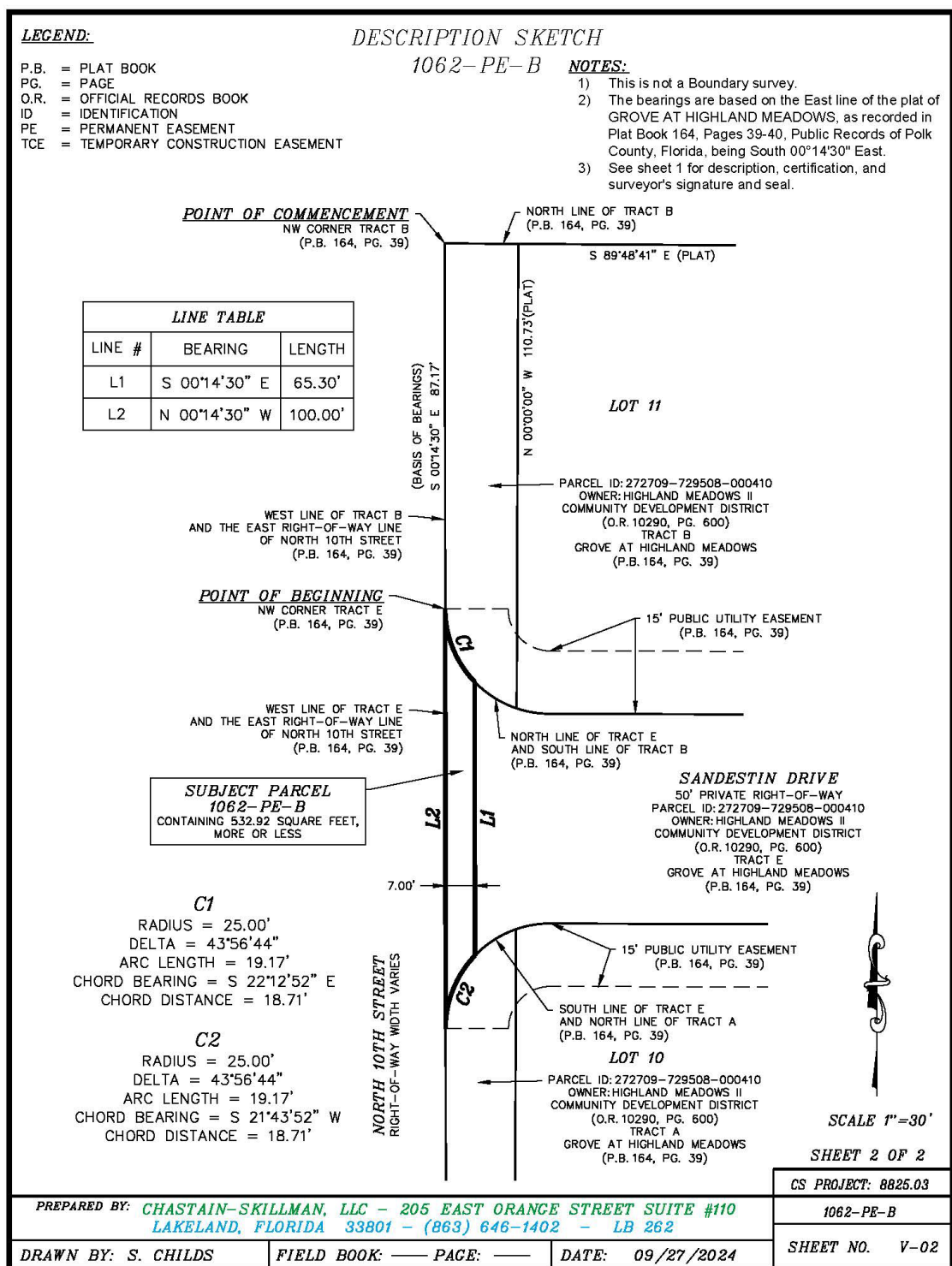
FIELD BOOK: — PAGE: —

DATE: **09/27/2024**

CS PROJECT: 8825.03

1062-PE-B

SHEET NO. V-01



DESCRIPTION
1062-PE-C

DESCRIPTION:

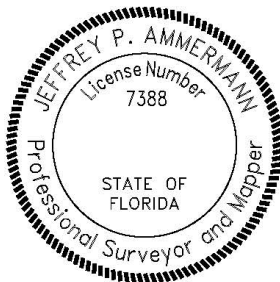
A parcel of land being a portion of TRACT A, of the plat of GROVE AT HIGHLAND MEADOWS, as recorded in Plat Book 164, Pages 39 and 40, and described in Official Records Book 10290, Pages 600 through 602, both of the Public Records of Polk County, Florida, located in Section 9, Township 27 South, Range 27 East, being more particularly described as follows:

COMMENCE at the Northwest corner of Tract B of said plat of GROVE AT HIGHLAND MEADOWS; thence South 00°14'30" East, along the West line of said Tract B also being the East right-of-way line of North 10th Street per said plat, 87.17 feet to the South line of said Tract B, also being the North line of Tract E of said plat; thence continue South 00°14'30" East, along the West line of said Tract E and said East right-of-way line of North 10th Street, 100.00 feet to the intersection with the North line of said Tract A for the POINT OF BEGINNING, said intersection being on a non-tangent curve to the right having a radius of 25.00 feet, a central angle of 43°56'44", a chord bearing of North 21°43'52" East, and a chord distance of 18.71 feet; thence along the arc of said curve and said North line of Tract A, 19.17 feet to the intersection with a line being 7.00 feet East of and parallel with the West line of said Tract A; thence South 00°14'30" East, along said parallel line, 78.73 feet; thence South 89°45'30" West, 7.00 feet to the intersection with the West line of said Tract A and said East right-of-way line of North 10th Street; thence North 00°14'30" West, along said West line of Tract A and said East right-of-way line of North 10th Street, 61.38 feet to the POINT OF BEGINNING.

Said parcels containing 513.18 square feet, more or less.

CERTIFICATION:

I hereby certify that this Description with Sketch was made under my direction and was made in accordance with Standards of Practice adopted by the State of Florida Department of Agriculture and Consumer Services, Board of Professional Surveyors and Mappers, Chapter 5J-17 of the Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.



Jeffrey P
Ammermann

Digitally signed by
Jeffrey P Ammermann
Date: 2025.02.27
14:35:42 -05'00'

JEFFREY P. AMMERMAN, P.S.M.
FLORIDA REGISTRATION PSM 7388
JAMMERMAN@CHASTAINSKILLMAN.COM
THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY THE ABOVE
SURVEYOR ON THE DATE ADJACENT TO SEAL. ANY SIGNATURE MUST BE
VERIFIED ON ANY ELECTRONIC COPIES. PRINTED COPIES OF THIS DOCUMENT
ARE NOT CONSIDERED VALID WITHOUT A RAISED SEAL.

SHEET 1 OF 2

SEE SHEET 2 FOR
DESCRIPTION SKETCH, LEGEND,
AND SURVEYOR'S NOTES

PREPARED BY: **CHASTAIN-SKILLMAN, LLC - 205 EAST ORANGE STREET SUITE #110
LAKELAND, FLORIDA 33801 - (863) 646-1402 - LB 262**

DRAWN BY: **S. CHILDS**

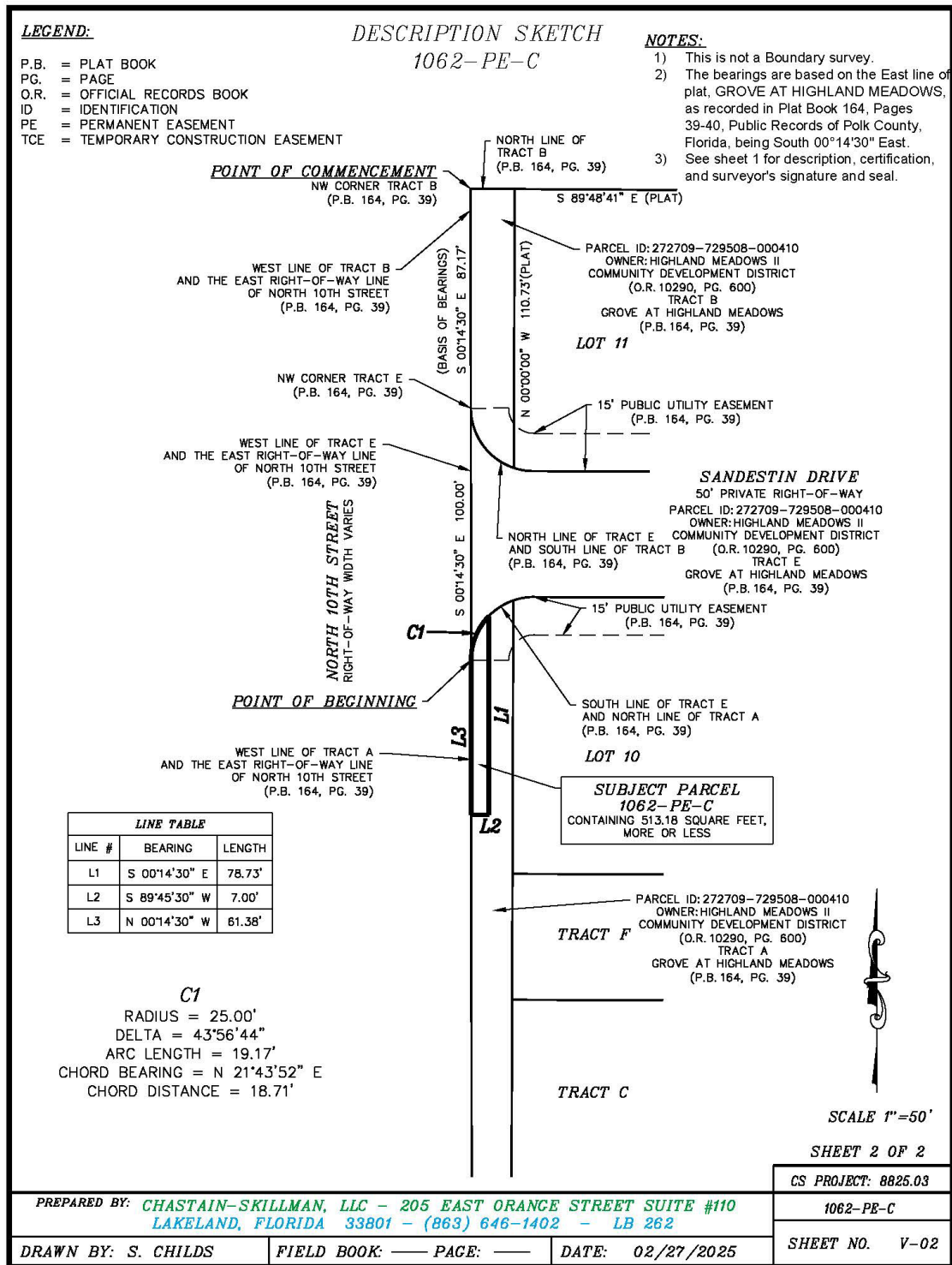
FIELD BOOK: — PAGE: —

DATE: **02/27/2025**

CS PROJECT: 8825.03

1062-PE-C

SHEET NO. V-01



DESCRIPTION
1062-TCE-A

DESCRIPTION:

A parcel of land being a portion of TRACT B, of the plat of GROVE AT HIGHLAND MEADOWS, as recorded in Plat Book 164, Pages 39 and 40, and described in Official Records Book 10290, Pages 600 through 602, both of the Public Records of Polk County, Florida, located in Section 9, Township 27 South, Range 27 East, being more particularly described as follows:

COMMENCE at the Northwest corner of said Tract B; thence South 89°48'41" East, along the North line of said Tract B, 7.00 feet to the POINT OF BEGINNING; thence continue South 89°48'41" East, along said North line of Tract B, 6.00 feet to the intersection with a line being 13.00 feet East of and parallel to the West line of said Tract B; thence South 00°14'30" East, along said parallel line, 109.00 feet to the intersection with the South line of said Tract B also being the North line of Tract E of said plat, said intersection being on a non-tangent curve to the right having a radius of 25.00 feet, a central angle of 17°22'09", a chord bearing of North 52°52'18" West, and a chord distance of 7.55 feet; thence along the arc of said curve and said South line of Tract B, 7.58 feet; thence North 00°14'30" West, parallel with the West line of said Tract B, 104.47 feet to the POINT OF BEGINNING.

Said parcels containing 641.86 square feet, more or less.

CERTIFICATION:

I hereby certify that this Description with Sketch was made under my direction and was made in accordance with Standards of Practice adopted by the State of Florida Department of Agriculture and Consumer Services, Board of Professional Surveyors and Mappers, Chapter 5J-17 of the Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.



Jeffrey P
Ammermann

Digitally signed by
Jeffrey P Ammermann
Date: 2024.09.27
17:42:41 -04'00'

JEFFREY P. AMMERMAN, P.S.M.
FLORIDA REGISTRATION PSM 7388
JAMMERMAN@CHASTAINSKILLMAN.COM
THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY THE ABOVE
SURVEYOR ON THE DATE ADJACENT TO SEAL. ANY SIGNATURE MUST BE
VERIFIED ON ANY ELECTRONIC COPIES. PRINTED COPIES OF THIS DOCUMENT
ARE NOT CONSIDERED VALID WITHOUT A RAISED SEAL.

SHEET 1 OF 2

PREPARED BY: CHASTAIN-SKILLMAN, LLC - 205 EAST ORANGE STREET SUITE #110
LAKELAND, FLORIDA 33801 - (863) 646-1402 - LB 262

CS PROJECT: 8825.03

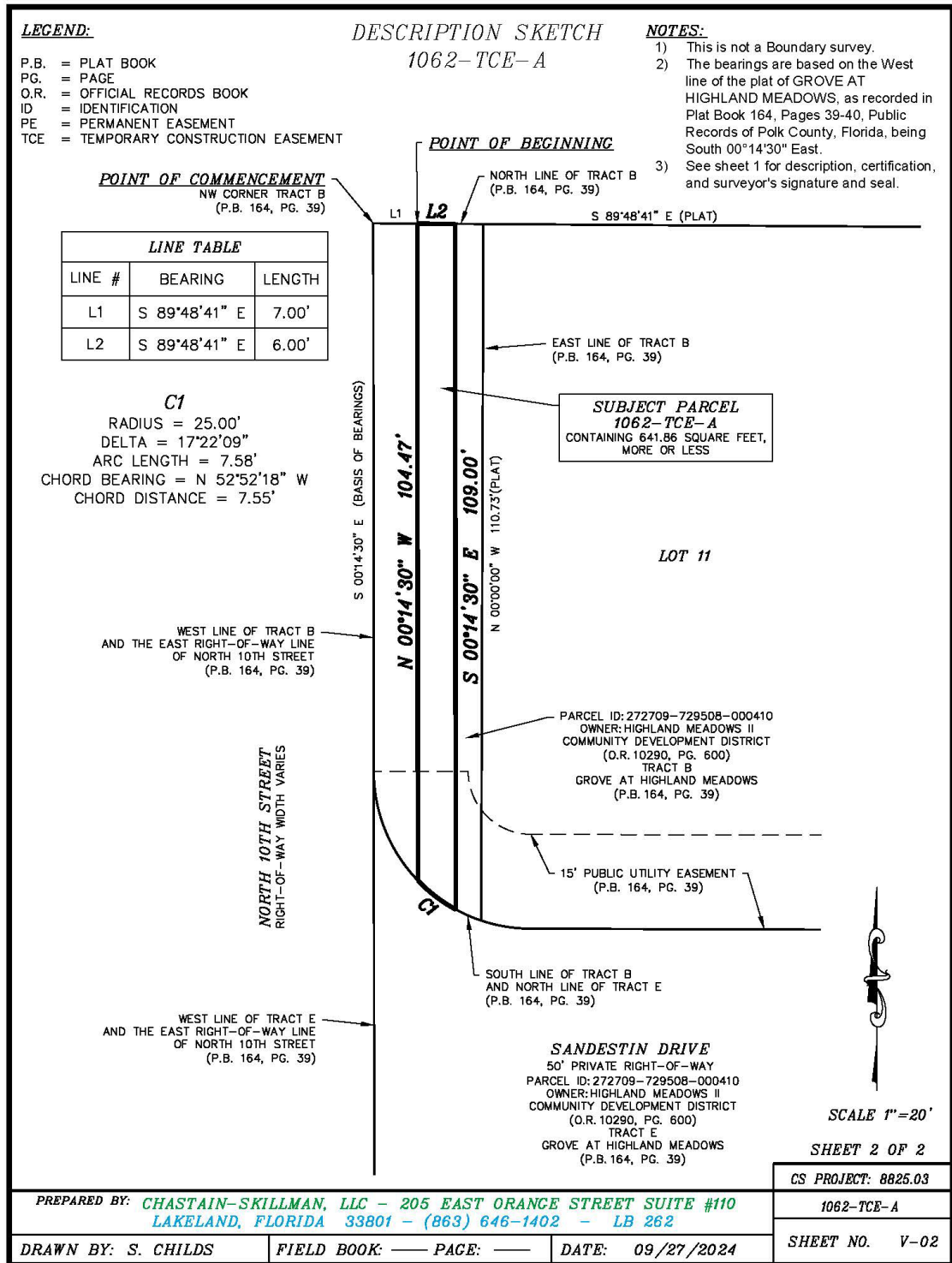
1062-TCE-A

DRAWN BY: S. CHILDS

FIELD BOOK: — PAGE: —

DATE: 09/27/2024

SHEET NO. V-01



DESCRIPTION
1062-TCE-B

DESCRIPTION:

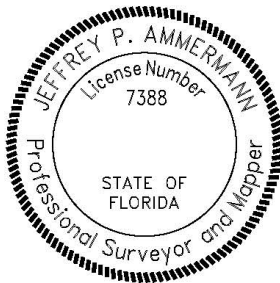
A parcel of land being a portion of TRACT E, of the plat of GROVE AT HIGHLAND MEADOWS, as recorded in Plat Book 164, Pages 39 and 40, and described in Official Records Book 10290, Pages 600 through 602, both of the Public Records of Polk County, Florida, located in Section 9, Township 27 South, Range 27 East, being more particularly described as follows:

COMMENCE at the Northwest corner of Tract B of said plat of GROVE AT HIGHLAND MEADOWS; thence South 00°14'30" East, along the West line of said Tract B also being the East right-of-way line of North 10th Street per said plat, 87.17 feet to the Northwest corner of said Tract E, said point being on a curve to the left having a radius of 25.00 feet, a central angle of 43°56'44", a chord bearing of South 22°12'52" East, and a chord distance of 18.71 feet; thence along the arc of said curve and the North line of said Tract E, 19.17 feet to the intersection with a line being 7.00 feet East of and parallel to the West line of said Tract E for the POINT OF BEGINNING; said intersection being on a curve to the left having a radius of 25.00 feet, a central angle of 17°22'09", a chord bearing of South 52°52'18" East, and a chord distance of 7.55 feet; thence along the arc of said curve and said North line of Tract E, 7.58 feet to the intersection with a line being 13.00 feet East of and parallel to said West line of Tract E; thence South 00°14'30" East, along said parallel line, 56.14 feet to the intersection with the South line of said Tract E, said point being on a non-tangent curve to the left having a radius of 25.00 feet, a central angle of 17°22'09", a chord bearing of South 52°23'18" West, and a chord distance of 7.55 feet; thence along the arc of said curve and said South line of Tract E, 7.58 feet to the intersection with said line being 7.00 feet East of and parallel to the West line of Tract E; thence North 00°14'30" West, along said parallel line, 65.30 feet to the POINT OF BEGINNING.

Said parcels containing 361.42 square feet, more or less.

CERTIFICATION:

I hereby certify that this Description with Sketch was made under my direction and was made in accordance with Standards of Practice adopted by the State of Florida Department of Agriculture and Consumer Services, Board of Professional Surveyors and Mappers, Chapter 5J-17 of the Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.



Jeffrey P

Ammermann

Digitally signed by
Jeffrey P Ammermann
Date: 2024.09.27
17:44:06 -04'00'

JEFFREY P. AMMERMAN, P.S.M.
FLORIDA REGISTRATION PSM 7388
JAMMERMAN@CHASTAINSKILLMAN.COM
THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY THE ABOVE
SURVEYOR ON THE DATE ADJACENT TO SEAL. ANY SIGNATURE MUST BE
VERIFIED ON ANY ELECTRONIC COPIES. PRINTED COPIES OF THIS DOCUMENT
ARE NOT CONSIDERED VALID WITHOUT A RAISED SEAL.

SHEET 1 OF 2

SEE SHEET 2 FOR
DESCRIPTION SKETCH, LEGEND,
AND SURVEYOR'S NOTES

PREPARED BY: **CHASTAIN-SKILLMAN, LLC - 205 EAST ORANGE STREET SUITE #110
LAKELAND, FLORIDA 33801 - (863) 646-1402 - LB 262**

DRAWN BY: **S. CHILDS**

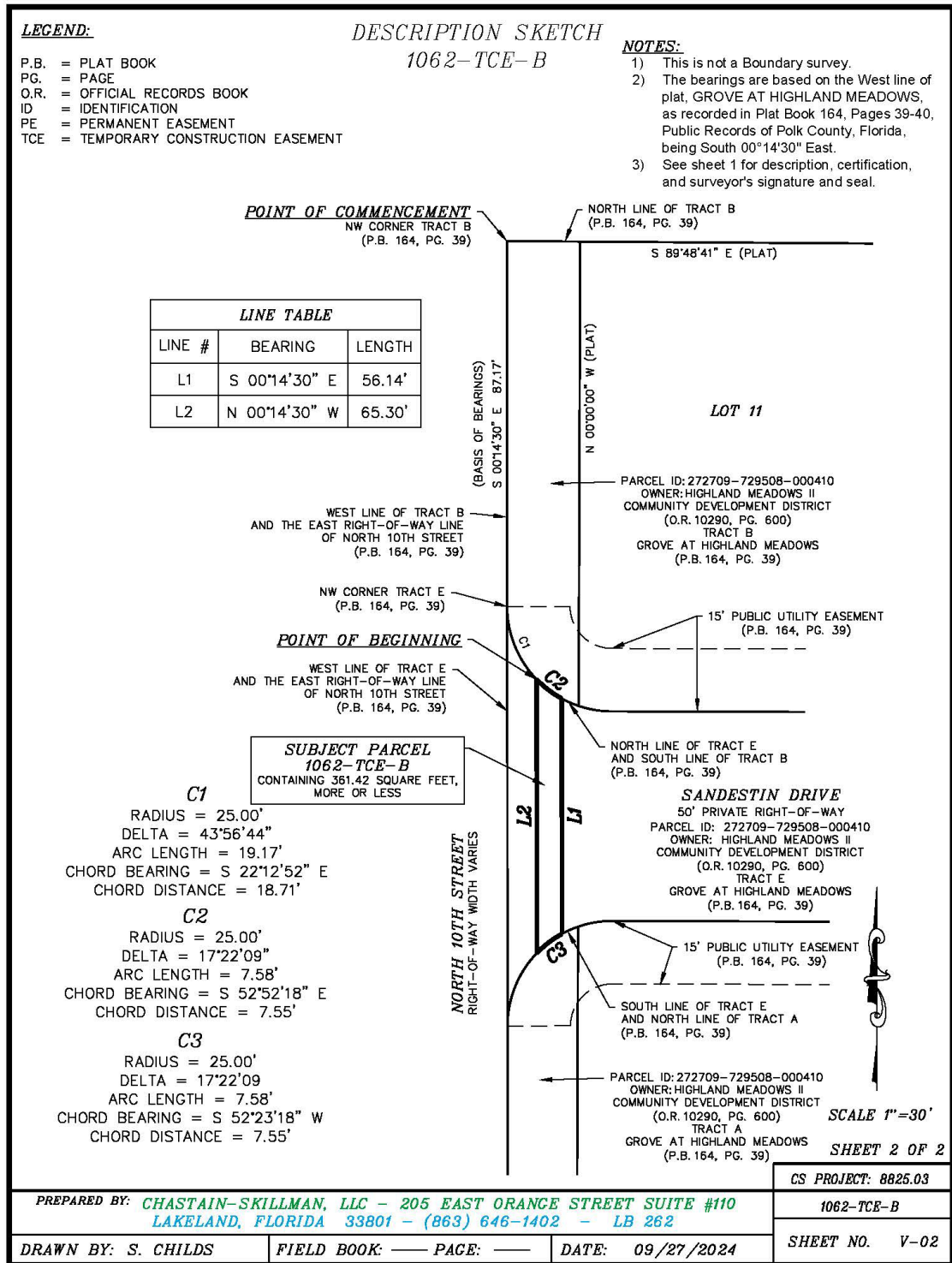
FIELD BOOK: — PAGE: —

DATE: **09/27/2024**

CS PROJECT: 8825.03

1062-TCE-B

SHEET NO. V-01



DESCRIPTION
1062-TCE-C

DESCRIPTION:

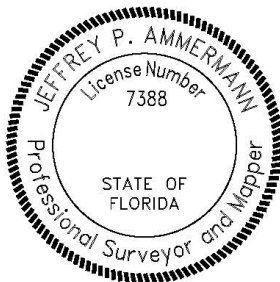
A parcel of land being a portion of TRACT A, of the plat of GROVE AT HIGHLAND MEADOWS, as recorded in Plat Book 164, Pages 39 and 40, and described in Official Records Book 10290, Pages 600 through 602, both of the Public Records of Polk County, Florida, located in Section 9, Township 27 South, Range 27 East, being more particularly described as follows:

COMMENCE at the Northwest corner of Tract B of said plat of GROVE AT HIGHLAND MEADOWS; thence South 00°14'30" East, along the West line of said Tract B also being the East right-of-way line of North 10th Street per said plat, 87.17 feet to the Northwest corner of Tract E of said plat; thence continue South 00°14'30" East, along the West line of said Tract E and the East right-of-way line of North 10th Street, 100.00 feet to the intersection with the North line of said Tract A, said intersection being on a non-tangent curve to the right having a radius of 25.00 feet, a central angle of 43°56'44", a chord bearing of North 21°43'52" East, and a chord distance of 18.71 feet; thence along the arc of said curve and said North line of Tract A, 19.17 feet to the intersection with a line being 7.00 feet East of and parallel to the West line of said Tract A for the POINT OF BEGINNING, said intersection being on a curve to the right having a radius of 25.00 feet, a central angle of 17°22'09", a chord bearing of North 52°23'18" East, and a chord distance of 7.55 feet; thence along the arc of said curve and said North line of Tract A, 7.58 feet; thence South 00°14'30" East, parallel to the West line of said Tract A, 83.31 feet; thence South 89°45'30" West, 6.00 feet; thence North 00°14'30" West, parallel to said West line of Tract A, 78.73 feet to the POINT OF BEGINNING.

Said parcels containing 487.55 square feet, more or less.

CERTIFICATION:

I hereby certify that this Description with Sketch was made under my direction and was made in accordance with Standards of Practice adopted by the State of Florida Department of Agriculture and Consumer Services, Board of Professional Surveyors and Mappers, Chapter 5J-17 of the Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.



Jeffrey P

Ammermann

Digitally signed by
Jeffrey P Ammermann

Date: 2025.02.27
14:36:35 -05'00'

JEFFREY P. AMMERMAN, P.S.M.
FLORIDA REGISTRATION PSM 7388
JAMMERMAN@CHASTAINSKILLMAN.COM
THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY THE ABOVE
SURVEYOR ON THE DATE ADJACENT TO SEAL. ANY SIGNATURE MUST BE
VERIFIED ON ANY ELECTRONIC COPIES. PRINTED COPIES OF THIS DOCUMENT
ARE NOT CONSIDERED VALID WITHOUT A RAISED SEAL.

SHEET 1 OF 2

SEE SHEET 2 FOR
DESCRIPTION SKETCH, LEGEND,
AND SURVEYOR'S NOTES

PREPARED BY: **CHASTAIN-SKILLMAN, LLC - 205 EAST ORANGE STREET SUITE #110
LAKELAND, FLORIDA 33801 - (863) 646-1402 - LB 262**

DRAWN BY: **S. CHILDS**

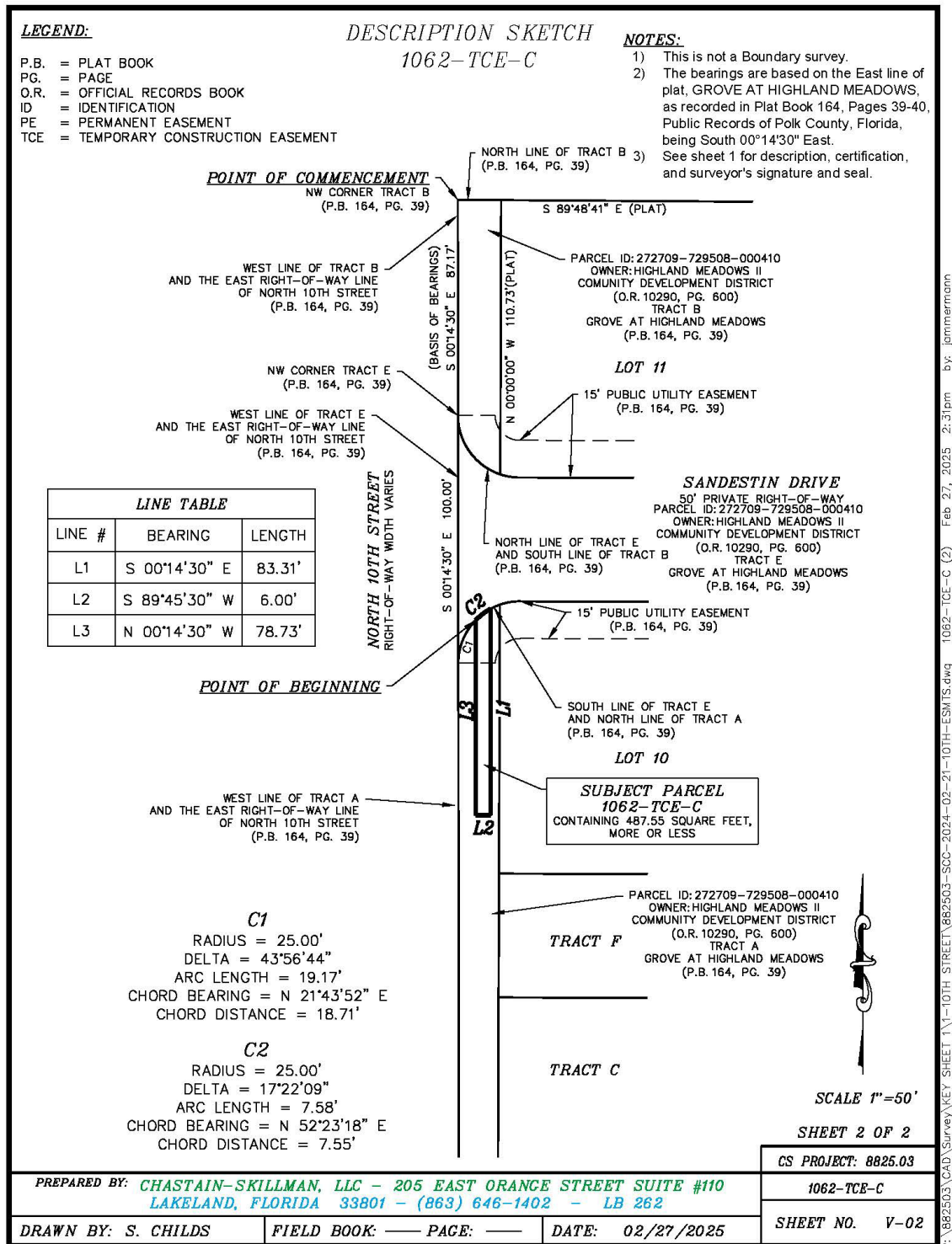
FIELD BOOK: — PAGE: —

DATE: **02/27/2025**

CS PROJECT: 8825.03

1062-TCE-C

SHEET NO. V-01



CS PROJECT NUMBER	8825.03
-------------------	---------



Addendum B
PERMANENT EASEMENT DESCRIPTION

Return to:
AAG, LLC
Attn:
711 N Sherrill St Suite B
Tampa, FL 33609

Project Name: Polk Regional Water Cooperative
Southeast Wellfield Project
Parcel No.: -PE
Parcel ID No.:

PERMANENT EASEMENT

THIS GRANT OF EASEMENT, made this _____ day of _____, 2023, by and between _____, whose address is _____, Grantor, and **Polk Regional Water Cooperative, an independent special district of the State of Florida**, 330 W. Church Street, PO Box 9005, Drawer CA01, Bartow FL 33831, its successors and assigns, Grantee an Easement in, upon and through the following described land in the County of Polk, State of Florida, to-wit:

SEE EXHIBIT "A" ATTACHED
(the "Easement Area")

The nature, terms and duration of the nonexclusive permanent easement (the "Easement") which the Polk Regional Water Cooperative ("PRWC") acquires from the property owners/interest holders ("Owner") of the real property shown and described on Exhibit "A" are:

1. The permanent perpetual water line Easement interests and rights acquired by PRWC are the exclusive and perpetual right, privilege and authority to construct, install, maintain, operate, inspect, patrol, ingress and egress, test, repair, alter, substitute, relocate, resize, replace and remove the water transmission line or lines and related fixtures and/or appurtenances thereto, and vehicular and pedestrian access over the Easement Area, for the transmission of water and such other improvements as are reasonably necessary in connection with the water supply project for the PRWC.
2. In the event that the construction and installation of the water transmission line or lines and related fixtures and/or appurtenances thereto impact Owner's improvements, PRWC shall, to the extent practicable, relocate or replace with the same, like, or better quality and at their original locations or as near as is reasonably practicable, all fences, roads, driveways, sidewalks, parking areas, irrigation systems, well, septic tanks and septic drain fields, that PRWC damaged or cause to

be removed, relocated or replaced from the Easement Area before or during initial construction and installation of the water transmission line or lines and related fixtures and/or appurtenances. Furthermore subject to PRWC's acquired Easement rights, PRWC will restore the surface of all disturbed areas within the Easement Area to its original contour and condition, as near as is reasonably practicable.

3. This Grant of Easement shall not be construed as a grant of right of way and is limited to a PRWC Easement. The Owner shall have the right to use the area subject to the Easement granted hereby, including without limitation for improved parking areas, improved driveways, and landscaping, which are not inconsistent with the use of the Easement by PRWC for the purposes granted hereby. Inconsistent improvements to the use of the Easement by the Owner for the purposes granted hereby, including mounded landscaping, building foundations and overhangs, foundations for pole mounted commercial signage, and other permanent structures and related foundations shall be strictly prohibited. With the specific written approval of PRWC, the limited use of trees, walls, and mounded landscaping may be utilized within the Easement Area by Owner.
4. Owner shall not have the right to grant other easements to other parties without the prior written consent of the PRWC. In the event that PRWC performs emergency related repairs, unscheduled infrastructure adjustment activities, or scheduled community improvement projects within said Easement Area, PRWC shall be responsible for restoring the disturbed portions of all existing approved and permitted improvements in as good or better condition that existed prior to the disturbance activity by PRWC.

This space intentionally left blank; signature pages to follow

IN WITNESS WHEREOF, the Grantor has set their hand and seal this _____
day of _____, 2023.

Signed, sealed and delivered
in the presence of:

Grantor:

Witness

By:

Printed Name

Witness

Printed Name

STATE OF FLORIDA

COUNTY OF POLK

The foregoing instrument was acknowledge before me this _____ day of
_____, 2023 by _____, ☐ who is personally
known or ☐ who has produced _____ as identification.

(AFFIX NOTARY SEAL)

Notary Public
State of Florida at Large

Print Name

My Commission Expires _____

Addendum C
TEMPORARY CONSTRUCTION EASEMENT DESCRIPTION

Return to:
AAG, LLC
Attn:
711 N Sherrill St Suite B
Tampa, FL 33609

Project Name: Polk Regional Water Cooperative
Southeast Wellfield Project
Parcel No.: -PE and/or -TCE,
Parcel ID No.: (Polk Property Appraiser ID)

TEMPORARY CONSTRUCTION EASEMENT

THIS GRANT OF EASEMENT, made this _____ day of _____, 2023, by and between _____ whose address is _____, Grantor, and **Polk Regional Water Cooperative, an independent special district of the State of Florida, 330 W. Church Street, PO Box 9005, Drawer CA01, Bartow FL 33831**, its successors and assigns, Grantee an Easement in, upon and through the following described land in the County of Polk, State of Florida, to-wit:

SEE EXHIBIT "A" and / or "B" ATTACHED
(the "Easement Area")

1. The Easement interests and rights acquired by the Grantee are the right, privilege and authority to construct, install, maintain, operate, inspect, patrol, ingress and egress, test, repair, alter, substitute, relocate, resize, replace and remove the water transmission line or lines and related fixtures and/or appurtenances thereto, and vehicular and pedestrian access over the easement area, for the transmission of water and such other improvements as are reasonably necessary in connection with the Grantee's Southeast Wellfield Project.
2. After construction is complete, the lands of the Grantor shall be restored to the same, or as good as, condition as existed before construction began.
3. Within a reasonable time after construction is complete, paving, grassed areas and other improvements will be replaced by the Grantee.
4. The rights granted herein shall expire upon completion of construction within the Easement Area or sixty (60) months from the date this Easement is established, whichever occurs sooner.

IN WITNESS WHEREOF, the Grantor has set their hand and seal this _____
day of _____, 2023.

Signed, sealed and delivered
in the presence of:

Property Owner

Witness

By:

Printed Name

Witness

Printed Name

STATE OF FLORIDA

COUNTY OF POLK

The foregoing instrument was acknowledge before me this _____ day of
_____, 2023 by _____, ☐ who is personally
known or ☐ who has produced _____ as identification.

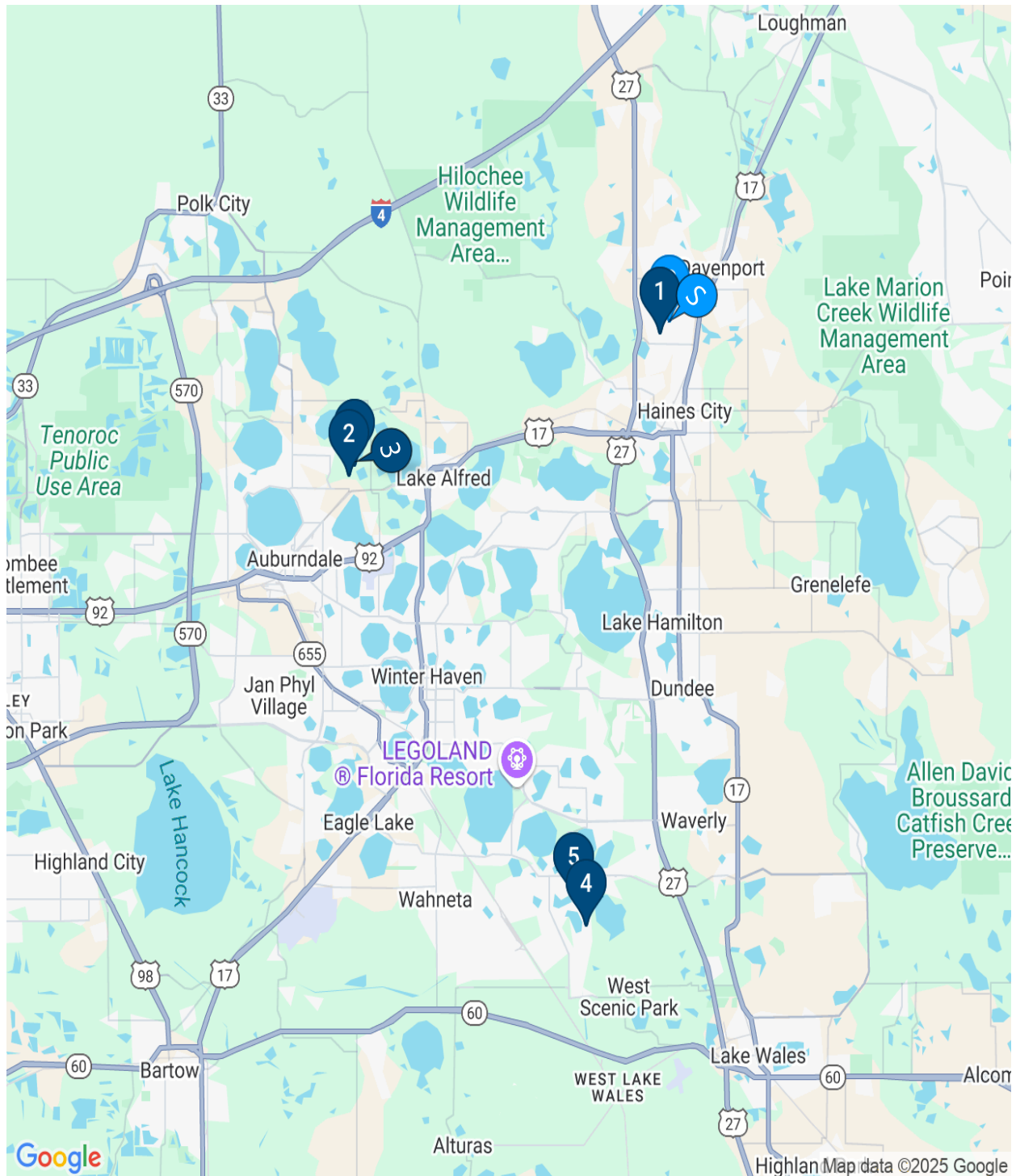
(AFFIX NOTARY SEAL)

Notary Public
State of Florida at Large

Print Name

My Commission Expires _____

Addendum D
LAND SALE DATA SHEETS



Villa Sorrento Subdivision Lot

Comparable 1

Sale Information

Buyer	MR. America Export, LLC	
Seller	A&G Residential Property Solutions, LC	
Sale Date	9/20/2024	
Transaction Status	Recorded	
Sale Price	\$50,000	\$8.20 /SF Land
Recording Number	13278-0333	
Rights Transferred	Fee Simple	
Financing	Cash to Seller	
Conditions of Sale	Arm's-Length	
Marketing Time	30 days	

Property

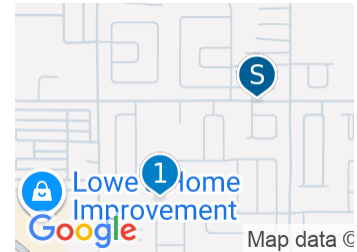
Land Area	0.14 Acres (6,098 SF)
Number of Parcels	1
Zoning	RPUD, Residential Planned Unit Development
Shape	Rectangular
Topography	Generally Level
Corner	No
Density	110.0 Units/Acre
Proposed Land Use	Residential Development
Utilities	Public Water, Public Sewer and Electricity
Frontage	55' Villa Sorrento Circle
Flood Zones	Zone X (Unshaded)



355 Villa Sorrento Cir
Haines City, FL 33844

County
Polk

APN
27-27-17-741007-000280



Confirmation

Name	Gihan Awad
Company	La Rosa Realty, LLC

Remarks

This sale consist of a residential lot located within the Villa Sorrento Subdivision in Haines City. The lot has a width of 55 feet and extends a depth of 110 feet. The neighborhood is zoned RPUD, Residential Planned Unit Development. The property was listed for sale for \$60,000, and eventually closed for a recorded sale price of \$50,000.

Water Ridge Lot Sale

Comparable 2

Sale Information

Buyer	Kelly A Lineberger and John D Lineberger, IV	
Seller	Lisa S. Sebastia and Eduardo Sebastia	
Sale Date	5/8/2024	
Transaction Status	Recorded	
Sale Price	\$80,000	\$9.14 /SF Land
Recording Number	13112-2016	
Rights Transferred	Fee Simple	
Financing	Cash to Seller	
Conditions of Sale	Arm's-Length	
Marketing Time	180 days	

Property

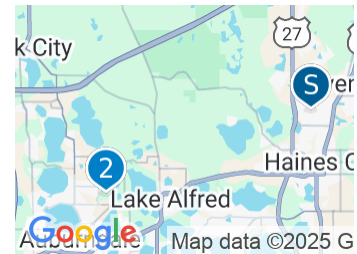
Land Area	0.2009 Acres (8,751 SF)
Number of Parcels	1
Zoning	LDR, Low Density Residential
Shape	Rectangular
Topography	Level
Corner	No
Proposed Land Use	Residential Development
Utilities	Public Water, Public Sewer and Electricity
Frontage	68' Adams View Lane
Flood Zones	Zone X (Unshaded)



383 Adams View Ln
Auburndale, FL 33823

County
Polk

APN
25-27-36-305501-001090



Confirmation

Name	Alicia Golotko
Company	Vylla Home

Remarks

This sale consist of a residential lot located within the Water Ridge Subdivision in Auburndale. Water Ridge is a gated community with amenities including community clubhouse(s), community swimming pool(s), community sauna(s), community tennis court(s). The lot has a width of 68 feet and extends a depth of 137 feet. The neighborhood is zoned LDR, Low Density Residential. The property was listed for sale for \$95,000, and eventually closed for a recorded sale price of \$80,000.

Water Ridge Lot Sale

Comparable 3

Sale Information

Buyer	JV A Building LLC, a Florida Limited Liability Company	
Seller	Jack L. Monroe and Pamela A. Monroe	
Sale Date	8/15/2023	
Transaction Status	Recorded	
Sale Price	\$95,000	\$11.31 /SF Land
Recording Number	12806-0003	
Rights Transferred	Fee Simple	
Financing	Cash to Seller	
Conditions of Sale	Arm's-Length	
Marketing Time	240 days	

Property

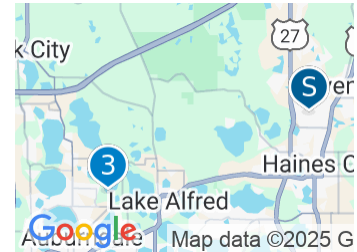
Land Area	0.1929 Acres (8,403 SF)
Number of Parcels	1
Zoning	LDR, Low Density Residential
Shape	Rectangular
Topography	Generally Level
Corner	No
Proposed Land Use	Residential Development
Utilities	Public Water, Public Sewer and Electricity
Frontage	61' Adams View Lane
Flood Zones	Zone X (Unshaded)



485 Adams View Ln
Auburndale, FL 33823

County
Polk

APN
25-27-36-305501-000840



Confirmation

Name	Indira Shakirova
Company	Keller Williams

Remarks

This sale consist of a "water view" residential lot located within the Water Ridge Subdivision in Auburndale. Water Ridge is a gated community with amenities including community clubhouse(s), community swimming pool(s), community sauna(s), community tennis court(s). The lot has a width of 61 feet and extends a depth of 137 feet. The neighborhood is zoned LDR, Low Density Residential. The property was listed for sale for \$105,000, and eventually closed for a recorded sale price of \$95,000.

Residential Lot Sale

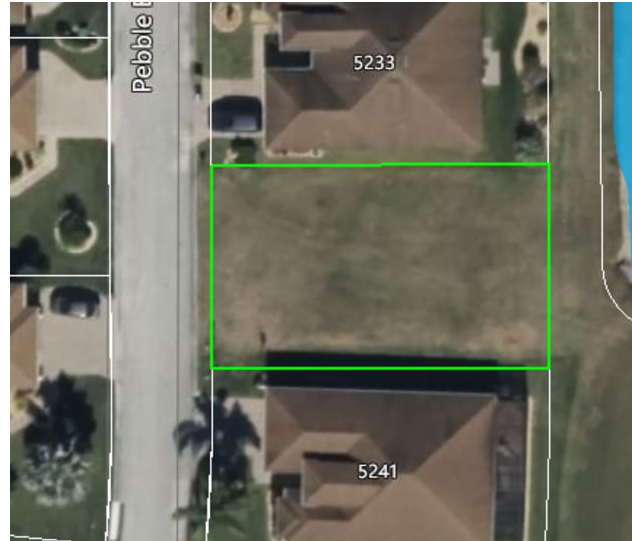
Comparable 4

Sale Information

Buyer	Danny L. Fox and Christy R. Fox	
Seller	Dennis L. Hayes and Colleen F. Hayes	
Sale Date	10/19/2022	
Transaction Status	Recorded	
Sale Price	\$80,000	\$13.34 /SF Land
Recording Number	12461-0094	
Rights Transferred	Fee Simple	
Financing	Cash to Seller	
Conditions of Sale	Arm's-Length	
Marketing Time	510 days	

Property

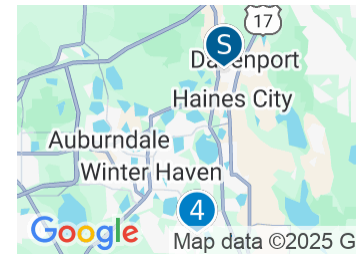
Land Area	0.1377 Acres (5,998 SF)
Number of Parcels	1
Zoning	PUD, FLU-NSUB, Planned Unit Development and Neighborhood Subdivision
Shape	Rectangular
Topography	Generally Level
Corner	No
Proposed Land Use	Residential Development
Utilities	Public Water, Public Sewer and Electricity
Frontage	60' Pebble Beach Blvd
Flood Zones	Zone X (Unshaded)



5237 Pebble Beach Blvd
Winter Haven, FL 33884

County
Polk

APN
26-29-24-690596-002190



Confirmation

Name	Lori Raath
Company	Lake Ashton Realty, Inc

Remarks

This transaction represents the sale of a residential lot located within the Lake Ashton subdivision of Winter Haven, Florida. The property contains 6,000 square feet and is located at 5237 Pebble Beach Blvd. It is fairly level, adequately drained and has 60 feet of road frontage along Pebble Beach Blvd. The site is located on the 17th Fairway of the west golf course.

The property is located within Flood Zone X and there are no known wetlands on the property. It has a zoning designation of Unit Development and a future land use designation of NSUB PUD Planned Neighborhood Subdivision. The site was listed for sale for \$109,000 and closed for a recorded sale price of \$80,000. The property was subsequently developed with a 4 bedroom, 2 bathroom single-family residence constructed in 2023. Lake Ashton is a 55+ community with resort style amenities and activities. Offering a large clubhouse with movie theater, bowling alley, full service restaurant, craft, media and card rooms, outdoor pool, tennis courts, bocce courts, fitness area and more. Also, the community offers 2, 18-Hole Golf Courses with Golf memberships that are optional. The Health and Fitness Center features a large indoor pool with another large fitness center, pickle ball courts, media room, card and craft rooms.

Residential Lot Sale

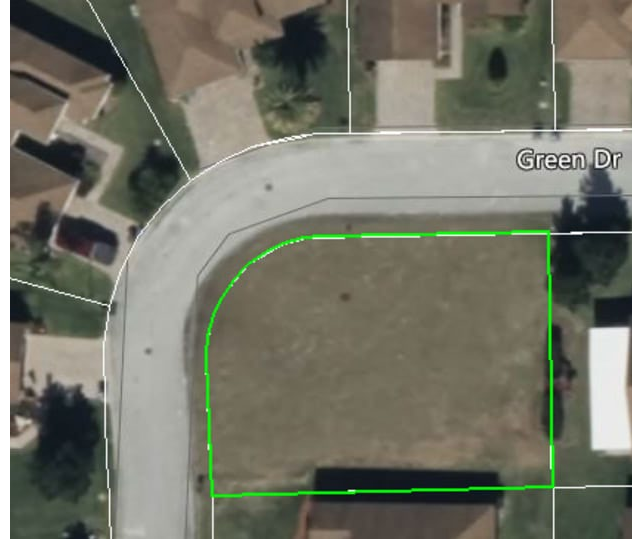
Comparable 5

Sale Information

Buyer	Charles W. Sanders and D'Leah Sanders
Seller	Davenport, LLC
Sale Date	6/10/2022
Transaction Status	Recorded
Sale Price	\$55,325 \$7.60 /SF Land
Recording Number	12299-1896
Rights Transferred	Fee Simple
Financing	Cash to Seller
Conditions of Sale	Arm's-Length
Marketing Time	240 days

Property

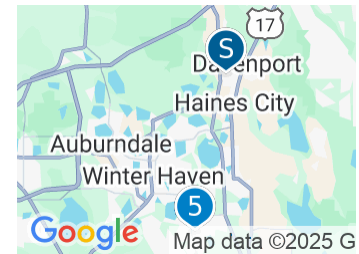
Land Area	0.167 Acres (7,275 SF)
Number of Parcels	1
Zoning	PUD, FLU- NSUB, Planned Unit Development and Neighborhood Subdivision
Shape	Rectangular
Topography	Generally Level
Corner	Yes
Proposed Land Use	Residential Development
Utilities	Public Water, Public Sewer and Electricity
Frontage	161' Green Drive
Flood Zones	Zone X (Unshaded)



5260 Green Dr
Winter Haven, FL 33884

County
Polk

APN
26-29-24-690596-001880



Confirmation

Name	Jack Keller
Company	Jack Keller, Inc.

Remarks

This transaction represents the sale of a residential lot located within the Lake Ashton subdivision of Winter Haven, Florida. The property contains 7,405 square feet and is located at 5260 Green Drive. It is fairly level, adequately drained and has 161.32 feet of road frontage along Green Drive. The property is located within Flood Zone X and there are no known wetlands on the property. It has a zoning designation of PUD Planned Unit Development and a future land use designation of NSUB Neighborhood Subdivision. The site was listed for sale for \$57,500 and closed for a recorded sale price of \$55,325. The property was subsequently developed with a 3 bedroom, 2 bathroom single-family residence constructed in 2023.

Lake Ashton is a 55+ community with resort style amenities and activities. Offering a large clubhouse with movie theater, bowling alley, full service restaurant, craft, media and card rooms, outdoor pool, tennis courts, bocce courts, fitness area and more. Also, the community offers 2, 18-Hole Golf Courses with Golf memberships that are optional. The Health and Fitness Center features a large indoor pool with another large fitness center, pickle ball courts, media room, card and craft rooms

Addendum E
SUBCONSULTANT REPORTS
(if applicable)

Addendum F
AREA ANALYSIS

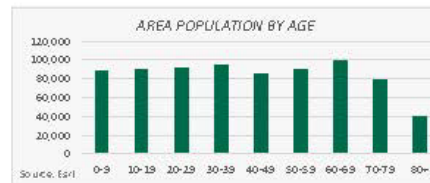
AREA MAP



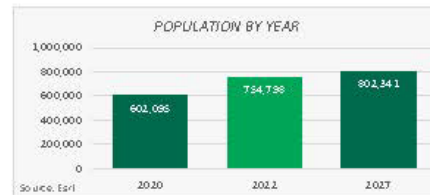
The subject property is located in Polk County. Key information about the area is provided in the following tables.

POPULATION

The area has a population of 754,798 and a median age of 42, with the largest population group in the 60-69 age range and the smallest population in 80+ age range.

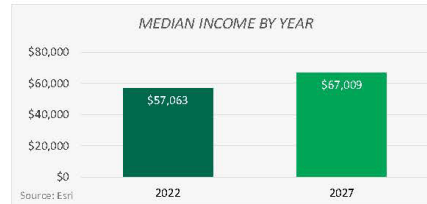


Population has increased by 152,703 since 2020, reflecting an annual increase of 12.0%. Population is projected to increase by an additional 47,543 by 2027, reflecting 1.2% annual population growth.



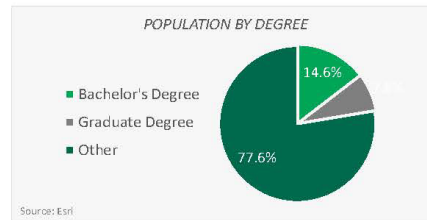
INCOME

The area features an average household income of \$78,175 and a median household income of \$57,063. Over the next five years, median household income is expected to increase by 17.4%, or \$1,989 per annum.

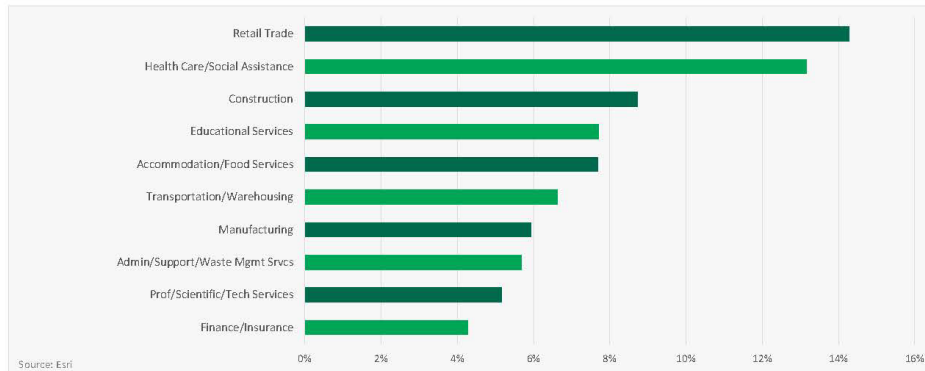


EDUCATION

A total of 22.4% of individuals over the age of 24 have a college degree, with 14.6% holding a bachelor's degree and 7.8% holding a graduate degree.



EMPLOYMENT



The area includes a total of 323,280 employees and has an 5.0% unemployment rate. The top three industries within the area are Retail Trade, Health Care/Social Assistance and Construction, which represent a combined total of 36% of the population.

Addendum G
OWNER CONTACT LETTER



May 23, 2025



Highland Meadows II Community
Development District
219 East Livingston Street
Orlando, FL 32801-1508

RE: Project: SE Raw Water Main (Polk County)
Project No.: 50152542
County: Polk
Parcel No.: 1062
Property ID: 27-27-09-729508-000410

Dear Owner/Owner Representative:

The Polk Regional Water Cooperative is planning construction of the above referenced project (Southeast Raw Water Main) and your parcel will be impacted by the impending infrastructure project (with a permanent and/or temporary easement). I have been engaged to provide an appraisal of the proposed easement(s) to be acquired. The purpose of the appraisal is to estimate the market value of the portion of the property needed for waterline corridor at this particular location.

I have scheduled a field inspection of the above-described property on Monday, June 2, 2025 between the times of 11:00 am and 2:00 pm. If you or your appointed representative would like to bring to my attention factors that affect the value of the property or would like to attend or schedule a specific time, please let me know.

You may contact my office by telephone Monday through Friday between 9:00 a.m. and 5:00 p.m. at (904) 367-2011 or via email at nick.chop@cbre.com.

If you should have any questions, please contact us.

Sincerely,

A handwritten signature in blue ink that reads "Nick Chop".

Nick Chop, MAI
State-Certified General R.E. Appraiser RZ2660

1 Independent Drive, Suite 3000 | Jacksonville, Florida 32202 | 904-634-1200

Addendum F
QUALIFICATIONS



Nick Chop, MAI, Executive Director
Cushman & Wakefield, Infrastructure Practice Group
121 W. Forsyth St.
Jacksonville, FL 32202
(904) 380-8345
Nick.Chop@cushwake.com

Professional Expertise

Nick Chop, MAI, Executive Director, brings over 30 years of specialized right-of-way real estate valuation expertise, focusing on eminent domain and litigation. With a refined skill set, he has collaborated with top transportation departments, municipalities, and utility companies across Florida, Georgia, North Carolina, Tennessee, and Texas. Mr. Chop has served as an expert witness in diverse transportation, pipeline, and utility litigation cases, providing reliable valuation advice to government agencies, utility firms, law firms, and private landowners.

His appraisal experience spans neighborhood shopping centers, retail strip centers, office buildings, industrial properties, flex spaces, apartment complexes, self-storage facilities, churches, mixed-use developments, community development districts (CDDs), developments of regional impact (DRIs), residential subdivisions, environmentally sensitive lands, wetlands, pasturelands, and similar properties.

Major Right of Way Projects

- Tampa Bay Water – South Hillsborough Pipeline, Brandon, Hillsborough County
- Polk Regional Water Cooperative, Southeast Wellfield and Water Production Facility
- Blueprint Intergovernmental Agency – Midtown Placemaking Project, Tallahassee, Leon County
- 100+ Parcel 230-kV Transmission Line Project in Marion County, Florida
- Florida's Turnpike, Central Polk Parkway, Bartow, Polk County
- Manatee County, Upper Manatee River Road, Lakewood Ranch
- FDOT, District Seven – #447536-2/3 US 301, Dade City, Pasco/Hernando County
- City of Jacksonville – Old Middleburg Road
- Jacksonville Electric Authority, Various Parcels & Projects
- City of Jacksonville – Chaffee Road
- NCDOT-U-5753-Lindsay Road- Wayside Road, Raeford, Hoke County
- FDOT, District Five – #435859-4 SR 50 E. of CR 757 to Lake County Line
- NCDOT - U-4758 – Johnson St. - Sandy Ridge Rd., High Point, Guilford County
- NCDOT - P-5717 – Cornwallis Rd., Durham, Durham County
- 250+ Parcel 230-kV Transmission Line Project in Polk County, Florida
- FDOT, District Four – #4369631 I-95 and 6th Ave., Palm Beach County
- FDOT, District Two – #4322592 Interstate-95, Duval County
- NCDOT, 13 Cost Estimates in 11 Counties representing over 2,000 parcels
- FDOT, District One – #4258432 S.R. 951, Collier County
- FDOT, District Seven – #2578623 Sam Allen Rd., Hillsborough County
- Manatee County – Moccasin Wallow Road
- City of Jacksonville, The Landing Litigation
- City of Jacksonville, Jacksonville Power Plant Litigation

Memberships, Licenses, Professional Affiliations and Education

- Designated Member, Appraisal Institute. As of the current date, Nick Chop, MAI has completed the requirements of the continuing education program of the Appraisal Institute
- Certified General Real Estate Appraiser in the following states: Alabama – G01476; Florida – RZ2660; Georgia – 351619; Maryland – 33958; Mississippi – GA-1354; North Carolina – A8408; South Carolina – 8006; Tennessee – 5693; Texas – 1380190; Virginia – 4001018413
- Bachelor of Science, Real Estate & Finance, Florida State University

JOE G. TEDDER, TAX COLLECTOR
POLK COUNTY, FLORIDA

2024 REAL ESTATE PROPERTY TAX BILL

ACCOUNT NUMBER

272709-729508-000410

PAY, SEARCH OR PRINT RECEIPT AT

polktaxes.com

(863) 534-4700

08/26/2025 12:41:24

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

HIGHLAND MEADOWS II COMMUNITY
DEVELOPMENT DISTRICT
219 E LIVINGSTON ST
ORLANDO,FL 32801-1508

SANDESTIN DR
GROVE AT HIGHLAND MEADOWS PB 164 PGS 39-40
TRACTS A THRU D & TRACT E PRIVATE RDS

AD VALOREM TAXES						
TAXING AUTHORITY	ASSESSED VALUE	EXEMPTION	TAXABLE VALUE	MILLAGE RATE	TAXES LEVIED	
C101 POLK COUNTY TRANSPORTATION	0	0	0	1.2000	\$0.00	
C100 POLK COUNTY GENERAL FUND	0	0	0	4.9848	\$0.00	
C102 POLK COUNTY EMERGENCY MEDICAL	0	0	0	0.2500	\$0.00	
C103 POLK COUNTY ENV LANDS MGMT	0	0	0	0.0500	\$0.00	
C104 POLK COUNTY ENV LANDS ACQUISITION	0	0	0	0.1500	\$0.00	
110 SCHOOL GENERAL FUND	0	0	0	3.7960	\$0.00	
100 SCHOOL LOCAL CAPITAL IMPROVEMENT	0	0	0	1.5000	\$0.00	
510 CITY OF DAVENPORT	0	0	0	7.2500	\$0.00	
360 SOUTHWEST FLA WATER MGMT DIST	0	0	0	0.1909	\$0.00	
TOTAL				19.3717	\$0.00	

NON-AD VALOREM ASSESSMENTS			
LEVYING AUTHORITY	RATE	UNITS	AMOUNT
TOTAL NON-AD VALOREM ASSESSMENTS			\$0.00

COMBINED TAXES AND ASSESSMENTS	\$0.00
--------------------------------	--------

If Paid By	Aug 26, 2025	
Please Pay	0.00	

RETAIN THIS PORTION
FOR YOUR RECORDS

JOE G. TEDDER, TAX COLLECTOR
POLK COUNTY, FLORIDA

2024 REAL ESTATE PROPERTY TAX BILL
1281526

ACCOUNT NUMBER

272709-729508-000410

HIGHLAND MEADOWS II COMMUNITY
DEVELOPMENT DISTRICT
219 E LIVINGSTON ST
ORLANDO,FL 32801-1508

SANDESTIN DR
GROVE AT HIGHLAND MEADOWS PB 164 PGS 39-40
TRACTS A THRU D & TRACT E PRIVATE RDS

PAY ONLY ONE AMOUNT

PAY IN U.S. FUNDS ON A U.S. BANK TO JOE G. TEDDER, TAX COLLECTOR -

If Paid By

Aug 26, 2025

Please Pay

0.00

EXHIBIT 3B

[RETURN TO AGENDA](#)





November 13, 2025

Sent Via E-Mail: Patricia@AnchorstoneMgt.com

Highland Meadows II Community
Development District
Patricia Thibault, District Manager
219 E Livingston Street
Orlando, FL 32801-1508

RE: Project Name: Polk Regional Water Cooperative
Southeast Wellfield Project
Parcel(s) No.: 1063-PE and 1063-TCE
Parcel Tax ID No.: 272708-727506-002000

Dear Ms. Thibault,

As you may be aware, American Acquisition Group, LLC is under contract with Polk Regional Water Cooperative (PRWC) to assist them with property acquisition services. PRWC will require permanent and temporary construction easements from your property for a water transmission pipeline. We are in the process of acquiring the easements for the project referenced above. We previously mailed an offer package to you in August, 2025. Due to a change in the legal description, we are sending this revised and corrected offer package representing PRWC's offer to you for the purchase of permanent and temporary easements. Enclosed please find the following:

- (1) **Revised Notice to Owner** – This letter provides a notice of revisions to the easement acquisition required from your property.
- (2) **Approved Appraisal Report** – This appraisal was prepared using the current legal descriptions, no revision has been made. A copy of PRWC's approved appraisal report for your property is being provided for your use. The purpose of this appraisal is to estimate the market value of the permanent and temporary easements. The appraisal is for land and affected improvements only. Please sign and date the enclosed receipt and return it to us.
- (3) **Written Offer Letter** – This letter has been corrected to accurately reflect the square footage of the necessary acquisitions. This provides an explanation of the permanent and temporary easements and affected improvements to be acquired. The summary of values is based on the approved appraisal. Please sign and return one copy of this letter to acknowledge receipt of this offer. **This is not an agreement and in no way will bind you to a settlement.**
- (4) **Agreement** – This is a sample of the standard PRWC Agreement for your review. Please contact me and I can explain the next step in the process.
- (5) **Taxpayer Identification Number** – Please complete the information as indicated under **Seller Information**. This information is required by law under Internal Revenue Service Code, Section 5045(e). The completed form must be returned with the executed Agreement.
- (6) **Donation Letter** – Please fill out the enclosed form if you wish to donate your property to PRWC.



Highland Meadows II Community Development District
Attn: Patricia Thibault, District Manager

- (7) **PUBLIC DISCLOSURE AFFIDAVIT** – Provides that persons or entities, with few exceptions, holding real property in the form of a partnership, limited partnership, corporation, trust, or in any form of representative capacity shall make a public disclosure, in writing, of every person having a beneficial interest in the real property before the property is conveyed to the State.

Please review the enclosed documents carefully. If you have any questions regarding this offer or any of the enclosed documents, please feel free to contact me at:

ryan@americanacquisition.com or **863-604-3929**.

I sincerely believe that we can reach an amicable and mutually satisfactory agreement and look forward to working with you.

Sincerely,

Ryan Gardyas

Ryan Gardyas
Right of Way Agent
American Acquisition Group, LLC
ryan@americanacquisition.com
Tel: 863-604-3929

Enclosures (as stated above)



November 13, 2025

Sent Via E-Mail: Patricia@AnchorstoneMgt.com

Highland Meadows II Community
Development District
Patricia Thibault, District Manager
219 E Livingston Street
Orlando, FL 32801-1508

Project Name: Polk Regional Water Cooperative
Southeast Wellfield Project
Parcel(s) No.: 1063-PE and 1063-TCE
Polk Property Appraiser No.: 272708-727506-002000

RE: Revised Notice to Owner Package – Legal Description Change

Dear Ms. Thibault,

As you may be aware, we mailed a Notice to Owner package to you in January 2025 regarding the Polk Regional Water Cooperative (PRWC) upcoming improvement project.

This letter is to provide notice of revisions to the easement acquisition required from your property. A summary of the changes is provided in the following table:

Parcel #	Original Size	Revision	Required Acquisition Size
1063-PE	1,987 square feet	INCREASED	3,015 square feet
1063-TCE	1,280 square feet	INCREASED	1,922 square feet

The following enclosed documents identify the property that is needed:

- Parcel Legal Description and Sketch
- Overview Exhibit

If you experience any problems, please do not hesitate to contact the agent at the address, phone number, or email below.

Sincerely,

Ryan Gardyas

Ryan Gardyas
Right of Way Agent
American Acquisition Group, LLC
ryan@americanacquisition.com
Tel: 863-604-3929

DESCRIPTION
1063-PE

DESCRIPTION:

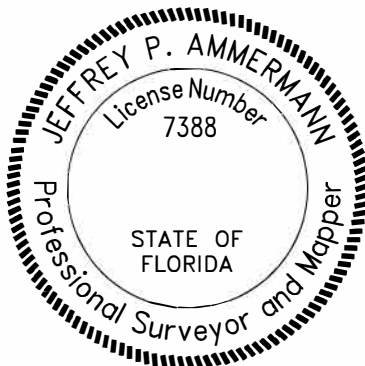
A parcel of land being a portion of TRACT A, of the plat of HIGHLAND MEADOWS 4B, as recorded in Plat Book 167, Pages 42 through 47, and described in Official Records Book 11017, Pages 1525 through 1527, both of the Public Records of Polk County, Florida, located in Section 8, Township 27 South, Range 27 East, being more particularly described as follows:

COMMENCE at the Northeasterly corner of said Tract A; thence South 00°14'30" East, along the East line of said Tract A, a distance of 17.20 feet to the POINT OF BEGINNING; thence continue South 00°14'30" East, along said East line, 364.14 feet to the Point of Curvature of a curve to the right having a radius of 25.00 feet, a central angle of 47°09'22", a chord bearing of South 23°20'11" West, and a chord distance of 20.00 feet; thence along the arc of said curve, 20.58 feet; thence North 00°14'30" West, parallel to said East line of Tract A, 382.50 feet; thence North 90°00'00" East, 8.00 feet to the POINT OF BEGINNING.

Said parcels containing 3,014.62 square feet, more or less.

CERTIFICATION:

I hereby certify that this Description with Sketch was made under my direction and was made in accordance with Standards of Practice adopted by the State of Florida Department of Agriculture and Consumer Services, Board of Professional Surveyors and Mappers, Chapter 5J-17 of the Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.



Jeffrey P
Ammermann

Digitally signed by
Jeffrey P Ammermann
Date: 2025.02.27
14:50:21 -05'00'

JEFFREY P. AMMERMAN, P.S.M.
FLORIDA REGISTRATION PSM 7388
JAMMERMANN@CHASTAINSKILLMAN.COM
THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY THE ABOVE
SURVEYOR ON THE DATE ADJACENT TO SEAL. ANY SIGNATURE MUST BE
VERIFIED ON ANY ELECTRONIC COPIES. PRINTED COPIES OF THIS DOCUMENT
ARE NOT CONSIDERED VALID WITHOUT A RAISED SEAL.

SEE SHEET 2 FOR
DESCRIPTION SKETCH, LEGEND,
AND SURVEYOR'S NOTES

SHEET 1 OF 2

CS PROJECT: 8825.03

PREPARED BY: CHASTAIN-SKILLMAN, LLC - 205 EAST ORANGE STREET SUITE #110
LAKELAND, FLORIDA 33801 - (863) 646-1402 - LB 262

1063-PE

DRAWN BY: S. CHILDS

FIELD BOOK: — **PAGE:** —

DATE: 02/27/2025

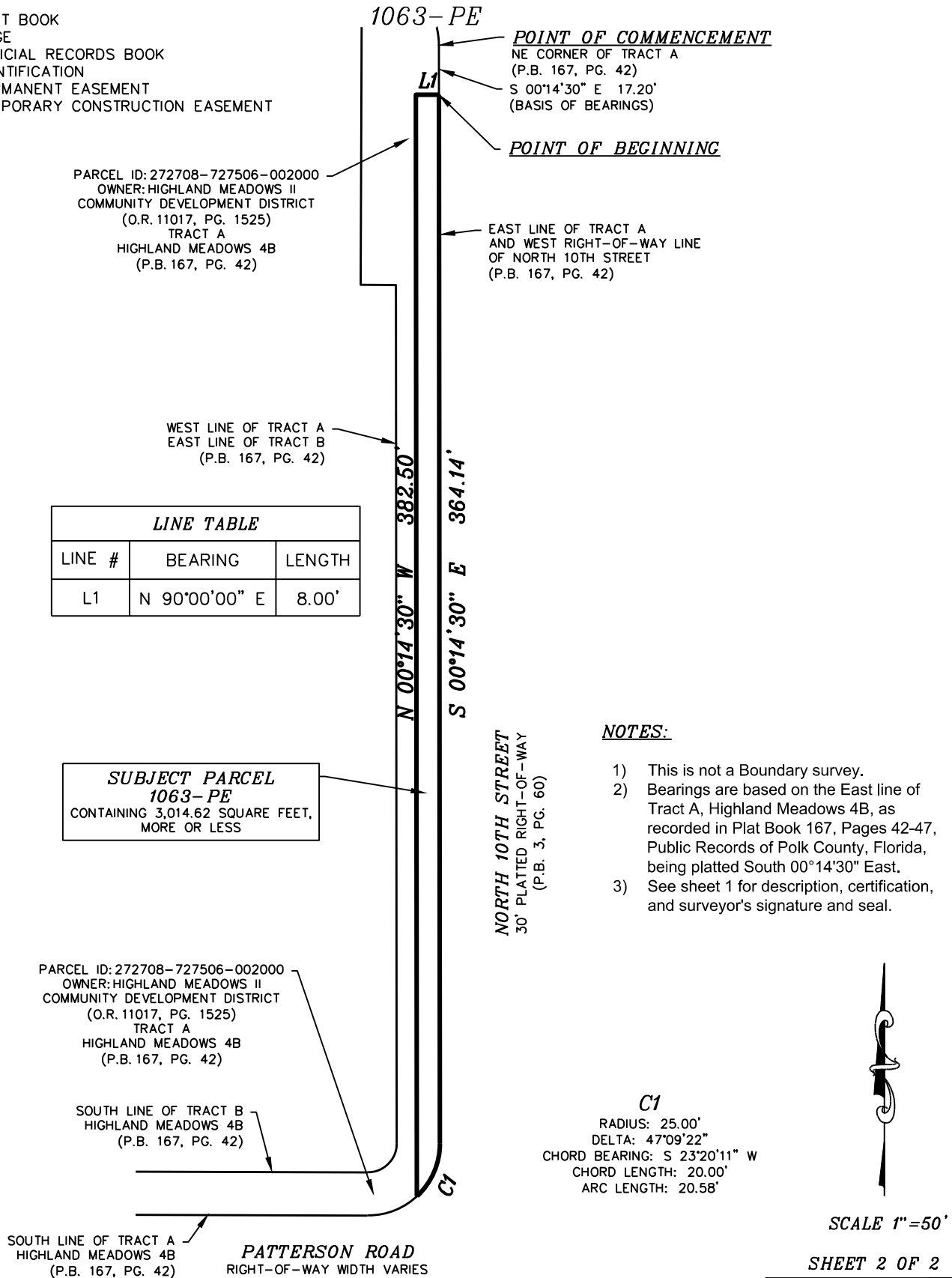
SHEET NO. V-01

P:\882503\CAD\Survey\KEY SHEET 1\10TH STREET\882503-SCC-2024-02-21-10TH-ESM.TS.dwg 1063-PE Feb 27, 2025 2:44pm by: jammermann

LEGEND:

P.B. = PLAT BOOK
PG. = PAGE
O.R. = OFFICIAL RECORDS BOOK
ID = IDENTIFICATION
PE = PERMANENT EASEMENT
TCE = TEMPORARY CONSTRUCTION EASEMENT

DESCRIPTION SKETCH



PREPARED BY: CHASTAIN-SKILLMAN, LLC - 205 EAST ORANGE STREET SUITE #110
LAKELAND, FLORIDA 33801 - (863) 646-1402 - LB 262

DRAWN BY: S. CHILDS

FIELD BOOK: — PAGE: —

DATE: 02/27/2025

P: \\882503\CAD\Survey\KEY SHEET 1\1-10TH STREET\882503-SCC-2024-02-21-10TH-ESMTS.dwg 1063-PE (2) Feb 27, 2025 2:45pm by: jammermann

DESCRIPTION
1063-TCE

DESCRIPTION:

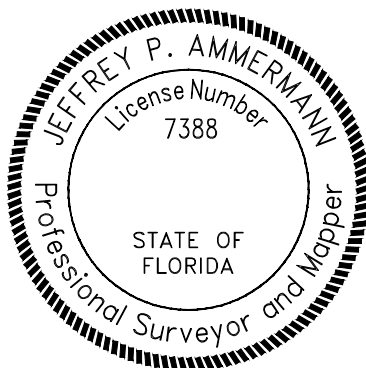
A parcel of land being a portion of TRACT A, of the plat of HIGHLAND MEADOWS 4B, as recorded in Plat Book 167, Pages 42 through 47, and described in Official Records Book 11017, Pages 1525 through 1527, both of the Public Records of Polk County, Florida, located in Section 8, Township 27 South, Range 27 East, being more particularly described as follows:

COMMENCE at the Northeast corner of said Tract A; thence South 00°14'30" East, along the East line of said Tract A, 17.20 feet; thence South 90°00'00" West, 8.00 feet to the POINT OF BEGINNING; thence South 00°14'30" East, 382.50 feet to the Point of Curvature of a curve to the right having a radius of 25.00 feet, a central angle of 14°09'29", a chord bearing of South 53°59'37" West, and a chord distance of 6.16 feet; thence along the arc of said curve, 6.18 feet; thence North 00°14'30" West, 386.13 feet; thence North 90°00'00" East, 5.00 feet to the POINT OF BEGINNING.

Said parcels containing 1,922.34 square feet, more or less.

CERTIFICATION:

I hereby certify that this Description with Sketch was made under my direction and was made in accordance with Standards of Practice adopted by the State of Florida Department of Agriculture and Consumer Services, Board of Professional Surveyors and Mappers, Chapter 5J-17 of the Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.



Jeffrey P
Ammermann

Digitally signed by
Jeffrey P Ammermann
Date: 2025.02.27
14:51:05 -05'00'

JEFFREY P. AMMERMAN, P.S.M.
FLORIDA REGISTRATION PSM 7388
JAMMERMAN@CHASTAINSKILLMAN.COM
THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY THE ABOVE
SURVEYOR ON THE DATE ADJACENT TO SEAL. ANY SIGNATURE MUST BE
VERIFIED ON ANY ELECTRONIC COPIES. PRINTED COPIES OF THIS DOCUMENT
ARE NOT CONSIDERED VALID WITHOUT A RAISED SEAL.

SEE SHEET 2 FOR
DESCRIPTION SKETCH, LEGEND,
AND SURVEYOR'S NOTES

SHEET 1 OF 2

CS PROJECT: 8825.03

PREPARED BY: CHASTAIN-SKILLMAN, LLC - 205 EAST ORANGE STREET SUITE #110
LAKELAND, FLORIDA 33801 - (863) 646-1402 - LB 262

1063-TCE

DRAWN BY: S. CHILDS

FIELD BOOK: — PAGE: —

DATE: 02/27/2025

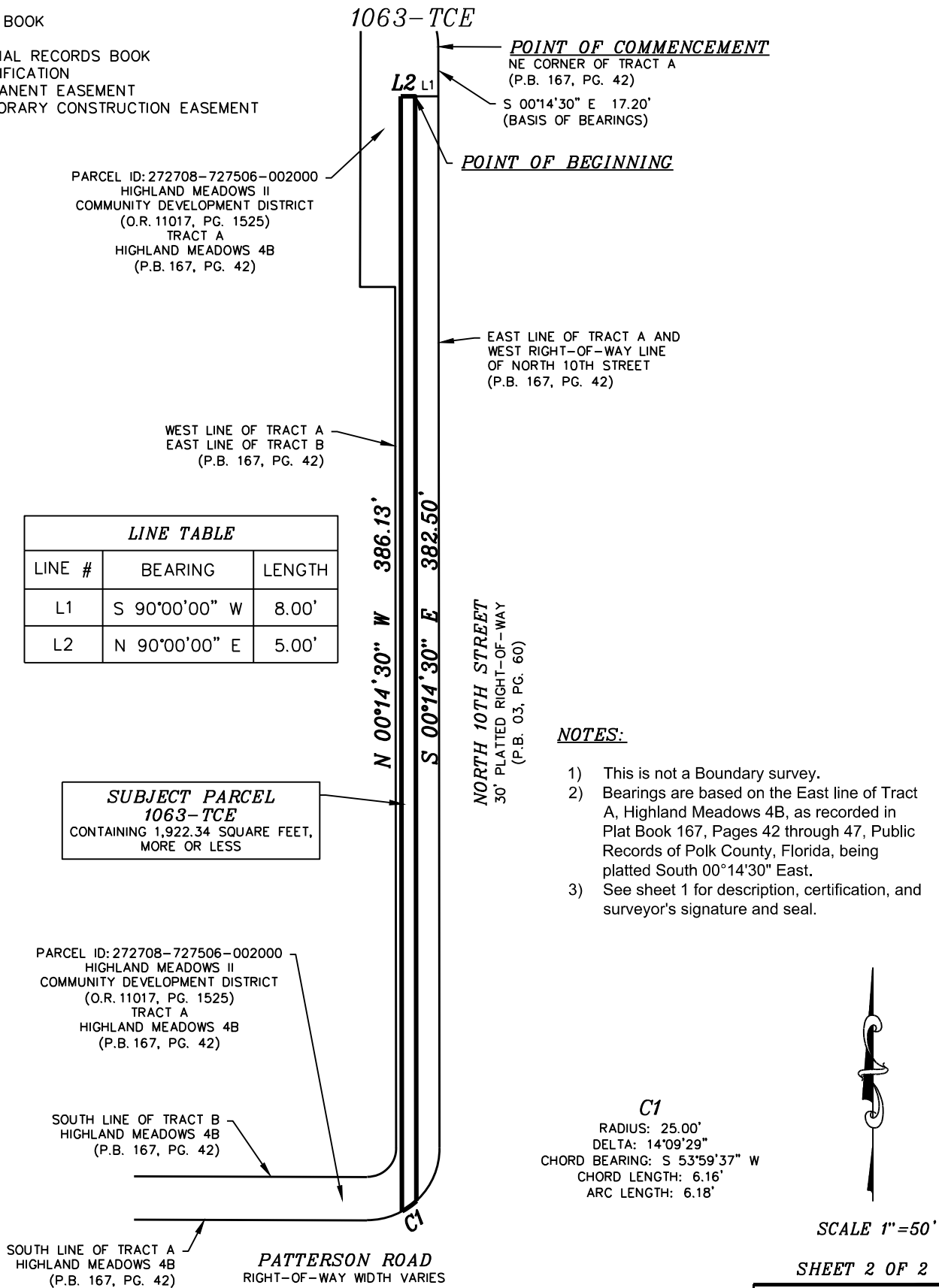
SHEET NO. V-01

P: \\882503\CAD\Survey\KEY SHEET 1\1-10TH STREET\882503-SCC-2024-02-21-10TH-ESMITS.dwg 1063-TCE Feb 27, 2025 2:48pm by: jammermann

LEGEND:

P.B. = PLAT BOOK
PG. = PAGE
O.R. = OFFICIAL RECORDS BOOK
ID = IDENTIFICATION
PE = PERMANENT EASEMENT
TCE = TEMPORARY CONSTRUCTION EASEMENT

DESCRIPTION SKETCH



PREPARED BY: **CHASTAIN-SKILLMAN, LLC - 205 EAST ORANGE STREET SUITE #110
LAKELAND, FLORIDA 33801 - (863) 646-1402 - LB 262**

DRAWN BY: **S. CHILDS**

FIELD BOOK: — PAGE: —

DATE: **02/27/2025**



WRITTEN OFFER PURSUANT TO FLORIDA STATUTES §73.015

November 13, 2025

Highland Meadows II Community
Development District
Patricia Thibault, District Manager
219 E Livingston Street
Orlando, FL 32801-1508

Certified Mail No.: Sent Via E-Mail: Patricia@AnchorstoneMgt.com
RE: Project Name: Polk Regional Water Cooperative
Southeast Wellfield Project
Parcel(s) No.: 1063-PE and 1063-TCE
Parcel Tax ID No.: 272708-727506-002000

Dear Ms. Thibault,

As you have previously been notified, Polk Regional Water Cooperative (PRWC), is planning the following Project:

**WATER PRODUCTION FACILITY, RAW WATER WELLFIELD/PIPELINE AND
FINISHED WATER TRANSMISSION PIPELINE KNOWN AS THE SOUTHEAST
WELLFIELD PROJECT**

This project will require the acquisition of 3,015 square feet of your property for Parcel 1063-PE and 1,922 square feet for Parcel 1063-TCE. The interest being acquired in your property are for a Permanent Easement (PE) and a Temporary Construction Easement (TCE).

You are further advised that PRWC's offer of full compensation for the property required for the construction of the Southeast Wellfield Project is based on the Fair Market Value of the property and that PRWC's offer to you is not less than the approved appraised value of the property.

The following represents a summary of PRWC's offer to you and the basis therefore:

Parcel 1063-PE

Land:	\$7,500
Improvements:	\$5,900
Real Estate Damages:	\$0
Cost to Cure:	\$40,300
Total:	\$53,700

Parcel 1063-TCE

Land:	\$2,450
Improvements:	\$21,800
Real Estate Damages:	\$0
Cost to Cure:	\$0
Total:	\$24,250

Total Compensation: \$77,950

Polk Regional Water Cooperative
330 W. Church Street
PO Box 9005, Drawer CA01, Bartow FL 33831



If you agree to accept this offer, you will be required to sign a Purchase Agreement and other documents. For any additional information you may require regarding this parcel and/or offer, please contact me at 863-604-3929.

Sincerely,

Ryan Gardyas

Ryan Gardyas
Right of Way Agent
American Acquisition Group, LLC
ryan@americanacquisition.com
Tel: 863-604-3929

Delivered By: Sent Via E-Mail: Patricia@AnchorstoneMgt.com

Date: 11/12/2025

Receipt Acknowledged By: _____

Date: _____





Project Name: Polk Regional Water Cooperative
Southeast Wellfield Project
Parcel(s) No: 1063-PE and 1063-TCE
Parcel Tax ID No.: 272708-727506-002000

AGREEMENT

STATE OF FLORIDA

COUNTY OF POLK

THIS AGREEMENT made and entered into this _____ day of _____, 2025, by and between **Highlands Meadows II Community Development District**, hereinafter referred to as "Owner(s)", and **Polk Regional Water Cooperative, an independent special district of the State of Florida**, hereinafter referred to as "Purchaser".

WITNESSETH

WHEREAS, Purchaser requires the lands described as Parcels 1063-PE and 1063-TCE, (see attached Exhibits "A and B"), as permanent and temporary easements for construction and maintenance of a water transmission pipeline, and said Owner is required to furnish the parcel for such purpose:

WATER PRODUCTION FACILITY, RAW WATER WELLFIELD/PIPELINE AND FINISHED WATER TRANSMISSION PIPELINE KNOWN AS THE SOUTHEAST WELLFIELD PROJECT

NOW, THEREFORE, in consideration of the premises and the sum of one dollar each to the other paid, it is agreed as follows:

- (a) Owner(s) agree(s) to sell and convey, by good and sufficient deed, free of liens and encumbrances, unto said Purchaser, said lands and affected improvements for the total sum of \$77,950.00.
- (b) Purchaser shall pay unto the Owner(s) the sum of \$77,950.00 by PRWC check or electronic wire, within ninety (90) days from date hereof upon simultaneous delivery of such easement(s) of conveyance. Any improvements or personal property not removed within thirty (30) days after purchase of subject land shall be considered abandoned by the Owner(s).
- (c) The Owner agrees and expressly acknowledges that the monies paid and other consideration given in accordance with this Agreement is just and full compensation for all property interest and or claims arising from this acquisition and no other monies including fees and/or cost are owed by PRWC to Owner.



*** THIS AGREEMENT IS SUBJECT TO FINAL APPROVAL BY PRWC.**

IN WITNESS WHEREOF, the parties hereto have caused these presents to be executed in their respective names, and on the date shown above.

OWNER(S):

**Highland Meadows II Community Development
District**

By:

PURCHASER:

**POLK REGIONAL WATER COOPERATIVE,
an independent special district of the State of
Florida**

By: Eric DeHaven, Executive Director



DESCRIPTION
1063-PE

DESCRIPTION:

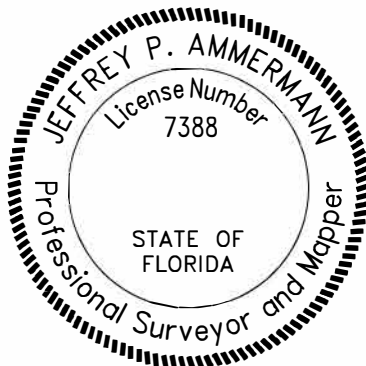
A parcel of land being a portion of TRACT A, of the plat of HIGHLAND MEADOWS 4B, as recorded in Plat Book 167, Pages 42 through 47, and described in Official Records Book 11017, Pages 1525 through 1527, both of the Public Records of Polk County, Florida, located in Section 8, Township 27 South, Range 27 East, being more particularly described as follows:

COMMENCE at the Northeasterly corner of said Tract A; thence South 00°14'30" East, along the East line of said Tract A, a distance of 17.20 feet to the POINT OF BEGINNING; thence continue South 00°14'30" East, along said East line, 364.14 feet to the Point of Curvature of a curve to the right having a radius of 25.00 feet, a central angle of 47°09'22", a chord bearing of South 23°20'11" West, and a chord distance of 20.00 feet; thence along the arc of said curve, 20.58 feet; thence North 00°14'30" West, parallel to said East line of Tract A, 382.50 feet; thence North 90°00'00" East, 8.00 feet to the POINT OF BEGINNING.

Said parcels containing 3,014.62 square feet, more or less.

CERTIFICATION:

I hereby certify that this Description with Sketch was made under my direction and was made in accordance with Standards of Practice adopted by the State of Florida Department of Agriculture and Consumer Services, Board of Professional Surveyors and Mappers, Chapter 5J-17 of the Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.



Jeffrey P
Ammermann

Digitally signed by
Jeffrey P Ammermann

Date: 2025.02.27
14:50:21 -05'00'

JEFFREY P. AMMERMAN, P.S.M.
FLORIDA REGISTRATION PSM 7388
JAMMERMAN@CHASTAINSKILLMAN.COM
THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY THE ABOVE
SURVEYOR ON THE DATE ADJACENT TO SEAL. ANY SIGNATURE MUST BE
VERIFIED ON ANY ELECTRONIC COPIES. PRINTED COPIES OF THIS DOCUMENT
ARE NOT CONSIDERED VALID WITHOUT A RAISED SEAL.

SEE SHEET 2 FOR
DESCRIPTION SKETCH, LEGEND,
AND SURVEYOR'S NOTES

SHEET 1 OF 2

CS PROJECT: 8825.03

PREPARED BY: CHASTAIN-SKILLMAN, LLC - 205 EAST ORANGE STREET SUITE #110
LAKELAND, FLORIDA 33801 - (863) 646-1402 - LB 262

1063-PE

DRAWN BY: S. CHILDS

FIELD BOOK: — **PAGE:** —

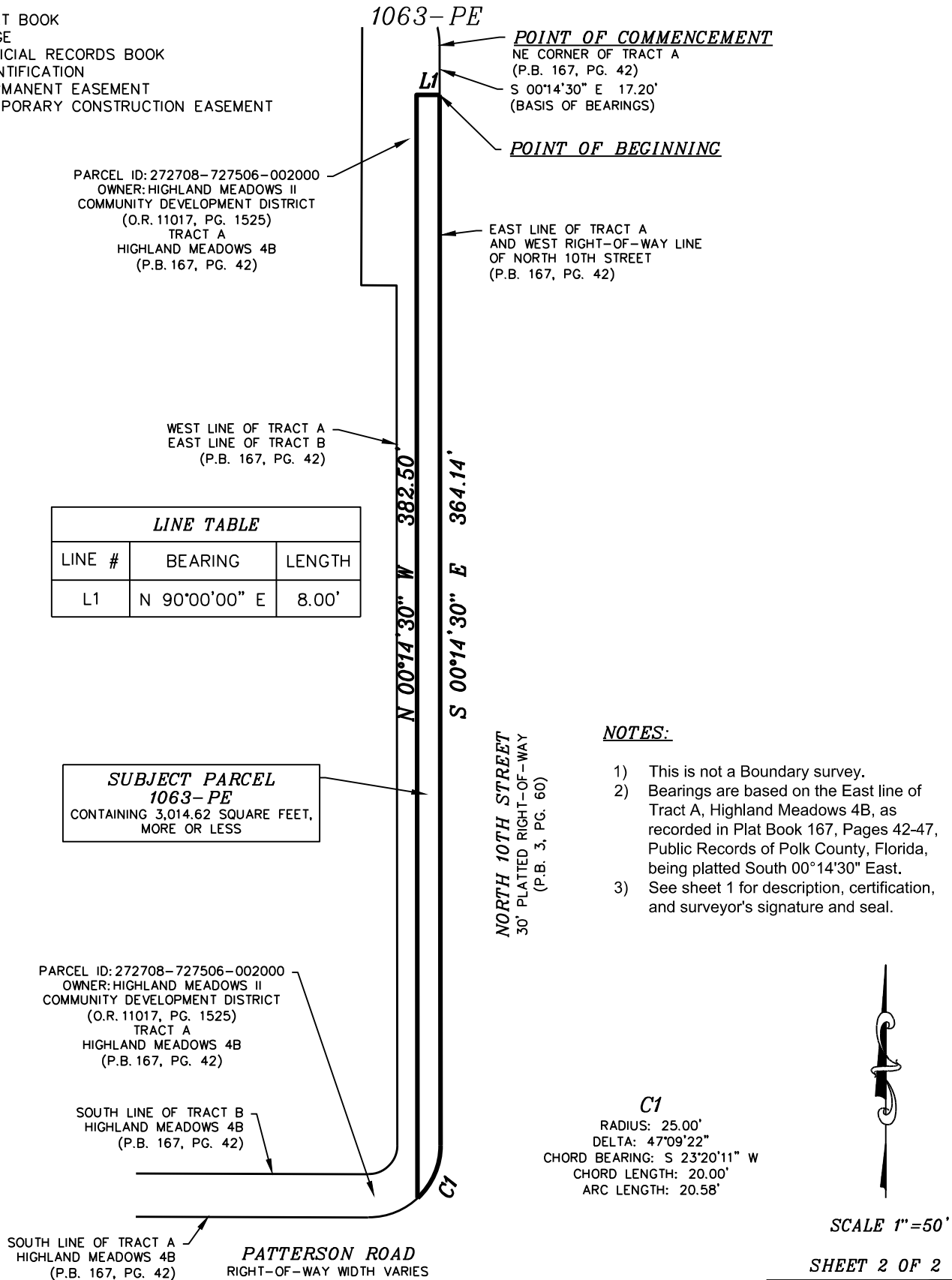
DATE: 02/27/2025

SHEET NO. V-01

LEGEND:

P.B. = PLAT BOOK
PG. = PAGE
O.R. = OFFICIAL RECORDS BOOK
ID = IDENTIFICATION
PE = PERMANENT EASEMENT
TCE = TEMPORARY CONSTRUCTION EASEMENT

DESCRIPTION SKETCH



PREPARED BY: **CHASTAIN-SKILLMAN, LLC - 205 EAST ORANGE STREET SUITE #110
LAKELAND, FLORIDA 33801 - (863) 646-1402 - LB 262**

DRAWN BY: **S. CHILDS**

FIELD BOOK: — PAGE: —

DATE: **02/27/2025**

DESCRIPTION
1063-TCE

DESCRIPTION:

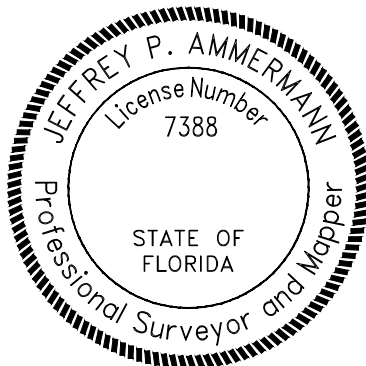
A parcel of land being a portion of TRACT A, of the plat of HIGHLAND MEADOWS 4B, as recorded in Plat Book 167, Pages 42 through 47, and described in Official Records Book 11017, Pages 1525 through 1527, both of the Public Records of Polk County, Florida, located in Section 8, Township 27 South, Range 27 East, being more particularly described as follows:

COMMENCE at the Northeast corner of said Tract A; thence South 00°14'30" East, along the East line of said Tract A, 17.20 feet; thence South 90°00'00" West, 8.00 feet to the POINT OF BEGINNING; thence South 00°14'30" East, 382.50 feet to the Point of Curvature of a curve to the right having a radius of 25.00 feet, a central angle of 14°09'29", a chord bearing of South 53°59'37" West, and a chord distance of 6.16 feet; thence along the arc of said curve, 6.18 feet; thence North 00°14'30" West, 386.13 feet; thence North 90°00'00" East, 5.00 feet to the POINT OF BEGINNING.

Said parcels containing 1,922.34 square feet, more or less.

CERTIFICATION:

I hereby certify that this Description with Sketch was made under my direction and was made in accordance with Standards of Practice adopted by the State of Florida Department of Agriculture and Consumer Services, Board of Professional Surveyors and Mappers, Chapter 5J-17 of the Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.



Jeffrey P
Ammermann

Digitally signed by
Jeffrey P Ammermann
Date: 2025.02.27
14:51:05 -05'00'

JEFFREY P. AMMERMAN, P.S.M.
FLORIDA REGISTRATION PSM 7388
JAMMERMAN@CHASTAINSKILLMAN.COM
THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY THE ABOVE
SURVEYOR ON THE DATE ADJACENT TO SEAL. ANY SIGNATURE MUST BE
VERIFIED ON ANY ELECTRONIC COPIES. PRINTED COPIES OF THIS DOCUMENT
ARE NOT CONSIDERED VALID WITHOUT A RAISED SEAL.

SEE SHEET 2 FOR
DESCRIPTION SKETCH, LEGEND,
AND SURVEYOR'S NOTES

SHEET 1 OF 2

CS PROJECT: 8825.03

PREPARED BY: CHASTAIN-SKILLMAN, LLC - 205 EAST ORANGE STREET SUITE #110
LAKELAND, FLORIDA 33801 - (863) 646-1402 - LB 262

1063-TCE

DRAWN BY: S. CHILDS

FIELD BOOK: — **PAGE:** —

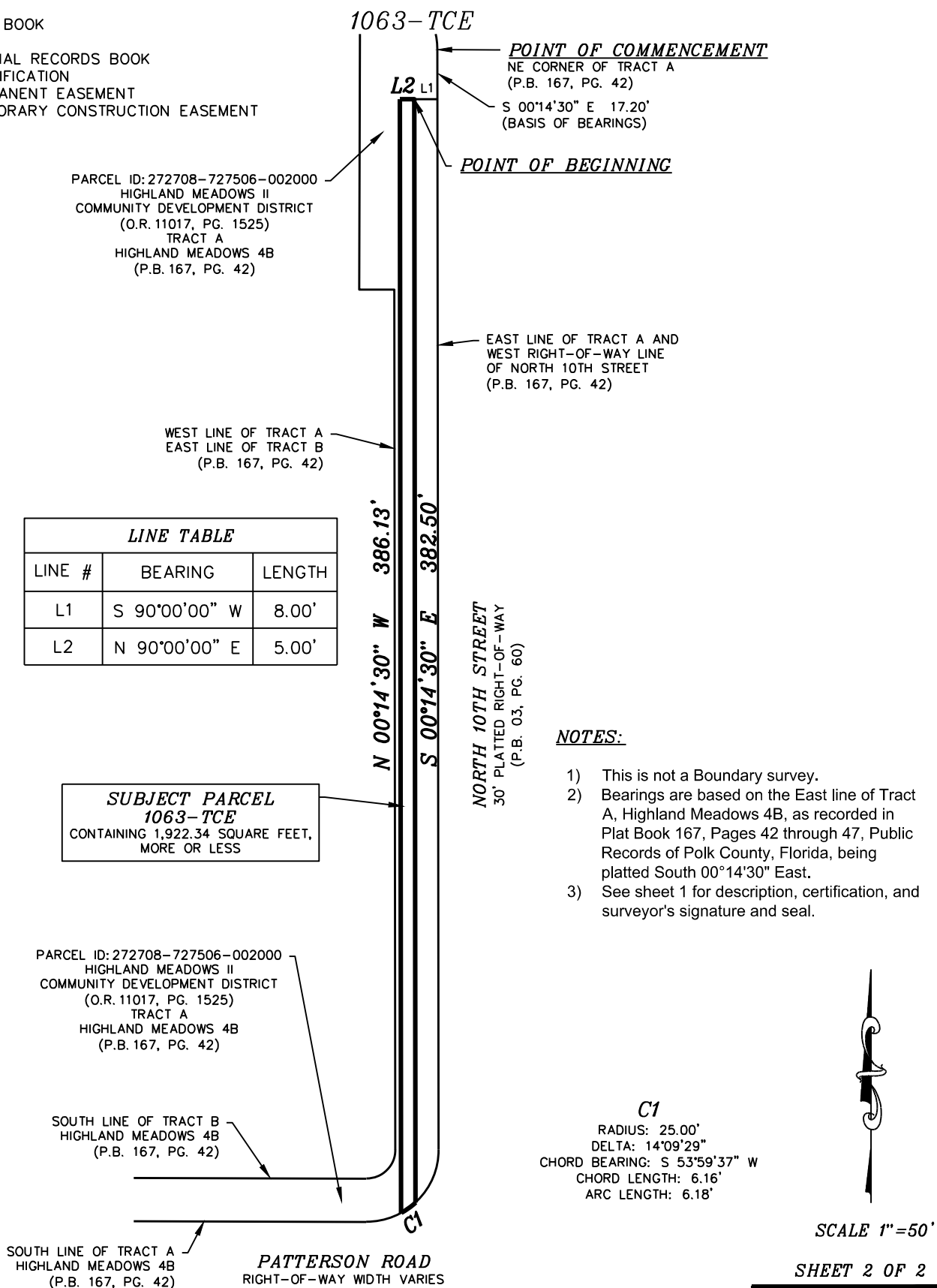
DATE: 02/27/2025

SHEET NO. V-01

LEGEND:

P.B. = PLAT BOOK
PG. = PAGE
O.R. = OFFICIAL RECORDS BOOK
ID = IDENTIFICATION
PE = PERMANENT EASEMENT
TCE = TEMPORARY CONSTRUCTION EASEMENT

DESCRIPTION SKETCH



PREPARED BY: **CHASTAIN-SKILLMAN, LLC - 205 EAST ORANGE STREET SUITE #110
LAKELAND, FLORIDA 33801 - (863) 646-1402 - LB 262**

DRAWN BY: **S. CHILDS**

FIELD BOOK: — PAGE: —

DATE: **02/27/2025**

**Request for Taxpayer
Identification Number and Certification**

Go to www.irs.gov/FormW9 for instructions and the latest information.

**Give form to the
requester. Do not
send to the IRS.**

Before you begin. For guidance related to the purpose of Form W-9, see *Purpose of Form*, below.

Print or type. See Specific Instructions on page 3.	1 Name of entity/individual. An entry is required. (For a sole proprietor or disregarded entity, enter the owner's name on line 1, and enter the business/disregarded entity's name on line 2.)	
	2 Business name/disregarded entity name, if different from above.	
	3a Check the appropriate box for federal tax classification of the entity/individual whose name is entered on line 1. Check only one of the following seven boxes. ☐ Individual/sole proprietor ☐ C corporation ☐ S corporation ☐ Partnership ☐ Trust/estate ☐ LLC. Enter the tax classification (C = C corporation, S = S corporation, P = Partnership) _____ Note: Check the "LLC" box above and, in the entry space, enter the appropriate code (C, S, or P) for the tax classification of the LLC, unless it is a disregarded entity. A disregarded entity should instead check the appropriate box for the tax classification of its owner. ☐ Other (see instructions) _____	4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3): Exempt payee code (if any) _____ Exemption from Foreign Account Tax Compliance Act (FATCA) reporting code (if any) _____ (Applies to accounts maintained outside the United States.)
	3b If on line 3a you checked "Partnership" or "Trust/estate," or checked "LLC" and entered "P" as its tax classification, and you are providing this form to a partnership, trust, or estate in which you have an ownership interest, check this box if you have any foreign partners, owners, or beneficiaries. See instructions ☐	
	5 Address (number, street, and apt. or suite no.). See instructions.	Requester's name and address (optional)
	6 City, state, and ZIP code	
	7 List account number(s) here (optional)	

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. See also *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number											
				-				-			
or											
Employer identification number											
					-						

Part II Certification

Under penalties of perjury, I certify that:

- The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
- I am not subject to backup withholding because (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
- I am a U.S. citizen or other U.S. person (defined below); and
- The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and, generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here	Signature of U.S. person	Date
------------------	--------------------------	------

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to www.irs.gov/FormW9.

What's New

Line 3a has been modified to clarify how a disregarded entity completes this line. An LLC that is a disregarded entity should check the appropriate box for the tax classification of its owner. Otherwise, it should check the "LLC" box and enter its appropriate tax classification.

New line 3b has been added to this form. A flow-through entity is required to complete this line to indicate that it has direct or indirect foreign partners, owners, or beneficiaries when it provides the Form W-9 to another flow-through entity in which it has an ownership interest. This change is intended to provide a flow-through entity with information regarding the status of its indirect foreign partners, owners, or beneficiaries, so that it can satisfy any applicable reporting requirements. For example, a partnership that has any indirect foreign partners may be required to complete Schedules K-2 and K-3. See the Partnership Instructions for Schedules K-2 and K-3 (Form 1065).

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS is giving you this form because they



DONATION OF PROPERTY TO POLK REGIONAL WATER COOPERATIVE

Highland Meadows II Community
Development District
Patricia Thibault, District Manager
219 E Livingston Street
Orlando, FL 32801-1508

RE: Project Name: Polk Regional Water Cooperative
Southeast Wellfield Project
Parcel(s) No.: 1063-PE and 1063-TCE
Parcel Tax ID No.: 272708-727506-002000

Dear Polk Regional Water Cooperative (PRWC):

This is to advise that the undersigned, as owner of the property or property interest referenced above and as shown on the parcel sketch, legal description and construction plans for referenced project, desires to make a voluntary donation of said property or property interest to PRWC for the use and benefit of PRWC.

The undersigned hereby acknowledges that he/she has been fully advised by a representative of his/her right to have the referenced property or property interest appraised, to accompany the appraiser during the appraisal inspection of the property, to receive full compensation for the above referenced property, and to receive reimbursement to reasonable fees and costs incurred, if any. Having been fully informed of the above rights, I hereby waive those rights unless otherwise noted below.

Owner's Signature

Type or Print Property Owner's Name

Street Address

City, State, Zip Code

Date

Polk Regional Water Cooperative
330 W. Church Street
PO Box 9005, Drawer CA01, Bartow FL 33831



330 W. Church Street
PO Box 9005
Drawer CA01
Bartow, FL 33831

Highland Meadows II Community
Development District
Attn: Patricia Thibault, District Manager
219 E Livingston Street
Orlando, FL 32801-1508

PARCEL(S) NO.: 1063-PE and 1063-TCE
PID: 272708-727506-002000

SUBJECT: Public Disclosure Notice (For All Persons and Entities Except Trusts)

Dear Mr. Krause,

Section 286.23, Florida Statutes, (F.S.) requires persons or entities holding real property in the form of a corporation or partnership to disclose in writing, under oath, and subject to the penalties prescribed for perjury, his/her name and address and the names and addresses of every person having a beneficial interest in such property. Polk Regional Water Cooperative (PRWC) must receive disclosure at least 10 days prior to the real estate closing by which PRWC acquires the property or within 48 hours after PRWC deposits the required monies into the registry of the court pursuant to an Order of Taking in condemnation. To assist you in complying with the disclosure requirement, we have enclosed a copy of Section 286.23, F.S. and an affidavit for you to complete and return.

Please Note:

You are not required to disclose a beneficial interest in an entity registered with the Federal securities Exchange Commission or the Florida Department of Financial Services pursuant to Chapter 517, Florida Statutes, whose interest is for sale to the general public. For nonpublic entities, you are also not required to disclose persons of entities holding less than 5% of the beneficial interest in the disclosing entity.

If you have any questions, please contact Arlena Dominick, Consultant Project Manager, American Acquisition Group, LLC (941) 894-8948.

Sincerely,
Ryan Gardyasz
Ryan Gardyasz, Right of Way Agent
American Acquisition Group, LLC

Section 286.23, Florida Statutes

286.23 Real property conveyed to public agency; disclosure of beneficial interests; notice; exemptions. –

- 1) Any person or entity holding real property in the form of a partnership, limited partnership, corporation, trust, or any form of representative capacity whatsoever for others, except as otherwise provided in this section, shall, before entering into any contract whereby such real property held in representative capacity is sold, leased, taken by eminent domain, or otherwise conveyed to the state or any local governmental unit, or an agency of either, make a public disclosure in writing, under oath and subject to the penalties prescribed for perjury, which shall state his or her name and address and the name and address of every person having a beneficial interest in the real property, however small or minimal. This written disclosure shall be made to the chief officer, or to his or her officially designated representative, of the state, local governmental unit, or agency of either, with which the transaction is made at least 10 days prior to the time of closing or, in the case of an eminent domain taking, within 48 hours after the time when the required sum is deposited in the registry of the court. Notice of the deposit shall be made to the person or entity by registered or certified mail before the 48-hour period begins.
- 2) The state or local governmental unit, or an agency of either, shall send written notice by registered mail to the person required to make disclosures under this section, prior to the time when such disclosures are required to be made, which written request shall also inform the person required to make such disclosure that such disclosure must be made under oath, subject to the penalties prescribed for perjury.
- 3) (a) The beneficial interest in any entity registered with the Federal Securities Exchange Commission or registered pursuant to chapter 517, whose interest is for sale to the general public, is hereby exempt from the provisions of this section. When disclosure of persons having beneficial interests in nonpublic entities is required, the entity or person shall not be required by the provisions of this section to disclose persons or entities holding less than 5 percent of the beneficial interest in the disclosing entity.

(b) In the case of an eminent domain taking, any entity or person other than a public officer or public employee, holding real property in the form of a trust which was created more than 3 years prior to the deposit of the required sum in the registry of the court, is hereby exempt from the provisions of this section. However, in order to qualify for the exemption set forth in this section, the trustee of such trust shall be required to certify within 48 hours after such deposit, under penalty of perjury, that no public officer or public employee has any beneficial interest whatsoever in such trust. Disclosure of any changes in the trust instrument or of persons having beneficial interest in the trust shall be made if such changes occurred during the 3 years prior to the deposit of said sum in the registry of the court.
- 4) This section shall be liberally construed to accomplish the purpose of requiring the identification of the actual parties benefiting from any transaction with a governmental unit or agency involving the procurement of the ownership or use of property by such governmental unit or agency.

History--ss. 1, 2, 3, 4, 5, ch. 74-174; s. 1, ch. 77-174; s. 72, ch. 86-186; s. 7, ch. 91-56; s. 212, ch. 95-148.

PARCEL(S) NO.: I063-PE and I063-TCE
PID: 272708-727506-002000

Public Disclosure Affidavit (For All Persons and Entities Except Trust)

I, the undersigned, under penalty of perjury, affirm that I hold the title for, or represent

_____ in the capacity of
Name of Corporation, Partnership, etc.

_____ and my full name
Affiant's Title (President, VIP, etc.)

and address is _____
_____ ;
and

_____ Affiant's Name and Address
_____ holds legal title to
Name of Corporation, Partnership, etc.

the real estate described in **Attachment "A"** to this affidavit; and (select appropriate option)

- ☐ The names and addresses of all persons who hold a beneficial interest in the real estate are listed on Attachment "B" to this affidavit.
- ☐ All beneficial interests in the property are exempt from disclosure because the entity identified above as the owner of the real estate is an entity registered with the Federal Securities Exchange Commission or the Florida Department of Financial Services pursuant to **Chapter 517, Florida Statutes**, whose interest is for sale to the general public.
- ☐ This is a nonpublic entity, and I elect not to disclose the names of persons or entities holding less than 5% of the beneficial interest in this entity.

Affiant's Signature

STATE OF FLORIDA

COUNTY OF _____

Print or Type Name of Affiant

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this

_____ day of _____, _____ by _____ as
(Name of person)

_____ for _____
(Type of authority) (Name of party on behalf of whom instrument was executed)

Signature of Notary Public – State of Florida: _____

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

Personally Known _____ OR Produced Identification _____

Type of Identification Produced _____

DESCRIPTION
1063-PE

DESCRIPTION:

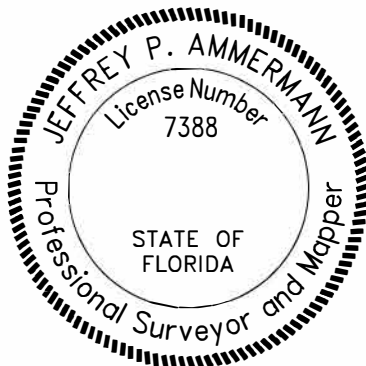
A parcel of land being a portion of TRACT A, of the plat of HIGHLAND MEADOWS 4B, as recorded in Plat Book 167, Pages 42 through 47, and described in Official Records Book 11017, Pages 1525 through 1527, both of the Public Records of Polk County, Florida, located in Section 8, Township 27 South, Range 27 East, being more particularly described as follows:

COMMENCE at the Northeasterly corner of said Tract A; thence South 00°14'30" East, along the East line of said Tract A, a distance of 17.20 feet to the POINT OF BEGINNING; thence continue South 00°14'30" East, along said East line, 364.14 feet to the Point of Curvature of a curve to the right having a radius of 25.00 feet, a central angle of 47°09'22", a chord bearing of South 23°20'11" West, and a chord distance of 20.00 feet; thence along the arc of said curve, 20.58 feet; thence North 00°14'30" West, parallel to said East line of Tract A, 382.50 feet; thence North 90°00'00" East, 8.00 feet to the POINT OF BEGINNING.

Said parcels containing 3,014.62 square feet, more or less.

CERTIFICATION:

I hereby certify that this Description with Sketch was made under my direction and was made in accordance with Standards of Practice adopted by the State of Florida Department of Agriculture and Consumer Services, Board of Professional Surveyors and Mappers, Chapter 5J-17 of the Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.



Jeffrey P
Ammermann

Digitally signed by
Jeffrey P Ammermann
Date: 2025.02.27
14:50:21 -05'00'

JEFFREY P. AMMERMAN, P.S.M.
FLORIDA REGISTRATION PSM 7388
JAMMERMANN@CHASTAINSKILLMAN.COM
THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY THE ABOVE
SURVEYOR ON THE DATE ADJACENT TO SEAL. ANY SIGNATURE MUST BE
VERIFIED ON ANY ELECTRONIC COPIES. PRINTED COPIES OF THIS DOCUMENT
ARE NOT CONSIDERED VALID WITHOUT A RAISED SEAL.

SEE SHEET 2 FOR
DESCRIPTION SKETCH, LEGEND,
AND SURVEYOR'S NOTES

SHEET 1 OF 2

CS PROJECT: 8825.03

PREPARED BY: CHASTAIN-SKILLMAN, LLC - 205 EAST ORANGE STREET SUITE #110
LAKELAND, FLORIDA 33801 - (863) 646-1402 - LB 262

1063-PE

DRAWN BY: S. CHILDS

FIELD BOOK: — PAGE: —

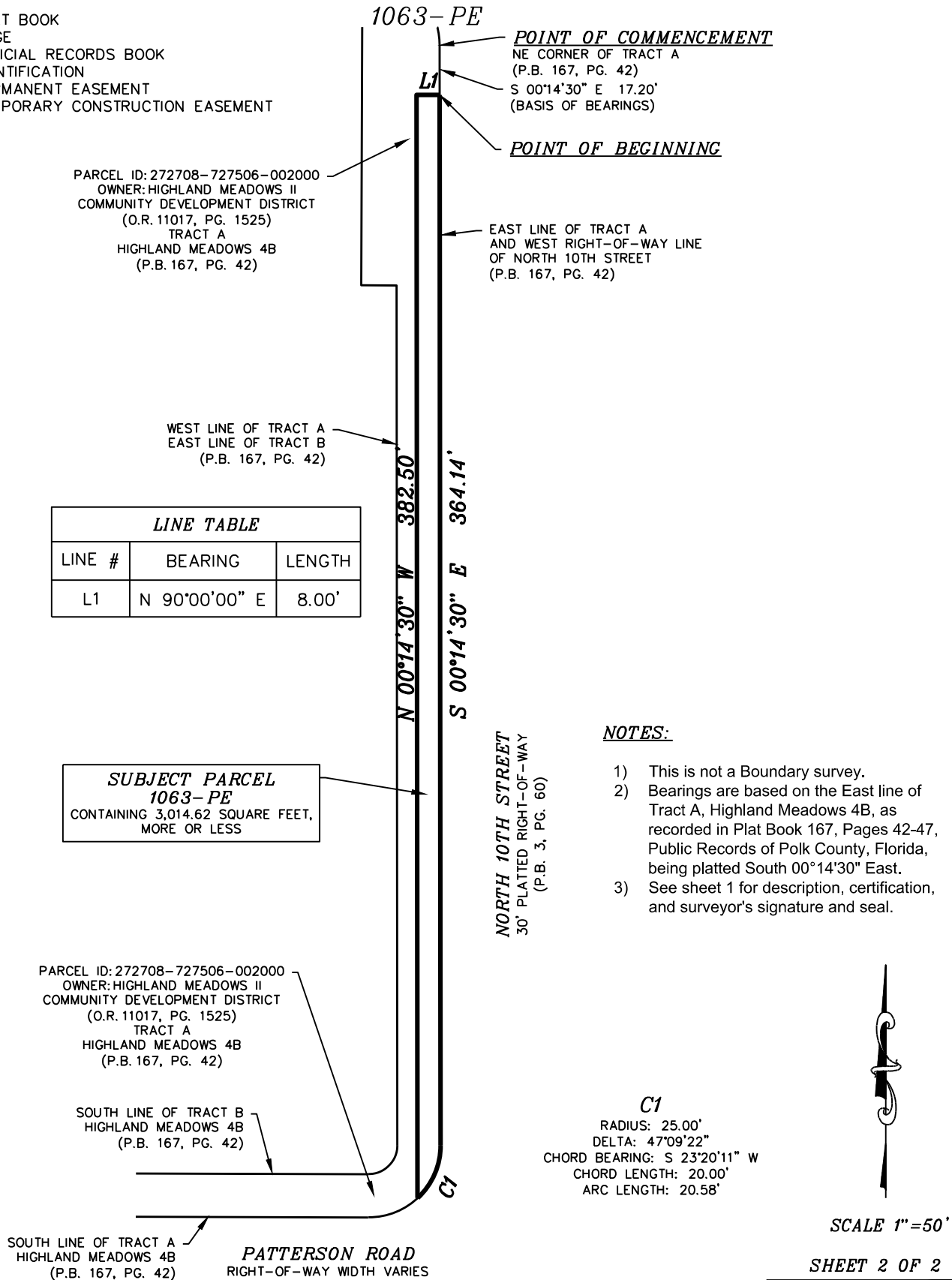
DATE: 02/27/2025

SHEET NO. V-01

LEGEND:

P.B. = PLAT BOOK
PG. = PAGE
O.R. = OFFICIAL RECORDS BOOK
ID = IDENTIFICATION
PE = PERMANENT EASEMENT
TCE = TEMPORARY CONSTRUCTION EASEMENT

DESCRIPTION SKETCH



PREPARED BY: **CHASTAIN-SKILLMAN, LLC - 205 EAST ORANGE STREET SUITE #110
LAKELAND, FLORIDA 33801 - (863) 646-1402 - LB 262**

DRAWN BY: **S. CHILDS**

FIELD BOOK: — PAGE: —

DATE: **02/27/2025**

DESCRIPTION
1063-TCE

DESCRIPTION:

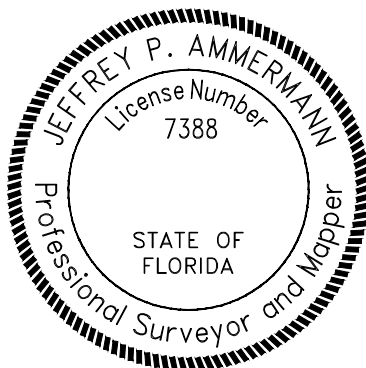
A parcel of land being a portion of TRACT A, of the plat of HIGHLAND MEADOWS 4B, as recorded in Plat Book 167, Pages 42 through 47, and described in Official Records Book 11017, Pages 1525 through 1527, both of the Public Records of Polk County, Florida, located in Section 8, Township 27 South, Range 27 East, being more particularly described as follows:

COMMENCE at the Northeast corner of said Tract A; thence South 00°14'30" East, along the East line of said Tract A, 17.20 feet; thence South 90°00'00" West, 8.00 feet to the POINT OF BEGINNING; thence South 00°14'30" East, 382.50 feet to the Point of Curvature of a curve to the right having a radius of 25.00 feet, a central angle of 14°09'29", a chord bearing of South 53°59'37" West, and a chord distance of 6.16 feet; thence along the arc of said curve, 6.18 feet; thence North 00°14'30" West, 386.13 feet; thence North 90°00'00" East, 5.00 feet to the POINT OF BEGINNING.

Said parcels containing 1,922.34 square feet, more or less.

CERTIFICATION:

I hereby certify that this Description with Sketch was made under my direction and was made in accordance with Standards of Practice adopted by the State of Florida Department of Agriculture and Consumer Services, Board of Professional Surveyors and Mappers, Chapter 5J-17 of the Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.



Jeffrey P
Ammermann

Digitally signed by
Jeffrey P Ammermann
Date: 2025.02.27
14:51:05 -05'00'

JEFFREY P. AMMERMAN, P.S.M.
FLORIDA REGISTRATION PSM 7388
JAMMERMAN@CHASTAINSKILLMAN.COM
THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY THE ABOVE
SURVEYOR ON THE DATE ADJACENT TO SEAL. ANY SIGNATURE MUST BE
VERIFIED ON ANY ELECTRONIC COPIES. PRINTED COPIES OF THIS DOCUMENT
ARE NOT CONSIDERED VALID WITHOUT A RAISED SEAL.

SEE SHEET 2 FOR
DESCRIPTION SKETCH, LEGEND,
AND SURVEYOR'S NOTES

SHEET 1 OF 2

CS PROJECT: 8825.03

PREPARED BY: CHASTAIN-SKILLMAN, LLC - 205 EAST ORANGE STREET SUITE #110
LAKELAND, FLORIDA 33801 - (863) 646-1402 - LB 262

1063-TCE

DRAWN BY: S. CHILDS

FIELD BOOK: — PAGE: —

DATE: 02/27/2025

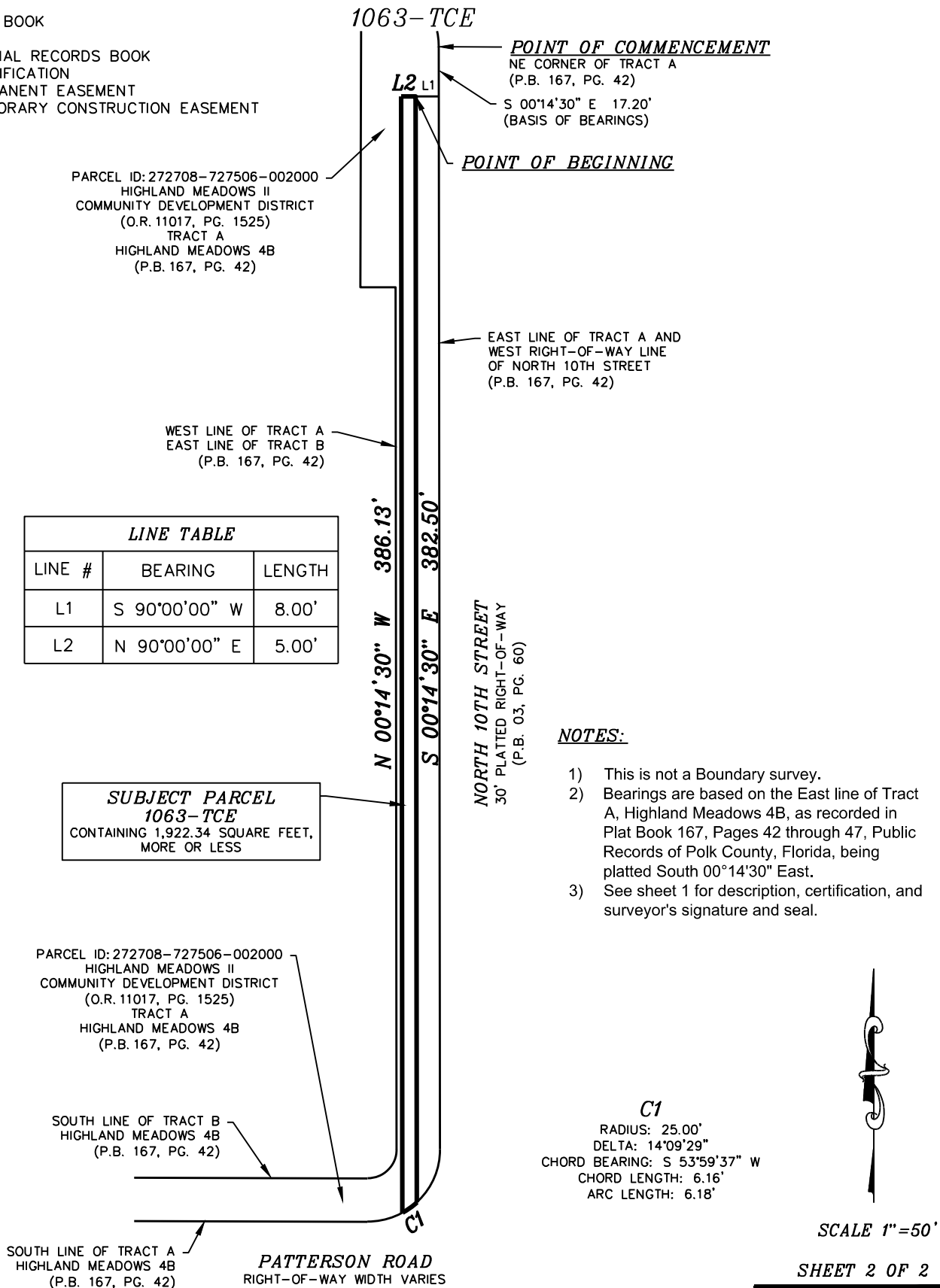
SHEET NO. V-01

P: \882503\CAD\Survey\KEY SHEET 1\1-10TH STREET\882503-SCC-2024-02-21-10TH-ESMITS.dwg 1063-TCE Feb 27, 2025 2:48pm by: jammermann

LEGEND:

P.B. = PLAT BOOK
PG. = PAGE
O.R. = OFFICIAL RECORDS BOOK
ID = IDENTIFICATION
PE = PERMANENT EASEMENT
TCE = TEMPORARY CONSTRUCTION EASEMENT

DESCRIPTION SKETCH



PREPARED BY: **CHASTAIN-SKILLMAN, LLC - 205 EAST ORANGE STREET SUITE #110
LAKELAND, FLORIDA 33801 - (863) 646-1402 - LB 262**

DRAWN BY: **S. CHILDS**

FIELD BOOK: — PAGE: —

DATE: **02/27/2025**

Attachment 'B'

Polk Regional Water Cooperative

Acquisition of Real Property

Right-of-Way and Real Estate

ACQUISITION OF REAL PROPERTY

Introduction

As the owner of property needed for a utility project, you are a key participant in improving Polk County's vital utility network. This brochure has been prepared to describe the procedures the Polk Regional Water Cooperative (PRWC) must follow by law in purchasing your property. It also explains your rights and options during the acquisition process. If you have questions after reading this brochure, please ask us. We want to answer your questions. It is our sincere desire to work with you in reaching a mutually acceptable agreement for the purchase of your property.

Along with this brochure, you will receive a letter notifying you of the rights guaranteed to you by law. The letter will explain the nature of the project for which your property is needed, describe the portion of your property needed for the project and provide you the project and parcel designation we will use to identify the portion of your property being acquired. The letter will also include the location, address and phone number of the PRWC's office where you can obtain additional information about the project. If you request copies of our appraisal of your property, right of way maps, or construction plans we will provide them within 15 business days of our receipt of your request. If our right of way maps and construction plans are not complete at the time of your request, we will provide them to the extent they are prepared.

PRWC will reimburse you for certain fees and costs you incur during the acquisition process, primarily for the services of an attorney and/or appraiser. However, the law places certain limitations on this reimbursement. If you enter into binding agreements for legal, appraisal and other services, you may be responsible for payment of any amounts exceeding what is reimbursable by law. Before you enter into binding agreements we recommend that you allow us to make our offer to you and more fully explain the reimbursement process.

Appraisal of Real Property

You will be contacted by an appraiser or real estate specialist working for PRWC who will appraise or otherwise estimate the value of your property. The appraiser or real estate specialist must inspect your property as part of the valuation process. You are encouraged to be present during the inspection and provide any information you believe affects the value of your property.

You may obtain your own appraisal of the portion of your property being acquired. PRWC will consider your appraisal in determining the amount we believe provides you full compensation. When we acquire your property, we will reimburse your cost for one real estate appraisal provided the cost of the appraisal does not exceed the usual and customary rate charged for appraisal services in the community where your property is located.

In order for PRWC to pay an appraisal fee, you must provide us a copy of your appraisal and submit an invoice showing the services performed by date, the hourly rate and the amount of the fee.

If we cannot agree on the amount of the fee to be paid by PRWC you have the right to file an action in the Circuit Court and have the Court decide the amount to be paid.

Negotiation for Purchase of Real Property

You will receive a written offer to purchase your property. The offer will be no less than the appraised value. If only a portion of your property is being acquired, the offer will also include an amount necessary to compensate you for any loss in value to your remaining property resulting from the partial acquisition. We will negotiate with you to try and reach a mutually acceptable agreement for the purchase of your property.

You may wish to be represented by an attorney or other agent during negotiations. If you choose to be represented, we will ask you to provide us written authorization, signed by both you and your representative. Once we have received your written authorization, we will conduct negotiations with your representative. However, the initial written offer must be delivered directly to you. Your authorized representative may be present when we deliver the initial offer, if you wish.

If you choose to be represented by an attorney, PRWC will pay a reasonable fee for his/her services. If we reach an agreement with you for the purchase of your property we will pay your attorney to review and analyze the details of the acquisition and to assist you in negotiations. The amount for attorney fees will either be based on a schedule contained in Florida Statutes which is explained later in this brochure in the section entitled **Eminent Domain** or, if we both agree, based on a reasonable number of hours and reasonable hourly rate. If we pay based on hourly rate, the amount may not be more than you would be expected to pay if PRWC were not responsible for the fees. If we cannot agree to a purchase price, attorney fees will be paid as described later under **Eminent Domain**. Please note, PRWC does not pay for the services of representatives who are not attorneys licensed to practice in Florida.

If we reach an agreement as to the amount of compensation, you will be asked to sign a purchase agreement agreeing to the terms of the sale. That agreement will be subject to final approval by PRWC. When final approval is granted PRWC will contact you to schedule a real estate closing as described in this brochure under **Real Estate Closing**.

You do not have to accept our offer of compensation for your property. You may make a counteroffer in the amount you feel is appropriate and we will consider your counteroffer in the negotiations. If we cannot reach an agreement as to the amount of compensation for your property PRWC may, as a last resort, seek to acquire your property through the courts.

This is known as “condemnation” and is explained more thoroughly in the section entitled **Eminent Domain**. By law you must be given at least 30 days from the date you receive our offer to respond before we can begin the condemnation process. Please understand that if PRWC must pursue condemnation, payment of fees and costs will be delayed until the conclusion of the litigation.

Real Estate Closing

At the closing we will provide the check for the agreed amount of compensation for your property and any damages to your remaining property, if applicable. In exchange, you will be asked to sign the appropriate documents to convey your property to PRWC.

The payment of fees and costs will also take place at closing. Fees and costs will not affect the agreed upon price for the real estate. Generally, fees and costs will be paid directly to you. However, if you choose, we will pay directly to your attorney and/or appraiser provided you authorize us to do this in writing.

If we reach agreement of the value of your property, but cannot agree on the amount of the fees and costs to be paid by PRWC, we can go forward with the closing for the real estate and defer payment of the fees and costs. Ultimately, if we cannot agree on an amount for fees and costs, you have the right to file an action in the Circuit Court and have the Court decide the amount to be paid.

Eminent Domain

PRWC always prefers to acquire property through negotiated settlements. However, if after negotiations we cannot agree on the price to be paid for your property, PRWC must consider acquisition through the courts which is called “condemnation.” The right to acquire private property through condemnation is known as the power of eminent domain.

Although PRWC has the right to acquire private property, it must insure the owner is fully compensated for the property. In a condemnation suit, a jury may ultimately decide the amount PRWC must pay. However, if PRWC files a condemnation suit we will continue to negotiate with you and your attorney to try to arrive at a mutually satisfactory amount to compensate you for your property. If we agree on the terms of a settlement the condemnation suit will be concluded and your fees and costs will be paid as described in this brochure.

If PRWC pursues a condemnation action, your attorney fees will be paid based on a schedule contained in Florida Statutes. Fees will be calculated as a percentage of the benefit your attorney achieves for you. The term benefit means the difference between the amount the court awards (final judgment amount) and the amount of the last written offer made by PRWC before you hire an attorney. In determining the amount of benefit for the purposes of calculating attorney fees, the court may also consider non-monetary benefits the attorney obtains for you.

The law does not allow PRWC to pay interest on amounts for fees and costs.

Conclusion

We understand that a utility project requiring the acquisition of private property may cause concern and result in many questions. We are very interested in hearing your concerns and answering your questions. You will have adequate time to obtain all of the information you need, to study your options and make informed decisions. Please be assured we will do everything we can to be sensitive and responsive to your needs and to insure you receive all of your rights.

The rights explained in this brochure are derived from Chapter 73, Florida Statutes. The relevant portions of Chapter 73 are provided for your information.



APPRAISAL OF REAL PROPERTY

PRWC - SE Wellfield and Water Production Facility
Parcel 1063 - Highland Meadows II Community
Development District

Polk County - 27-27-08-727506-002000
Tanager Street
Davenport, Polk County, Florida 33844
C&W File ID: PRWC-1063

IN AN APPRAISAL REPORT

As of July 5, 2025

Prepared For:

American Acquisition Group, LLC
711 N. Sherrill Street Suite B
Tampa, FL 33609

Prepared By:

Cushman & Wakefield
Valuation & Advisory
121 West Forsyth Street
Jacksonville, FL 32202



121 West Forsyth Street
Jacksonville, FL 32202
Tel (904) 380-8345
cushmanwakefield.com

August 8, 2025

Mr. Christopher S. Scodius, SR/WA RW-RAC
American Acquisition Group, LLC
711 N. Sherrill Street Suite B
Tampa, FL 33609

Re: PRWC - SE Wellfield and Water Production Facility
Parcel 1063 - Highland Meadows II Community Development District
County Property ID No.: 27-27-08-727506-002000
Tanager Street, Davenport, Polk County, Florida 33844
C&W File ID: PRWC-1063

Dear Mr. Scodius:

Our assignment involves providing real estate valuation services related to the PRWC - SE Wellfield and Water Production Facility. Our analysis is presented in the following Appraisal Report. This Appraisal Report will consider "Land and Affected Improvements Only" within a Before, Acquisition and Remainder analysis. My opinion of market value of the easement interests as of July 5, 2025, is as follows:

SUMMARY OF COMPENSATION	
MARKET VALUE OF PERMANENT EASEMENT INTERESTS	
1063 - Highland Meadows II Community Development District	PERMANENT EASEMENT
Land	\$7,500
Improvements	\$5,900
Damages/Cure	\$40,300
Compensation	\$53,700
MARKET VALUE OF TCE INTERESTS	
1063 - Highland Meadows II Community Development District	TEMPORARY CONSTRUCTION EASEMENT
Land	\$2,450
Improvements	\$21,800
Damages/Cure	\$0
Compensation	\$24,250
TOTAL COMPENSATION	\$77,950

It has been a pleasure to assist you in this assignment. If you have any questions concerning the analysis, or if Cushman & Wakefield can be of further service, please contact us.

CUSHMAN & WAKEFIELD OF FLORIDA, INC.



Nick Chop, MAI
Cert Gen RZ2660

CERTIFICATION OF VALUE

I certify to the best of our knowledge and belief:

1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are our personal, impartial and unbiased professional analyses, opinions, and conclusions.
3. I have no present or prospective interest in or bias with respect to the property that is the subject of this report and have no personal interest in or bias with respect to the parties involved with this assignment.
4. My engagement in this assignment was not contingent upon developing or reporting predetermined results.
5. My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
6. My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice, as well as the requirements of the State of Florida.
7. Nick Chop, MAI has made a personal inspection of the property that is the subject of this report.
8. Todd Johnson provided significant real property appraisal assistance to the person signing this report.
9. Nicholas Franjo Chop, MAI, is an active State-certified general real estate appraiser (Cert Gen RZ2660), current with all requirements with a license expiration of November 30, 2026. Todd Johnson is an active State-certified general real estate appraiser (Cert Gen RZ2156), current with all requirements with a license expiration of November 30, 2026.
10. The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute.
11. The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
12. As of the date of this report, Nick Chop, MAI has completed the continuing education program for Designated Members of the Appraisal Institute.

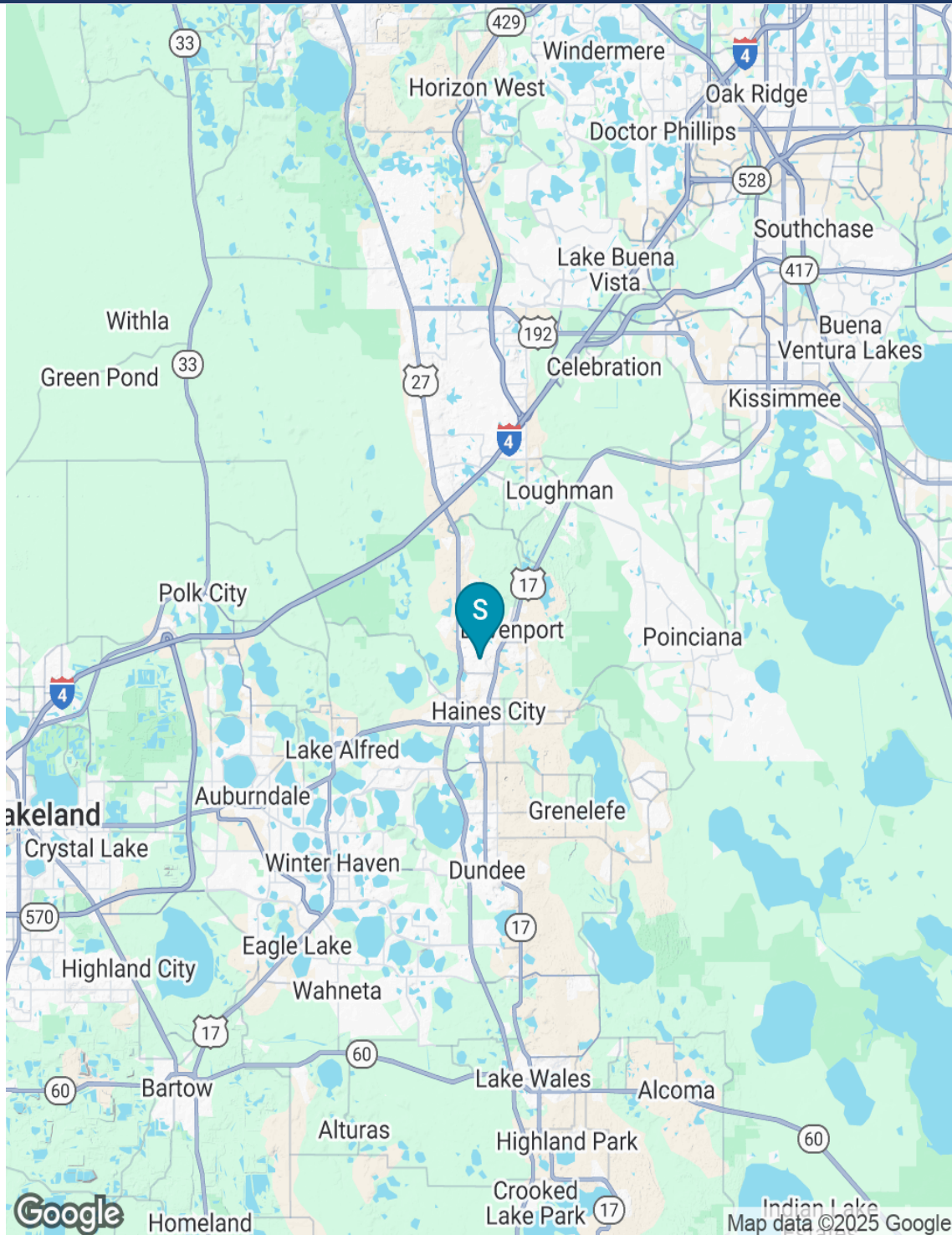
13. Absolute client confidentiality and privacy were maintained at all times with regard to this assignment without conflict of interest.
14. Nick Chop, MAI has not provided any services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding agreement to perform this assignment.



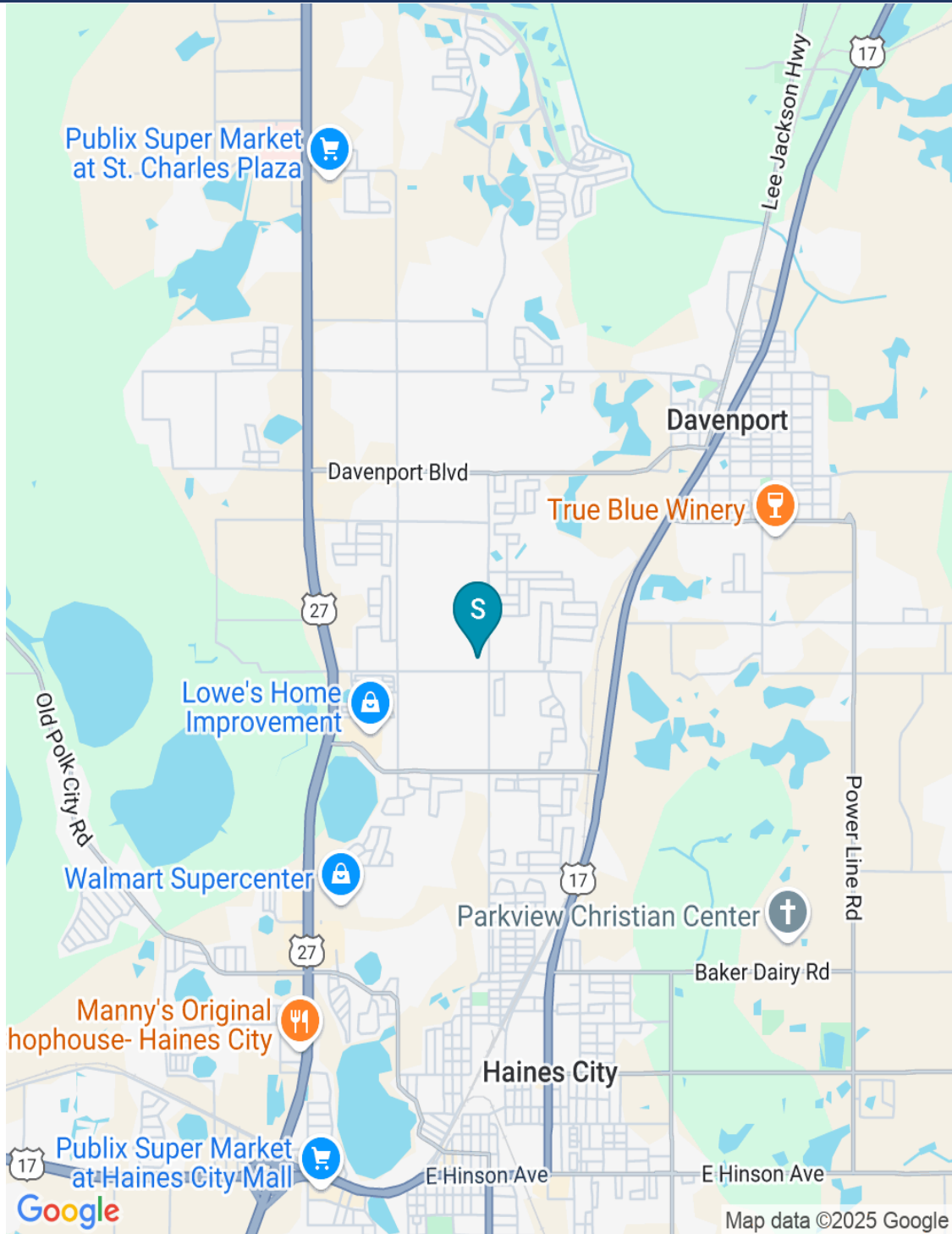
Nick Chop, MAI
Cert Gen RZ2660

SUBJECT LOCATION MAPS

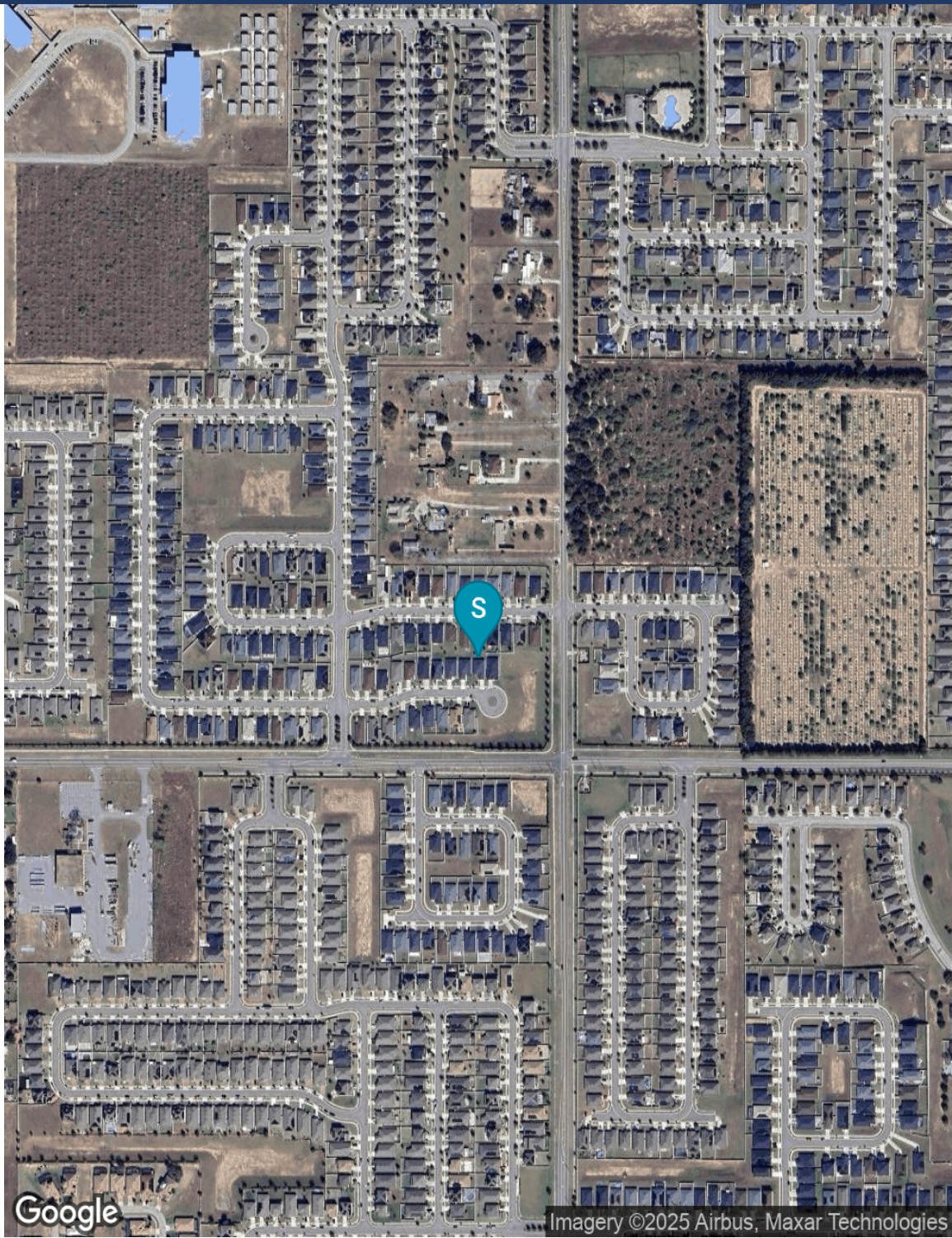
SUBJECT LOCATION MAP REGION



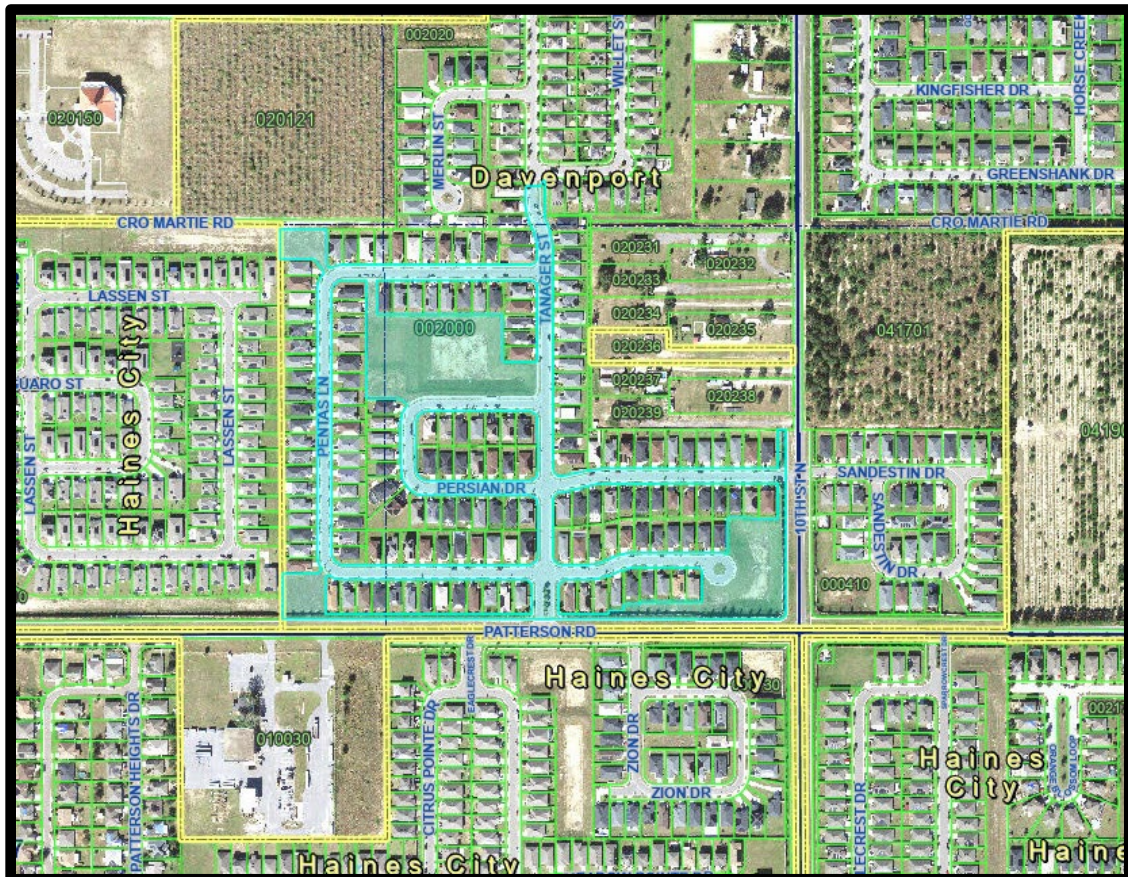
SUBJECT LOCATION MAP LOCAL



SUBJECT AERIAL



SUBJECT PARCEL AERIAL



SUBJECT PHOTOGRAPHS

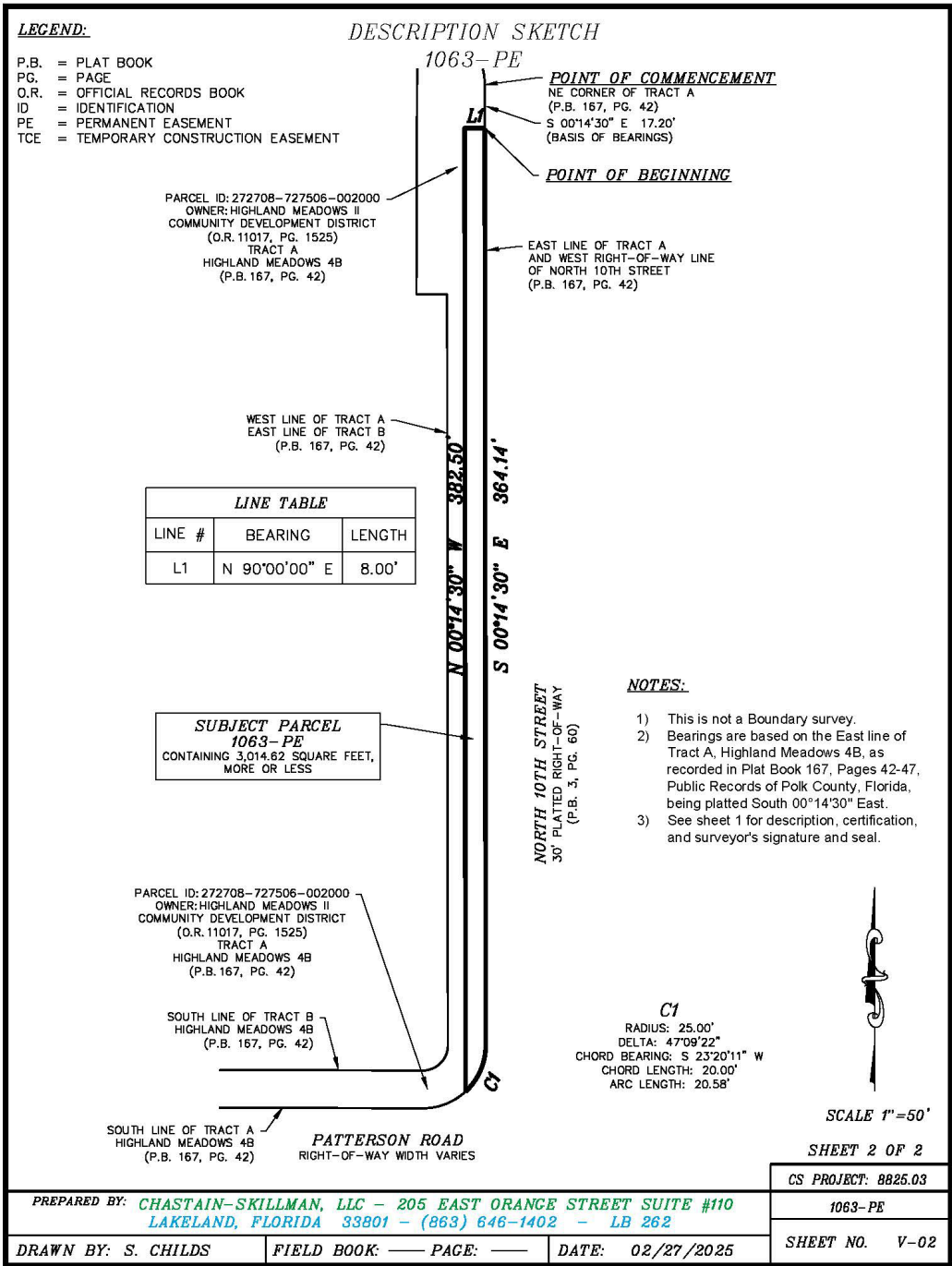






PERMANENT EASEMENT SKETCH

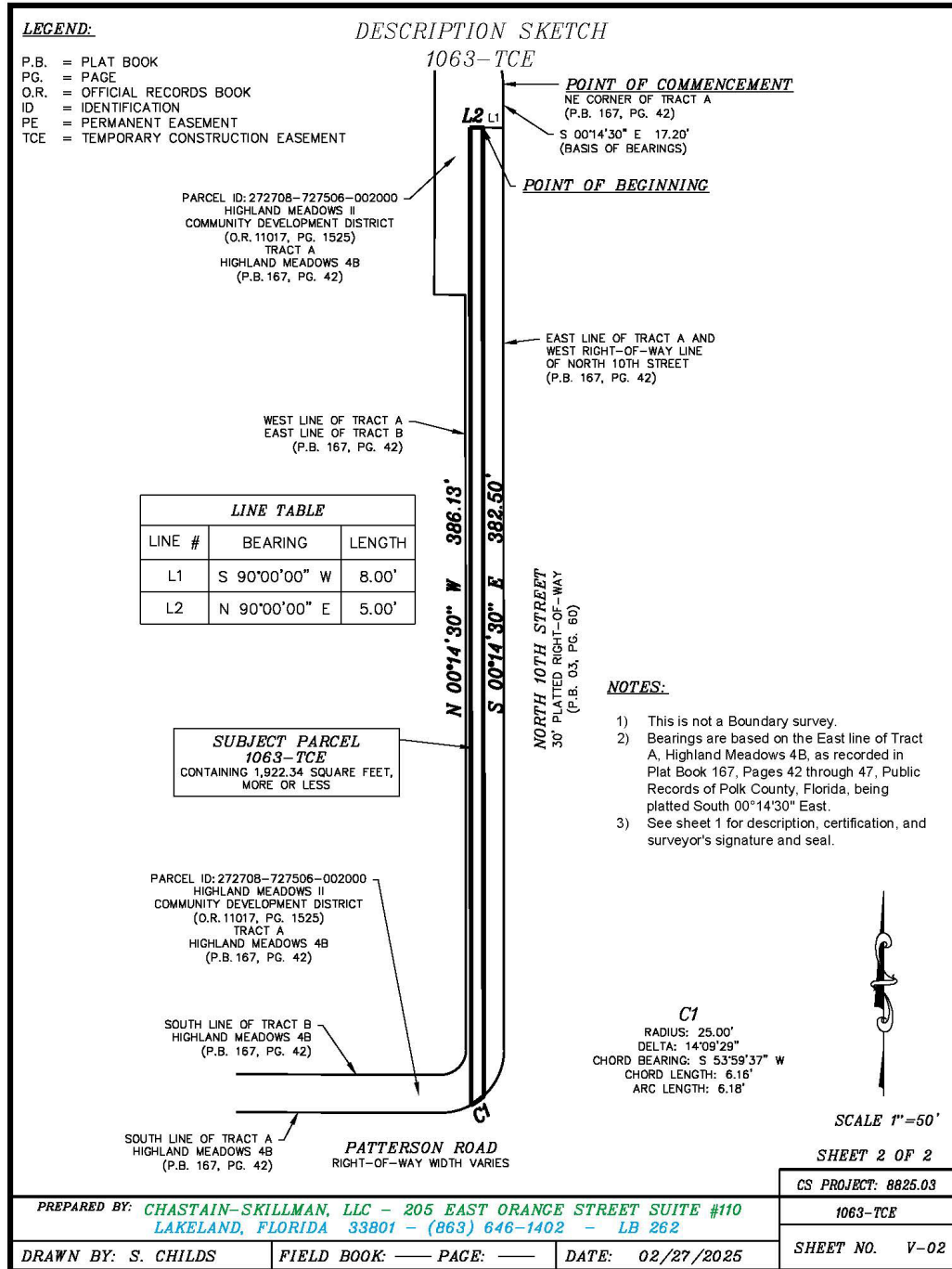
EXHIBIT – PROPOSED PE EASEMENT



Parcel 1063 - Highland Meadows II Community
Development District

TEMPORARY EASEMENT SKETCH

EXHIBIT – PROPOSED TCE EASEMENT



Parcel 1063 - Highland Meadows II Community
 Development District

CUSHMAN & WAKEFIELD

TABLE OF CONTENTS

CERTIFICATION OF VALUE.....	3
SUBJECT LOCATION MAPS	5
SUBJECT PHOTOGRAPHS.....	9
PERMANENT EASEMENT SKETCH	12
TEMPORARY EASEMENT SKETCH.....	13
AERIAL EXHIBIT	14
TABLE OF CONTENTS.....	15
SUMMARY OF INFORMATION	17
Owner of Record:.....	17
Location of the Subject:	17
Address:.....	17
Date of Report:.....	17
Date of Value:	17
Property Inspection Dates:.....	17
Persons at the Inspection:.....	17
Extent of the Inspection:	18
Land Area:	18
Ownership and Property History	18
SCOPE OF WORK	19
Client.....	19
Type of Appraisal and Report Format	19
Intended Use, and Intended User of the Appraisal Report.....	19
Purpose of the Appraisal.....	19
Definition of Market Value	19
Interest Appraised	19
Extent to Which the Property is Identified	20
Extent to Which the Property is Inspected	20
Type and Extent of the Data Researched	20
Data Sources	21
Appraisal Methodology	21
Appraisal Problem.....	21
Exposure Time.....	21
Site Analysis	22
Improvements.....	25

Zoning	25
Assessed Value, Taxes, and Special Assessments	27
Highest and Best Use	27
Highest and Best Use – As Vacant	27
Highest and Best Use – As Vacant	28
Highest and Best Use – Conclusion.....	29
Land – As Vacant.....	29
Highest and Best Use – As Improved	29
Land Value.....	29
Land Value Conclusion	30
Correlation	30
Improvement Value	31
Final Correlation.....	34
FINAL VALUE ESTIMATE	34
DESCRIPTION AND VALUATION OF THE PART ACQUIRED	35
Permanent Easement – 1063 PE Description of the Permanent Easement	35
Permanent Easement Valuation Parcels 1063 PE.....	35
Temporary Construction Easement Acquisition	37
Parcel 1063 TCE Description of the Temporary Construction Easement (TCE)	37
Total Estimated Value of the Temporary Construction Easement.....	38
VALUE OF THE REMAINDER – PART OF THE WHOLE	39
Value of Remainder as Part of the Whole Property	39
PREMISE OF APPRAISAL – REMAINDER VALUATION	40
Purpose of Appraisal of Remainder After the Acquisition	40
Highest and Best Use Analysis of Remainder.....	40
Land Valuation for Remainder	40
Final Conclusion of Market Value of the Remainder Tract.....	41
Severance Damages	41
Cost to Cure	42
SUMMARY OF VALUES	43
ASSUMPTIONS AND LIMITING CONDITIONS.....	44
EXTRAORDINARY ASSUMPTIONS	45
HYPOTHETICAL CONDITIONS	45
ADDENDA	46

SUMMARY OF INFORMATION

Our assignment involves providing real estate valuation services related to the “Southeast Wellfield and Water Production Facility”. The Polk Regional Water Cooperative (PRWC) proposed project will provide up to 12.5 million gallons per day of high-quality drinking water. The treated drinking water will be delivered to local water utilities via a 66-mile pipeline route extending west through Lake Wales and Bartow to South Lakeland and north through Dundee, Lake Hamilton, and Haines City to Davenport. A 10-mile pipeline will also be constructed along Walk in Water Road in Lake Wales to transport raw water to the treatment facility.

Owner of Record:

Highland Meadows II Community Development District
219 East Livingston Street, Orlando, FL 32801

Location of the Subject:

The subject is located along the westerly side of 10th Street North, at its northwest intersection with Patterson Road, Davenport, FL.

Address:

Tanager Street
Davenport, Polk County, Florida 33844

Date of Report:

The date of the report is August 8, 2025.

Date of Value:

The effective date of value is July 5, 2025.

Property Inspection Dates:

The formal property inspection was conducted on June 2, 2025. Additional inspection dates include July 5, 2025.

Persons at the Inspection:

Nick Chop, MAI, Executive Director
Todd Johnson, Senior Director
Norris Smith, American Acquisition Group.

An inspection letter was sent to the property owner via Federal Express. However, the property owner did not attend the formal property inspection.

Extent of the Inspection:

The extent of the field inspection during the property inspection included an inspection of the parent tract with emphasis on the area of taking as well as photographing the subject site and road frontage. The area of the acquisition was inspected, and impacted improvements were quantified, to the extent necessary.

Land Area:

SUMMARY OF AREA CALCULATIONS		
PARCEL 1063	SF	ACRES
Before:	581,970 SF	13.360 acres
Take:		
1063 PE	3,015 SF	0.069 acres
1063 TCE	1,922 SF	0.044 acres
REMAINDER:	581,970 SF	13.360 acres

The subject is a portion (common areas) of the Highland Meadows 4B subdivision which contains 43.51 acres and is platted for 199 residential lots. The above parent tract calculation (13.36 acres) represents the common areas for the subdivision.

Ownership and Property History

SUBJECT TRANSACTION HISTORY			
CURRENT OWNER DETAILS		LISTING/CONTRACT DETAILS ANALYZED	
Seller	HMLP IV, LLC	Not Currently Listed	N/A
Current Owner	Highland Meadows II Community Development District	Not Under Contract	N/A
Current Owner's Address	219 East Livingston Street, Orlando, FL 32801	Representation	Not Disclosed
Last Sale Date	October 22, 2019	Listing Start Date	Not Disclosed
Last Known Sale Price	\$100	Beginning List Price	Not Disclosed
Book & Page	11017/01525	Current List Price	Not Disclosed
Deed Type	Non-Arm's Length	Current Listing Period	Not Disclosed

Source: Cushman & Wakefield Research & Interviews

A formal title search was provided to the appraiser, with the last transaction involving the subject being summarized above. This was an old, non-arm's length sale that will not be utilized for the valuation of the parent tract. The subject is not known to be listed for sale.

SCOPE OF WORK

Client

The client is American Acquisition Group, LLC, outside Counsel for the Polk Regional Water Cooperative and the Polk Regional Water Cooperative.

Type of Appraisal and Report Format

This analysis is in an Appraisal Report format in conformity with the reporting requirements set forth under Standard Rule 2-2 of the Uniform Standards of Professional Appraisal Practice. The Appraisal Report will consider the subject property within a Before, Acquisition and Remainder analysis.

Intended Use, and Intended User of the Appraisal Report

The intended use of this report is for establishing compensation to acquire property rights for a proposed permanent easement (PE) and a temporary construction easement (TCE). The intended user is the client, American Acquisition Group, LLC, outside Counsel for the Polk Regional Water Cooperative and the Polk Regional Water Cooperative.

Purpose of the Appraisal

The purpose of this appraisal is to develop and report an opinion of the market value of the common areas for the “Highland Meadows 4B” subdivision, which will be partially acquired for a “Perpetual Easement” (Parcel 1063-PE) by the Polk Regional Water Cooperative in conjunction with the proposed “SE Wellfield and Water Production Facility”. The easement is being acquired for the purpose of constructing and maintaining underground water lines. Additionally, a “Temporary Construction Easement” (Parcel 1063 -TCE) will be temporarily acquired for a term of 60-months.

Definition of Market Value

Market value is defined as:

The most probable price, as of a specified date, in cash, or in terms equivalent to cash, or in other precisely revealed terms, for which the specified property rights should sell after reasonable exposure in a competitive market under all conditions requisite to a fair sale, with the buyer and seller each acting prudently, knowledgeably, and for self-interest, and assuming that neither is under undue duress.¹

Interest Appraised

The rights appraised for 1063 (PE) are those associated with a Perpetual Easement. “A Perpetual Easement” is defined as:

¹**Appraisal Institute, *The Dictionary of Real Estate Appraisal*, 7th ed. (Chicago: Appraisal Institute, 2022), 118**

An easement that lasts forever.²

The rights appraised for 1063 (TCE) are those associated with a Temporary Construction Easement. “A Temporary Easement” is defined as:

An easement granted for a specific purpose and applicable for a specific time period. A construction easement, for example, is terminated after the construction of the improvement and the unencumbered fee interest in the land reverts to the owner.³

Extent to Which the Property is Identified

The property is identified through the following sources:

- postal address
- assessor’s records
- legal description

Extent to Which the Property is Inspected

The formal property inspection consisted of physically inspecting the subject property, with an emphasis on the easement area as well as photographing the subject site and road frontage(s).

Type and Extent of the Data Researched

CW reviewed the following:

- applicable tax data
- zoning requirements
- flood zone status
- demographics
- comparable data

² Appraisal Institute, The Dictionary of Real Estate Appraisal, 7th ed. (Chicago: Appraisal Institute, 2022), 142

³ Appraisal Institute, The Dictionary of Real Estate Appraisal, 7th ed. (Chicago: Appraisal Institute, 2022), 190

Data Sources

INFORMATION PROVIDED	
Property Assessment & Tax	Polk County Assessor
Zoning & Land Use Planning	City of Davenport Zoning
Site Size	Polk County Assessor
Building Size	Polk County Assessor
Supply & Demand	CoStar
Flood Map	FEMA
Demographics	STDB On-Line
Comparable Information	Local MLS, Costar, Loopnet, Public Records, and other reliable sources, confirmed by knowledgeable participants.
Legal Description	Client
Title	Client

Appraisal Methodology

I have utilized the Sales Comparison Approach “as vacant” to value the land affected by the acquisition (permanent easement and temporary construction easement). It is widely used and is considered a reliable indicator of value because it represents the actions and reactions of buyers and sellers in the marketplace. The parent tract is the “common areas” for the “Highland Meadows 4B” subdivision. There is sod, mulch, bushes, trees and irrigation withing the area of the PE and TCE. A modified cost approach will be utilized to value the impacted site improvements. Additional approaches to value are not applicable to this appraisal problem. A cure will be analyzed to replace the impacted site improvements to restore functional utility to the existing common areas for the subdivision.

Appraisal Problem

The appraisal problem includes providing an opinion of the market value of the parent tract based upon its highest and best use (residential subdivision common areas). A proportionate value is estimated for the permanent easement acquisition and the temporary construction easement. The remainder will be encumbered by a permanent easement. An underground water line/pipe will be placed within the permanent easement and the temporary construction easement area will revert back to the property owner at the completion of the proposed water-line project. The remainder valuation considers any value impacts to that portion of the property encumbered by the new easement(s).

Exposure Time

Exposure time is a retrospective opinion based on an analysis of past events, assuming a competitive and open market. The exposure time for the subject property has been

estimated to be 6-12 months. This is contingent upon the property being listed at a reasonable asking price, within the acceptable real estate industry ranges.

Site Analysis

The subject is located along the westerly side of 10th Street North, at its northwest intersection with Patterson Road, Davenport, FL. The parent tract is the “common areas” for the “Highland Meadows 4B” subdivision. The Highland Meadows 4B subdivision contains 43.51 acres and is platted for 199 residential lots.

The description of the site is provided in the following table:

Address	Tanager Street, Davenport, Florida.	
Location	The subject is located along the westerly side of 10th Street North, at its northwest intersection with Patterson Road, Davenport, FL.	
Census Tract	12-105-012515	
HBU/As Vacant	Residential Subdivision Common Areas	
Number of Parcels	1	
Assessor Parcel	27-27-08-727506-002000	
Land Area	Square Feet	Acres
Total Land Area	581,970	13.36
Excess/Surplus Land	No	
Corner		
Site Topography	Generally Level At street grade (exluding retention areas)	
Site Shape	Irregular	
Site Grade	At street grade	
Site Quality	Average	
Site Access	Average	
Site Exposure	Average	
Site Utility	Average	
Utilities	Public Water, Public Sewer, Electricity	
Comments	The parent tract (as identified by the client) is the Tax ID Parcel 27-27-08-727506-002000 which consist of the "common areas" for the "Highland Meadows" subdivision. It contains an estimated 13.36 acres and is located along the westerly side of 10th Street North, at its northwest intersection with Patterson Road, Davenport, FL.	
Accessibility	Access to the subject site is considered average overall.	
Flood Plain	Zone X (Unshaded). This is referenced by Panel Number 12105C0240G and 12105C0219G, dated	

December 22, 2016. Zone X (unshaded) is a moderate and minimal risk area. Areas of moderate or minimal hazard are studied based upon the principal source of flood in the area. However, buildings in these zones could be flooded by severe, concentrated rainfall coupled with inadequate local drainage systems. Local storm water drainage systems are not normally considered in a community's flood insurance study. The failure of a local drainage system can create areas of high flood risk within these zones. Flood insurance is available in participating communities, but is not required by regulation in these zones. Nearly 25% of all flood claims filed are for structures located within these zones. Minimal risk areas outside the 1% and 0.2% annual chance floodplains. No BFEs or base flood depths are shown within these zones. (Zone X (unshaded) is used on new and revised maps in place of Zone C.)

Easements

Based on the provided preliminary title report (American Government Services Corporation), and an on-site inspection, no adverse easements or encumbrances were noted. This appraisal assumes that there are no adverse easements present. If questions arise, further research is advised. Declaration of Covenants and Conditions for Highland Meadows 4B by HMLP IV, LLC, a Florida limited liability company, and joined in by Highland Meadows 4B Homeowners Association, Inc., a Florida not for profit corporation, recorded August 10, 2018 in Official Records Book 10578, Page 1536; Assignment and Assumption of Declarant Rights recorded in Official Records Book 10830, Page 2002; Amendment to Declarations of Covenants and Conditions recorded in Official Records Book 12518, Page 1340.

Soils

A detailed soils analysis was not available for review. Based on the development of the subject, it appears the soils are stable and suitable for the existing improvements.

Hazardous Waste

We have not conducted an independent investigation to determine the presence or absence of toxins on the subject property. If questions arise, the reader is strongly cautioned to seek qualified professional

assistance in this matter. Please see the Assumptions and Limiting Conditions for a full disclaimer.

Site Conclusion

In conclusion, the site's physical characteristics appear to be supportive of the subject's current use as "common areas" and there were no significant detriments discovered that would inhibit development in accordance with its highest and best use.

Improvements

The parent tract is the "common areas" for the "Highland Meadows 4B" subdivision. The site is improved with a number of internal roads (Tanager Street, Persian Drive, and Pentas Lane), fencing, landscaping, retention ponds, irrigation, etc.

There is sod, mulch, bushes, trees and irrigation withing the area of the PE and TCE. The PE is improved with sod and irrigation. The TCE is improved with sod, mulch, irrigation, 12 medium oak trees, and 114 medium shrubs.

A modified cost approach will be utilized to value the impacted site improvements. A cure will be analyzed to replace the impacted site improvements to restore functional utility to the existing subdivision's "common areas" use.

Zoning

The property is in the Low Density Residential (R-4) zoning area which is within the zoning authority of the City of Davenport .

A summary of the subject's zoning is provided in the following table:

ZONING

Designation	Low Density Residential (R-4)
Zoning Authority	City of Davenport
Permitted Uses	Principal uses permitted shall include Single-family, Standard Construction and modular (FL Building Code Standards), Duplex, two-family, Triplex or Quadplex, Townhouse, Apartment Building, Adult Family Care Home, Community Residential Home or Assisted Living Facility (up to 6 residents), Family Day Care Home, Family Foster Home, Educational facilities, Cultural Facilities and Places of Public Assembly, Recreation and Conservation Uses and Public/Semi-Public Service Facilities.
Current Use	Subdivision-Common Area
Current Use Legally Permitted	Yes
Conforming Use	The existing common area use is a conforming use.
Conforming Lot	The site meets the minimum lot area requirements under the current zoning classification (R-4).
Zoning Change	Not Likely

Source: City of Davenport Planning & Zoning Department

In the City of Davenport, Florida, R-4 zoning stands for Low Density Residential/Duplex, Triplex. The purpose of these residential districts is to encourage and provide low to medium-density single-family development and allow for developments with smaller lots.

Other Restrictions

We know of no deed restrictions, private or public, that further limit the subject property's use.

The subject is encumbered by the following easements/encumbrances per the title report: Declaration of Covenants and Conditions for Highland Meadows 4B by HMLP IV, LLC, a Florida limited liability company, and joined in by Highland Meadows 4B Homeowners Association, Inc., a Florida not for profit corporation, recorded August 10, 2018 in Official Records Book 10578, Page 1536; Assignment and Assumption of Declarant Rights recorded in Official Records Book 10830, Page 2002; Amendment to Declarations of Covenants and Conditions recorded in Official Records Book 12518, Page 1340.

The subject is designated/restricted to certain uses based on the recorded subdivision plat. According to the plat uses are limited to buffer areas, open space, wall/fence areas, sign areas, drainage and landscape areas.

The property is within the Highland Meadows 4B Community Development District ("CDD"). The CDD has the authority to manage and provide certain urban infrastructure facilities and services and has authority to levy and collect fees, rates, charges, taxes and assessments against property owners benefited, to pay for, finance and provide said facilities and services.

Assessed Value, Taxes, and Special Assessments

ASSESSMENT & TAXES (2024)						
TAX RATE AREA					TAX RATE	19.3717
ASSESSOR PARCEL #	LAND	IMPROVEMENTS	TOTAL	EXEMPTIONS	TAXABLE	BASE TAX
27-27-08-727506-002000	\$0	\$0	\$0	\$0	\$0	\$0.00
TOTAL BASE TAX \$/TOTAL LAND AREA / \$ TOTAL						\$0.00

Source: Polk County Assessment & Taxation

The assessed value of the parent tract was similar to the surrounding properties within the neighborhood. As of the date of the appraisal, there are no delinquent real estate taxes.

Highest and Best Use

In appraisal practice, the concept of highest and best use represents the premise upon which value is based. The four criteria the highest and best use must meet are:

- physically possible;
- legally permissible;
- financially feasible; and
- maximally productive.

The highest and best use analysis of the subject is discussed below.

Highest and Best Use – As Vacant

Physically Possible

Physical limitations must be considered since construction may be either impossible or so costly that some uses cannot be reasonably considered. In terms of physical features, the subject site totals 13.36 acres (581,970 SF), it is irregular in shape, and has a generally level topography. Drainage appears to be adequate. There are no topographical features (elevations or depressions) which would physically hinder the potential development of the site, (as the common areas for the subdivision). There are no known wetlands on-site and the property is located within FEMA Flood Zone "X", which does not physically restrict the development of the property. The site has access to Patterson Road and N. 10th Street, which would allow for acceptable access to the site. All public utilities

necessary are available within the area. There are no physical characteristics that would hinder accessing the utilities. Residential development (as common areas) was considered physically possible.

Legally Permissible

Restrictions, including land use and zoning, must be considered, since they may preclude any other possible highest and best uses. Permitted uses of the subject's Low Density Residential (R-4) include a variety of residential development options. There are no known on-site wetlands that would require legal mitigation for the development of the property. The site has adequate frontage along a publicly maintained right-of-way, providing legal access to the site. Public utilities are available within the area, and there are no known water or sewer moratoriums that would legally prohibit the subject from tapping into the local infrastructure. A residential use (common areas) would be compatible with the proposed zoning, future land use, and development patterns within the neighborhood.

Financially Feasible

The determination of financial feasibility is dependent primarily on the relationship of supply and demand for the legally probable land uses versus the cost to create the uses. The subject is a portion (common areas) of the Highland Meadows 4B subdivision which contains a total land area of 43.51 acres and is platted for 199 residential lots (the common areas/parent tract contains 13.36 acres). The parcel maintains adequate physical characteristics to support the subdivision as common areas. The surrounding land uses consist primarily of residential uses with the immediate area being residential in nature and there are very few vacant sites available. Based upon short marketing times and low vacancy rates, there appears to be a stable market for residential endeavors within the immediate neighborhood. It was considered to be economically (financially) feasible to develop the subject property under a residential use, as permissible by the "R-4" zoning/land use classification.

Maximally Productive

The test of most profitable is applied to the potential uses that have passed the first three tests of legally permissible, physically possible and financially feasible. The use that produces the highest residual land value is the highest and best use. The existing zoning and land use designation allow for single-family residential development. The subject property is in a location, which is residential in nature. Therefore, a residential use which is compatible with surrounding development, was considered to be the most profitable use of the site. A comparison within the financially feasible analysis indicates that a residential use (common areas for the subdivision) is the most profitable use.

Highest and Best Use – As Vacant

This analysis addresses "Land Value" only. Therefore, the highest and best use "as improved" is not applicable to this appraisal problem.

Highest and Best Use – Conclusion

Land – As Vacant

Based on the above four criteria, the highest and best use of the subject, as vacant, is for a residential subdivision common areas consistent with the existing zoning and future land use.

Highest and Best Use – As Improved

Not Applicable

Land Value

Per information provided by the client, the subject is a residential parcel (subdivision common areas) located along the westerly side of 10th Street North and the northerly side of Patterson Road, which contains 13.36 acres. However, the site is a portion of the larger proposed “Highland Meadows 4B” residential subdivision, which includes multiple HOA Tracts (Tract A, Tract B, Tract C, Tract D, and Tract E) under common ownership and adjacent lots under different ownership. The overall development contains 43.51 acres and is platted for 199 residential lots.

The proposed PRWC easements will impact an area identified as Tract A which is a landscaped area along the westerly side of 10th Street North. This is considered a “common area” for the subdivision. The proposed permanent easement (1063 PE) and temporary construction easement (1063 TCE) will not impact the residential lots platted within the Highland Meadows 4B development. The proposed acquisitions will only impact the “common area” located along the westerly side of 10th Street North.

The scope of this appraisal involved utilizing a Sales Comparison Approach in estimating the market value for the land located within the common areas of the Highland Meadows 4B. Common areas (which will be impacted by the PRWC easements) are considered to contribute a portion of the value to the lots in a residential subdivision development. These common areas include roads, sidewalks, landscaped areas, wetlands, buffer areas, and retention ponds. Data collected within the local market was considered similar to the subject property with regard to the Highest and Best Use. The subject property will be valued based on the adjacent property’s price per square foot of typical Highland Meadows 4B residential lots, and a calculated percentage contribution will be applied.

The following table summarizes the comparable data (similar residential lots) used in the valuation of the residential lots located within Highland Meadows 4B. A detailed description of each transaction is included in the addenda.

LAND SALES COMPARISON TABLE							
No.	Name	Address	Date of Sale	Transaction Price	Square Feet	Transaction Price \$/Lot	Final Adjusted \$/Units
COMP 1	Villa Sorrento Subdivision Lot	355 Villa Sorrento Cir, Haines City, FL 33844	9/20/2024	\$50,000	6,098	\$50,000.00	\$50,000
COMP 2	Water Ridge Lot Sale	383 Adams View Ln, Auburndale, FL 33823	5/8/2024	\$80,000	8,751	\$80,000.00	\$72,000
COMP 3	Water Ridge Lot Sale	485 Adams View Ln, Auburndale, FL 33823	8/15/2023	\$95,000	8,403	\$95,000.00	\$85,500
COMP 4	Residential Lot Sale	5237 Pebble Beach Blvd, Winter Haven, FL 33884	10/19/2022	\$80,000	5,998	\$80,000.00	\$72,000
COMP 5	Residential Lot Sale	5260 Green Dr, Winter Haven, FL 33884	6/10/2022	\$55,325	7,275	\$55,325.00	\$49,793
SUBJECT	PRWC - SE Wellfield and Water Production Facility	Tanager Street, Davenport, FL 33844			581,970		

Land Value Conclusion

The sales reflect an unadjusted range of \$50,000 - \$95,000 per lot. Adjustments for comparability were made to the sales to derive an “Adjusted” unit value range from \$49,793 - \$85,500 per lot. Research was conducted on the subject development (Highland Meadows 4B) with regard to vacant sales within the development. However, Highland Meadows 4B sold improved residences and not individual vacant lots. To arrive at an indication of value, I have considered each of the comparable sales and their characteristics and qualities as they relate to the subject. Each of the comparables was given consideration in reaching the final value conclusion of \$75,000 per lot.

Correlation

The proposed PRWC easements will partially impact the open landscaped area along 10th Street North identified as “Tract A”. This is considered “common area” for the subdivision. The easements will not impact any of the proposed platted residential lots. Since the easements only impact “common areas”, a parent tract includes the entire “common area” within the Highland Meadows 4B development. Per the Polk County Property Appraiser, the common areas contain 13.36± acres.

From the correlated lot value, a per-square-foot price can be estimated. After this, a contribution/fractional value for the subject property being appraised will be estimated using the price per square foot value. An analysis was completed that estimates the percentage value attributable to the ancillary uses or “common areas”. It is estimated these areas contribute 20% - 40% of the fee value of the residential lots that sell within a subdivision community, and this varies depending on the amenity features of that subdivision. This 20% - 40% is based on analyses located within my files. I have estimated 35% for the subject. The price per lot will be multiplied by 35% to estimate the value of the property being appraised. Based on the overall number of approximately 199 developable lots within Highland Meadows 4B compared to the estimated overall 43.51± AC of land, this would allow 4.57 units per acre (accounts for common area), indicating a

value of \$343,025 (Rounded) per acre. ($\$343,025 / \text{AC} = 199 \text{ lots} \times \$75,000/\text{lot}$ divided by 43.51 AC).

Contribution Value for Common Areas

$\$343,025 / \text{AC} \times 35\% = \$120,059 / \text{AC}$ (rounded) or \$2.76 /SF

Based on the preceding analysis, the land value conclusion follows:

LAND SALES COMPARISON APPROACH CONCLUSION (SF)					
Total Land Area	581,970	x	\$2.76	=	\$1,606,237
INDICATED VALUE (ROUNDED)					\$1,606,250

Improvement Value

The parent tract is the “common areas” for the “Highland Meadows 4B” subdivision. The site is improved with a number of internal roads (Tanager Street, Persian Drive, and Pentas Lane), fencing, landscaping, retention ponds, irrigation, etc.

There is sod, mulch, bushes, trees and irrigation withing the area of the PE and TCE. The PE is improved with sod and irrigation. The TCE is improved with sod, mulch, irrigation, 12 medium oak trees, and 114 medium shrubs.

A modified cost approach will be utilized to value the impacted site improvements. The landscaping impacted by the easements was given a contributory value within this analysis. This contributory value reflects the market or buyer’s measure of a particular component’s value to the whole property or the amount that its absence would detract from the value of the whole. The contributory value does not always equal the cost of the item. The following are the “base cost” for the affected site improvements, and the contributory value of the landscaping will be estimated later within this section:

PERMANENT EASEMENT 1063 (PE)								
COST APPROACH SUMMARY								
COST NEW - BASE UNIT COST								
Improvement	Description	Quantity	Unit	Source/MSV Sec & Page	Class	Unit Cost	Refinement	Base Cost
Parcel 1063 (PE)								
Landscaping	Grass/Sod (Good)	3,015	SF				Contributory Value	
Landscaping	Irrigation	3,015	SF	66-8	Avg.	\$1.47	\$0.00	\$1.47
Cost estimates are sourced from Marshall Valuation Service (MVS) unless otherwise noted								
Compiled by Cushman & Wakefield								

TEMPORARY CONSTRUCTION EASEMENT 1063 (TCE)								
COST APPROACH SUMMARY								
COST NEW - BASE UNIT COST								
Improvement	Description	Quantity	Unit	Source/MSV Sec & Page	Class	Unit Cost	Refinement	Base Cost
<u>Parcel 1063 (TCE)</u>								
Landscaping	Grass/Sod (Good)	200	SF				Contributory Value	
Landscaping	Shrub - Med.	114	EA				Contributory Value	
Landscaping	Tree - Med.	12	EA				Contributory Value	
Landscaping	Mulch	1,722	SF	66-8	Avg.	\$1.11	\$0.00	\$1.11
Landscaping	Irrigation	1,922	SF	66-8	Avg.	\$1.47	\$0.00	\$1.47
Cost estimates are sourced from Marshall Valuation Service (MVS) unless otherwise noted								
Compiled by Cushman & Wakefield								

Additional refinements were required to the “base cost” for a current cost multiplier and a local multiplier. Additionally, adjustments for contingency and profit were considered applicable to derive the RCN (replacement cost new), calculated as follows.

PERMANENT EASEMENT 1063 (PE)									
COST APPROACH SUMMARY									
ADJUSTED BASE UNIT COST									
Improvement	Direct Base Cost	Current Mult.	Local Mult.	Other Mult.	10% Contingency	15% Entrprl Profit	Reconciled Unit Cost	Quantity	RCN
Parcel 1063 (PE)									
Grass/Sod (Good)								3,015	
Irrigation	\$1.47	1.03	0.99	1.00	10%	15%	\$1.90	3015	\$5,728.50
Cost estimates are sourced from Marshall Valuation Service (MVS) unless otherwise noted									
Compiled by Cushman & Wakefield									

TEMPORARY CONSTRUCTION EASEMENT 1063 (TCE)									
COST APPROACH SUMMARY									
ADJUSTED BASE UNIT COST									
Improvement	Direct Base Cost	Current Mult.	Local Mult.	Other Mult.	10% Contingency	15% Entrprl Profit	Reconciled Unit Cost	Quantity	RCN
Parcel 1063 (TCE)									
Grass/Sod (Good)								200	
Shrub - Med.								114	
Tree - Med.								12	
Mulch	\$1.11	1.03	0.99	1.00	10%	15%	\$1.43	1722	\$2,462.46
Irrigation	\$1.47	1.03	0.99	1.00	10%	15%	\$1.90	1922	\$3,651.80
Cost estimates are sourced from Marshall Valuation Service (MVS) unless otherwise noted									
Compiled by Cushman & Wakefield									

The site improvements located within the proposed acquisition were in an overall average condition, indicating various effective ages and various life expectancies. Depreciation has been applied to the various site improvements. The landscaping will not incur physical depreciation and will be given a contributory value within this analysis. The contributory

value of landscaping, of course, is a measure of how much a certain feature contributes to the overall value. It does not always equal cost and can be more or less depending on how much value buyers place on it. The depreciated cost of the improvements and the contributory value of the landscaping located within the proposed acquisition of Parcel 1063 PE and Parcel 1063 TCE are calculated as follows.

PERMANENT EASEMENT 1063 (PE)							
COST APPROACH SUMMARY							
DEPRECIATED COST							
Improvement	RCN	Condition	Life Exp.	Eff. Age	Dep. %	Total Dep.	Dep./Contrib. Value
Parcel 1063 (PE)							
Grass/Sod (Good)						Contributory Value	\$1,600.00
Irrigation	\$5,728.50	Average	20	5.00	25%	\$1,432.13	\$4,296.37
Cost estimates are sourced from Marshall Valuation Service (MVS) unless otherwise noted							
Compiled by Cushman & Wakefield							
Total							\$5,896.37
						Rounded	\$5,900
Compiled by Cushman & Wakefield							

TEMPORARY CONSTRUCTION EASEMENT 1063 (TCE)							
COST APPROACH SUMMARY							
DEPRECIATED COST							
Improvement	RCN	Condition	Life Exp.	Eff. Age	Dep. %	Total Dep.	Dep./Contrib. Value
Parcel 1063 (TCE)							
Grass/Sod (Good)						Contributory Value	\$100.00
Shrub - Med.						Contributory Value	\$5,700.00
Tree - Med.						Contributory Value	\$12,000.00
Mulch	\$2,462.46	Average	10	5.00	50%	\$1,231.23	\$1,231.23
Irrigation	\$3,651.80	Average	20	5.00	25%	\$912.95	\$2,738.85
Cost estimates are sourced from Marshall Valuation Service (MVS) unless otherwise noted							
Compiled by Cushman & Wakefield							
Total							\$21,770.08
						Rounded	\$21,800
Compiled by Cushman & Wakefield							

Final Correlation

The total depreciated cost of the site improvements located within Parcel 1063-PE and Parcel 1063-TCE was estimated to be \$27,700, rounded. Considering a land value of \$1,606,250 the total before value (land and affected improvements) is \$1,633,950, calculated as follows:

TOTAL ESTIMATED BEFORE VALUE	
<u>LAND</u>	
Before Land Value:	\$1,606,250
<u>IMPROVEMENTS</u>	
Parcel 1063 (PE)	\$5,900
Parcel 1063 (TCE)	<u>\$21,800</u>
Total Improvement Value	<u>\$27,700</u>
TOTAL ESTIMATED VALUE	\$1,633,950
Compiled by Cushman & Wakefield	

FINAL VALUE ESTIMATE

Considering the foregoing analysis with other data discussed throughout this report, it is my opinion that the market value of the subject property "Land and Affected Improvements" as of July 5, 2025 is:

\$1,633,950

DESCRIPTION AND VALUATION OF THE PART ACQUIRED

Permanent Easement – 1063 PE Description of the Permanent Easement

The proposed acquisition 1063 PE is for a permanent easement for a total of 3,015 square feet or 0.069 acres.

The 1063 PE easement will encumber the southeasterly 8 feet of the property and extend for a range of 364.14 to 382.5 feet of frontage along 10th Street North. The overall physical characteristics of the part acquired are similar to those of the parent tract as described within the before valuation.

The value of the improvements impacted by the proposed permanent easement (PE) were estimated to be \$5,900.

The easement is required for the construction and maintenance of an underground “water” pipeline. There is a 4” BOV (blow off valve) located at STA No. 1151+23, along the easterly boundary. The BOV (blow off valve) is flush with the ground level access door, with the valve being below ground level. The easement is more specifically described as follows:

“The permanent perpetual water line easement interests and rights acquired by PRWC are the exclusive and perpetual right, privilege and authority to construct, install, maintain, operate, inspect, patrol, ingress and egress, test, repair, alter, substitute, relocate, resize, replace and remove the water transmission line or lines and related fixtures and/or appurtenances thereto, and vehicular and pedestrian access over the easement area, for the transmission of water and such other improvements as are reasonably necessary in connection with the water supply project for the PRWC.”

Permanent Easement Valuation Parcels 1063 PE

Compensation for the land acquired (permanent easement) is based on an allocation from the before unit value indication of \$2.76 per square foot and the perceived right taken (expressed as a percentage). The easement is located adjacent to the property boundary, which is customary of this type of easement, and typically within required development setback areas. The underlying fee owner of the subject property will continue to hold title or ownership of the area of the permanent easement and will continue to pay ad valorem taxes for the encumbered area.

The property owner will have the right to use the area subject to the easement granted hereby, including without limitation for improved parking areas, improved driveways, and landscaping, which are not inconsistent with the use of the Easement by PRWC for the purposes granted hereby. Inconsistent improvements to the use of the Easement by the property owner for the purposes granted hereby, including mounded landscaping, building foundations and overhangs, foundations for pole mounted commercial signage, and other permanent structures and related foundations shall be strictly prohibited. With

the specific written approval of PRWC, the limited use of trees, walls, and mounded landscaping may be utilized within the Easement by the property owner.

It is opined approximately 90% of the value/rights of the underlying fee ownership will be acquired. The valuation of the permanent facilities easement is shown as follows:

VALUATION OF PART ACQUIRED - PERMANENT EASEMENT		
SUMMARY		
Land		
Land Value PSF	\$2.76	
Easement Area Acquired SF	3,015	
Percent Fee Acquired	90%	
Value of Part Acquired (Land)	<u>\$7,489</u>	
Value of Part Acquired (Land) Rounded		\$7,500
Improvements		
Permanent Easement Improvements	\$5,896	
Permanent Easement Improvements, Rounded		<u>\$5,900</u>
VALUATION OF PART ACQUIRED - PERMANENT EASEMENT		\$13,400

Temporary Construction Easement Acquisition

Parcel 1063 TCE Description of the Temporary Construction Easement (TCE)

A temporary construction easement is a short-term encumbrance, where the owner's land is temporarily utilized by Polk Regional Water Cooperative. Land leases are like TCE's in that the rights to use and occupy the land are transferred by the owner to another for a specified period in return for a specified rent. The client has indicated a 60-month term for the proposed TCE.

The 1063 TCE contains 1,922 square feet or 0.044 acres. 1063 TCE is located within the southeasterly portion of the site, adjacent to the west of 1063 PE. 1063 TCE has a depth of 5 feet and a length ranging from 382.5 to 386.13 feet of frontage along 10th Street North. The area of the proposed temporary construction easement is void of any formal vertical improvements.

The value of the improvements impacted by the proposed temporary construction easement (TCE) was estimated to be \$21,800.

Rate of Return

Typically, such leases are based on a percentage of the underlying land value. The typical rate of return on land leases is generally in the range of 5% -10% of the land value on an annual basis. A variety of factors can affect this such as alternative investment returns, interest rates, tenant financial position, contractual terms, etc., but this is a reasonable range. I will utilize the upper limit of 10% for my calculation.

Discount Rate

The 'rent' will be paid up front by Polk Regional Water Cooperative in a lump sum. To provide this calculation, future cash flows are discounted in advance at an appropriate rate to reflect time and risk. PRWC will provide full payment of the TCE upfront in a lump sum with no need for a calculation of a risk premium. The Five-Year US Treasury Constant Maturity is an index published by the Federal Reserve based on the average yield of range of Treasury securities. Treasury securities are generally considered risk free, since they are backed by the US government.

Using this rate is a reasonable method of deriving an appropriate discount rate. The current rate is 3.96% and will be utilized for this analysis. Compensation for the TCE land is based on an allocation from the before unit value indication of \$2.76 per square foot.

The following is the computation for the Temporary Construction Easement land value.

TCE COMPENSATION-LAND (3.96% DISC RATE)					
SF	Value/SF	Lease Rate	Annually	Monthly	PV @ 60 mos
1,922	\$2.76	10%	\$530	\$44.21	\$2,450

Total Estimated Value of the Temporary Construction Easement

The estimated market value of the temporary construction easement and affected site improvements of the parts taken is calculated as follows:

TOTAL VALUE OF THE TCE	
SUMMARY	
Tce Compensation-Land (3.96% Disc Rate)	\$2,450
Improvements	\$21,800
TOTAL ESTIMATED VALUE	\$24,250

VALUE OF THE REMAINDER – PART OF THE WHOLE

Value of Remainder as Part of the Whole Property

The value of the whole property less the value of the part acquired equals the value of the remainder property as part of the whole. The following is the estimated value:

VALUE OF REMAINDER AS PART OF THE WHOLE PROPERTY				
		Land	Improvements	Total
Before Value		\$1,606,250	\$27,700	\$1,633,950
Less, Value of Part Taken - Permanent Easement	1063 PE	\$7,500	\$5,900	\$13,400
Less, Value of Part Taken - TCE	1063 TCE	\$2,450	\$21,800	\$24,250
*Remainder as Part of the Whole		\$1,598,750	\$0	\$1,598,750

**The "Remainder as Part of Whole" calculation does not include the compensation for the "Land" paid for within the Temporary Construction Easement, as this area becomes unencumbered within the remainder situation (at the termination of the easement).*

PREMISE OF APPRAISAL – REMAINDER VALUATION

Purpose of Appraisal of Remainder After the Acquisition

The purpose of the remainder appraisal is to provide an opinion of the market value of the remainder property, assuming the permanent easement has been acquired, the water pipe-line has been constructed, and the temporary construction easement (TCE) has been terminated. This represents a “Hypothetical Condition” necessary for the purposes of reasonable valuation.

From the “Before Valuation”, the “Valuation of the Part Taken” has been estimated, in order to derive the “Value of the Remainder as Part of the Whole”. The purpose of the remainder value is to estimate its market value to discover if there are any damages or special benefits caused by the proposed acquisition.

Highest and Best Use Analysis of Remainder

There was no “Fee Taking” from the parent tract and the acquisition represents a “partial interest” taking for a permanent easement. The remainder property maintains similar size, shape, access and other physical characteristics in comparison to the before condition, although now encumbered by a permanent utility easement.

There were no changes for the highest and best use of the remainder in the after condition as a result of the easement acquisition.

Land Valuation for Remainder

The remainder property is encumbered by a permanent easement. An underground “water” pipeline will be placed within the permanent easement. The remainder valuation considers any value impacts to that portion of the property encumbered by the new easement(s).

The proposed easement will be located within the easterly portion of the site. In the before condition, the site was utilized as “common areas” for a residential subdivision. The easement is located along the easterly boundary of the property, which is customary of this type of utility easement, and typically within required development setback areas. The proposed easements will not impact the residential lots within the subdivision. It has been concluded that the remainder property will retain similar utility/overall development potential under a common area use, in comparison to the before condition (although with a minor utility encumbrance within the easterly portion of the site). Additionally, the existing “common areas” use will be unaffected by the proposed easement, after implantation of the proposed cure. The same comparable sales and correlated unit value of \$2.76 per square foot utilized within the before valuation continues to be applicable for the valuation of the remainder property. The value of the remainder land is calculated as follows:

Estimated Value After the Taking

Our opinion of the market value of the fee simple interest of the subject property, after the taking, is as follows:

REMAINDER LAND VALUE						
REMAINDER AREA						TOTAL
Unencumbered						
\$2.76	x	578,955 SF	x	100%	=	\$1,597,916
Encumbered						
\$2.76	x	3,015 SF	x	10%	=	\$832
Indicated Values						\$1,598,748
ROUNDED TO						\$1,598,750

Final Conclusion of Market Value of the Remainder Tract

Considering the foregoing analysis with other data discussed throughout this report, it is my opinion that the market value of the remainder property “land only” as of July 5, 2025 is:

\$1,598,750

Severance Damages

The proposed easement will be located within the easterly portion of the site. In the before condition, the site was utilized as “common areas” for a residential subdivision. The easement is located along the easterly boundary of the property, which is customary of this type of utility easement, and typically within required development setback areas. The proposed easements will not impact the residential lots within the subdivision. It has been concluded that the remainder property will retain similar utility/overall development potential under a common area use, in comparison to the before condition (although with a minor utility encumbrance within the easterly portion of the site). Additionally, the existing “common areas” use will be unaffected by the proposed easement, after implantation of the proposed cure. The easement is required for the construction and maintenance of an underground “water” pipeline. The overall “Southeast Wellfield and Water Production” project was considered to be a “general” benefit to the immediate project neighborhood. No severance damages are anticipated to accrue as a result of the acquisition of the permanent easement.

SEVERANCE DAMAGES	
SUMMARY	
Value of the Remainder – As Part of the Whole	\$1,598,750
Value of the Remainder – After the Taking	\$1,598,750
TOTAL DAMAGES TO THE REMAINDER	\$0

Cost to Cure

A "Cost to Cure" has been estimated to replace the impacted site improvements. The Marshal and Swift Cost Manual and other sources deemed reliable were utilized to estimate the specific cure items.

Within this analysis the cost to cure items will be offset by the compensation paid for within the "Part Taken".

COST TO CURE											
Cost to Cure				Plus the Contributory Value of the Items Damaged to Implement the Cure				Minus Items Paid for in the Acquisition or Damaged Out			
Item	Quantity	Unit Cost	Total	Item	Quantity	Unit Cost	Total	Quantity	Unit Cost	Total	Net Cost To Cure
Replace Sod	3,215 SF	\$2.97	\$9,548.55	-	SF	\$0.00		3,215 SF		\$1,700.00	\$7,848.55
Replace Mulch	1,722 SF	\$1.43	\$2,462.46	-	SF	\$0.00		1,722 SF		\$1,231.23	\$1,231.23
Replace Med Shrubs	114 EA	\$134.15	\$15,293.10	-	EA	\$0.00		114 EA		\$5,700.00	\$9,593.10
Replace Med Trees	12 EA	\$2,089.67	\$25,076.04	-	EA	\$0.00		12 EA		\$12,000.00	\$13,076.04
Replace Irrigation	4,937 SF	\$1.90	\$9,380.30	-	SF	\$0.00		4,937 SF		\$7,035.22	\$2,345.08
Gross Cost to Cure			\$61,760.45	Total		\$0.00				\$27,666.45	
Plus, Items Damaged to Implement the Cure			\$0.00								
Cost to Re-Establish			\$61,760.45								
Add Contingency & Owners Incentive (10% of Gross Cost to Cure)			\$6,176.05								
Cost to Cure Including Incentive			\$67,936.50								
Less, Items Paid for in Acquisition			\$27,666.45								
Net Cost to Cure			\$40,270.05								
Net Cost to Cure, Rounded											\$40,300

SUMMARY OF VALUES

SUMMARY OF VALUES - PARTIAL ACQUISITION		
1	BEFORE PROPERTY	\$1,633,950
2	PART ACQUIRED (LAND + IMPROVEMENTS)	\$35,200
3	REMAINDER (AS PART OF THE WHOLE) [1-2]	\$1,598,750
4	REMAINDER (APPRAISED, UNCURED)	\$1,598,750
5	DAMAGES (TOTAL, UNCURED) [3-4]	\$0
6	SPECIAL BENEFITS	\$0
7	DAMAGES [5-6]	\$0
FEASIBILITY OF THE COST TO CURE DAMAGES (If cost to cure is minor*)		
8	REMAINDER (APPRAISED AS CURED)	\$1,598,750
9	REMAINDER (APPRAISED, UNCURED) [4]	\$1,598,750
10	DAMAGES, CURABLE [8-9]	\$0
11	DAMAGES, INCURABLE [7-10]	\$0
12	COST TO CURE (OR REESTABLISH)	\$67,936
13	IMPROVEMENTS CURED BUT PAID FOR IN [2]	\$27,666
14	NET COST TO CURE [12-13] *Rounded	\$40,300
SUMMARY OF COMPENSATION - PERMANENT EASEMENTS		
	PART TAKEN	\$13,400
	DAMAGES, INCURABLE	\$0
	COST TO CURE	\$40,300
	TOTAL COMPENSATION	\$53,700
SUMMARY OF COMPENSATION - TEMPORARY CONSTRUCTION EASEMENTS		
	PART TAKEN	\$24,250
	DAMAGES, INCURABLE	\$0
	COST TO CURE	\$0
	TOTAL COMPENSATION	\$24,250
TOTAL OVERALL COMPENSATION		\$77,950

ASSUMPTIONS AND LIMITING CONDITIONS

1. The legal description furnished is assumed correct.
2. No responsibility is assumed for matters legal in character and no opinion is rendered of the title, which is assumed good and marketable. Unless otherwise noted, any existing liens or encumbrances have been disregarded and the property is appraised as though free and clear under responsible ownership and competent management.
3. Any plot plan or sketch in this report is included to assist the reader in visualizing the property.
4. The soil of the area under appraisement appears to be firm and solid, unless otherwise stated within the report. A professional soil analysis was not provided and has not been performed and therefore, this report does not warrant the site is free of contamination. Subsidence in the area is unknown or uncommon but the appraiser does not warrant against this condition or occurrence. No responsibility is assumed for damages by wood boring insects.
5. Certain data used in compiling this report was furnished to the appraiser from sources that are considered reliable; the correctness of such data, however, is not guaranteed, although as far as is reasonably possible, the data has been checked and is believed to be correct.
6. The appraiser, by reason of this report, is not required to give testimony in court with reference to the property appraised nor is he obligated to appear before any governmental body, board or agent unless prior arrangements have been made.
7. Possession of this report, or copy thereof, does not carry with it the right of publication or reproduction. This report may not be used by anyone but the applicant without the prior written consent of the applicant and the appraiser, and in any event only in its entirety.
8. No professional analysis of radon gas, asbestos or lead based paint has been provided. Therefore, this report does not warrant the site is free of contamination of these or other hazards.
9. Disclosure of the contents of this Appraisal Report is governed by the By-Laws and Regulations of the Appraisal Institute. Neither all nor any part of the contents of this report (especially any conclusions as to value, the identity of the appraiser or the firm with which he is connected, or any reference to the Appraisal Institute or to the MAI designation) shall be disseminated to the public through advertising media, public relation media, news media, sales media or any other public means of communication without prior written consent and approval of the undersigned.
10. This appraisal is prepared using the public information from Polk County. The information used is the best available at the time of appraisal preparation. If additional information is made available, and determined to be more accurate, the areas utilized within this analysis could change.

EXTRAORDINARY ASSUMPTIONS

An extraordinary assumption is defined as “an assignment-specific assumption as of the effective date regarding uncertain information used in an analysis which, if found to be false, could alter the appraiser’s opinions or conclusions.”⁴

- None

HYPOTHETICAL CONDITIONS

A hypothetical condition is defined as “a condition, directly related to a specific assignment, which is contrary to what is known by the appraiser to exist on the effective date of the assignment results but is used for the purposes of analysis.”⁵

- The purpose of the remainder appraisal is to provide an opinion of the market value of the remainder property, assuming the proposed takings been acquired, the project improvements been constructed, and the temporary construction easement (TCE), if applicable, has been terminated. This represents a “Hypothetical Condition’ necessary for the purposes of reasonable valuation.

⁴ The Appraisal Foundation, *USPAP*, 2024

⁵ The Appraisal Foundation, *USPAP*, 2024

ADDENDA

Addendum A
LEGAL DESCRIPTION OF PROPOSED ACQUISITION

DESCRIPTION
1063-PE

DESCRIPTION:

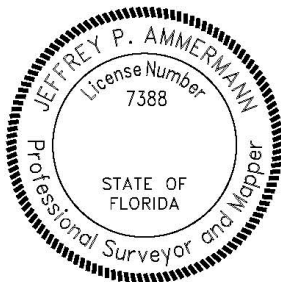
A parcel of land being a portion of TRACT A, of the plat of HIGHLAND MEADOWS 4B, as recorded in Plat Book 167, Pages 42 through 47, and described in Official Records Book 11017, Pages 1525 through 1527, both of the Public Records of Polk County, Florida, located in Section 8, Township 27 South, Range 27 East, being more particularly described as follows:

COMMENCE at the Northeasterly corner of said Tract A; thence South 00°14'30" East, along the East line of said Tract A, a distance of 17.20 feet to the POINT OF BEGINNING; thence continue South 00°14'30" East, along said East line, 364.14 feet to the Point of Curvature of a curve to the right having a radius of 25.00 feet, a central angle of 47°09'22", a chord bearing of South 23°20'11" West, and a chord distance of 20.00 feet; thence along the arc of said curve, 20.58 feet; thence North 00°14'30" West, parallel to said East line of Tract A, 382.50 feet; thence North 90°00'00" East, 8.00 feet to the POINT OF BEGINNING.

Said parcels containing 3,014.62 square feet, more or less.

CERTIFICATION:

I hereby certify that this Description with Sketch was made under my direction and was made in accordance with Standards of Practice adopted by the State of Florida Department of Agriculture and Consumer Services, Board of Professional Surveyors and Mappers, Chapter 5J-17 of the Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

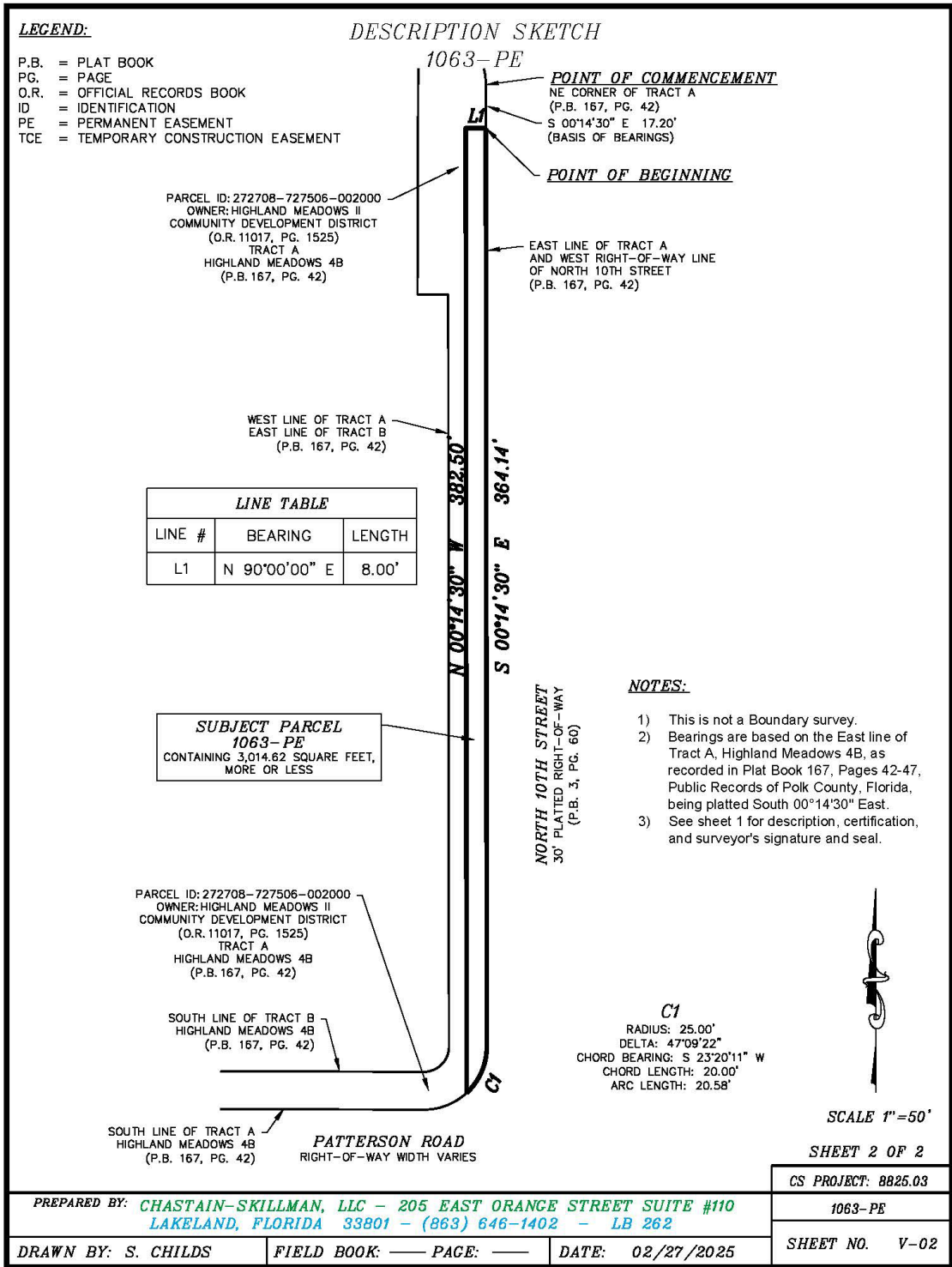


JEFFREY P. AMMERMAN, P.S.M.
FLORIDA REGISTRATION PSM 7388
JAMMERMAN@CHASTAINSKILLMAN.COM
THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY THE ABOVE
SURVEYOR ON THE DATE ADJACENT TO SEAL. ANY SIGNATURE MUST BE
VERIFIED ON ANY ELECTRONIC COPIES. PRINTED COPIES OF THIS DOCUMENT
ARE NOT CONSIDERED VALID WITHOUT A RAISED SEAL.

SEE SHEET 2 FOR
DESCRIPTION SKETCH, LEGEND,
AND SURVEYOR'S NOTES
SHEET 1 OF 2

PREPARED BY: CHASTAIN-SKILLMAN, LLC - 205 EAST ORANGE STREET SUITE #110 LAKELAND, FLORIDA 33801 - (863) 646-1402 - LB 262			CS PROJECT: 8825.03
DRAWN BY: S. CHILDS			1063-PE
FIELD BOOK: — PAGE: —	DATE: 02/27/2025	SHEET NO. V-01	

P:\882503\CAD\Survey\KEY SHEET 1\1-10TH STREET\882503-SOC-2024-02-21-10TH-ESM\1S.dwg 1063-PE Feb 27, 2025 2:44pm by jammermann



DESCRIPTION
1063-TCE

DESCRIPTION:

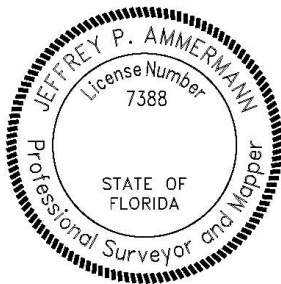
A parcel of land being a portion of TRACT A, of the plat of HIGHLAND MEADOWS 4B, as recorded in Plat Book 167, Pages 42 through 47, and described in Official Records Book 11017, Pages 1525 through 1527, both of the Public Records of Polk County, Florida, located in Section 8, Township 27 South, Range 27 East, being more particularly described as follows:

COMMENCE at the Northeast corner of said Tract A; thence South 00°14'30" East, along the East line of said Tract A, 17.20 feet; thence South 90°00'00" West, 8.00 feet to the POINT OF BEGINNING; thence South 00°14'30" East, 382.50 feet to the Point of Curvature of a curve to the right having a radius of 25.00 feet, a central angle of 14°09'29", a chord bearing of South 53°59'37" West, and a chord distance of 6.16 feet; thence along the arc of said curve, 6.18 feet; thence North 00°14'30" West, 386.13 feet; thence North 90°00'00" East, 5.00 feet to the POINT OF BEGINNING.

Said parcels containing 1,922.34 square feet, more or less.

CERTIFICATION:

I hereby certify that this Description with Sketch was made under my direction and was made in accordance with Standards of Practice adopted by the State of Florida Department of Agriculture and Consumer Services, Board of Professional Surveyors and Mappers, Chapter 5J-17 of the Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.



JEFFREY P. AMMERMAN, P.S.M.
FLORIDA REGISTRATION PSM 7388
JAMMERMAN@CHASTAINSKILLMAN.COM

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY THE ABOVE
SURVEYOR ON THE DATE ADJACENT TO SEAL. ANY SIGNATURE MUST BE
VERIFIED ON ANY ELECTRONIC COPIES. PRINTED COPIES OF THIS DOCUMENT
ARE NOT CONSIDERED VALID WITHOUT A RAISED SEAL.

SEE SHEET 2 FOR
DESCRIPTION SKETCH, LEGEND,
AND SURVEYOR'S NOTES
SHEET 1 OF 2

PREPARED BY: **CHASTAIN-SKILLMAN, LLC - 205 EAST ORANGE STREET SUITE #110
LAKELAND, FLORIDA 33801 - (863) 646-1402 - LB 262**

DRAWN BY: **S. CHILDS**

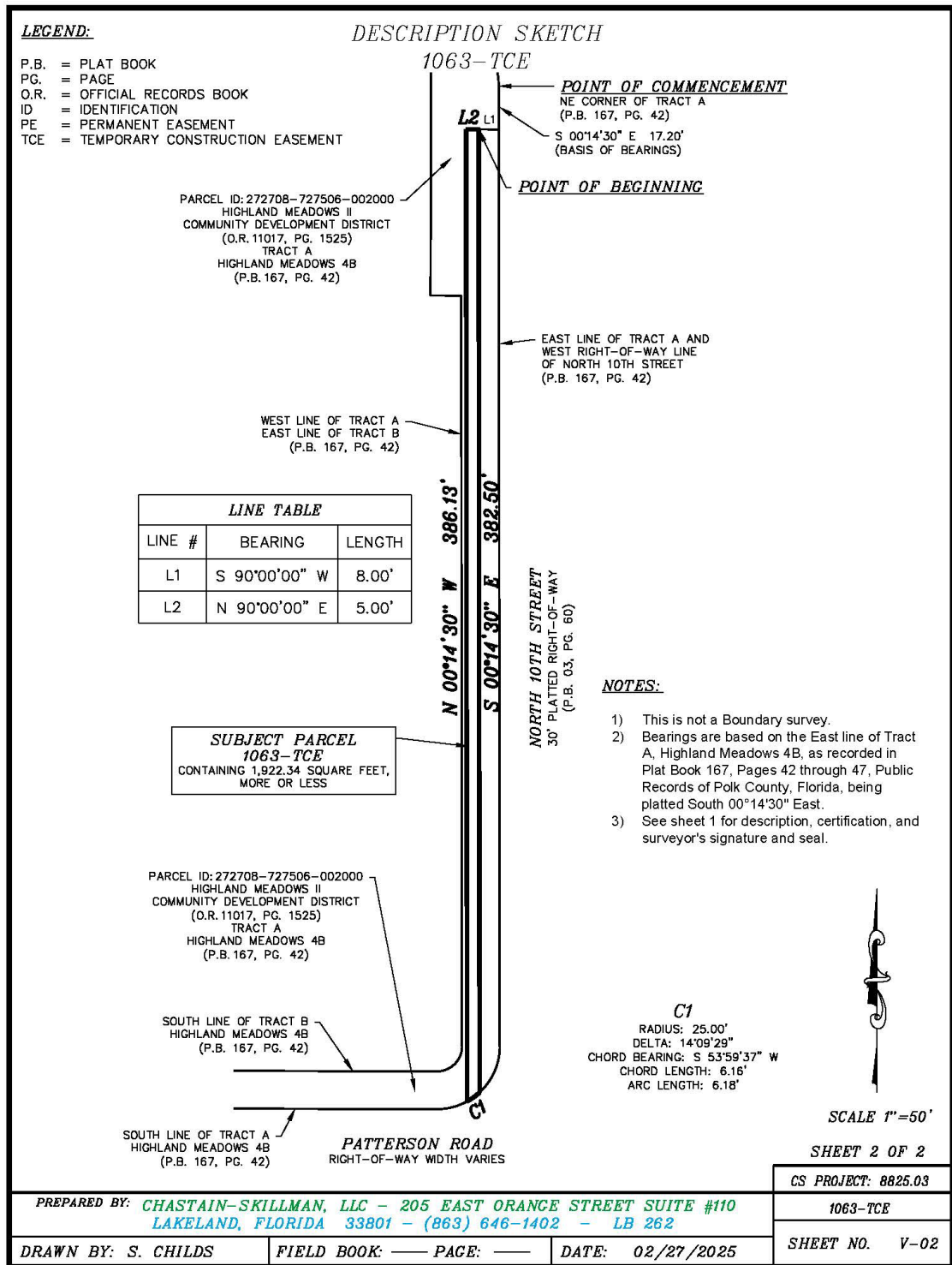
FIELD BOOK: — PAGE: —

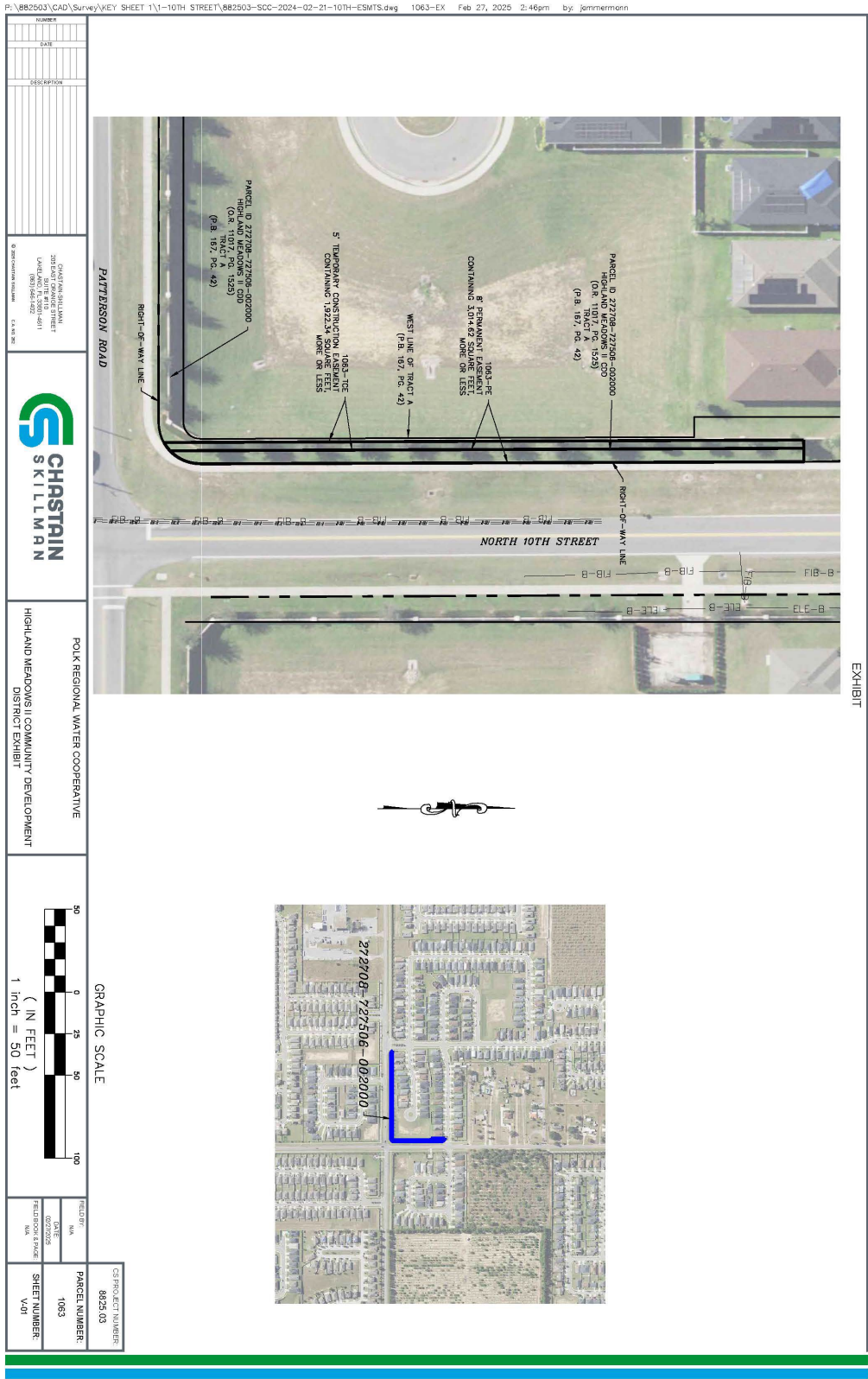
DATE: **02/27/2025**

CS PROJECT: **8825.03**

1063-TCE

SHEET NO. **V-01**





Addendum B
PERMANENT EASEMENT DESCRIPTION

Return to:
AAG, LLC
Attn:
711 N Sherrill St Suite B
Tampa, FL 33609

Project Name: Polk Regional Water Cooperative
Southeast Wellfield Project
Parcel No.: -PE
Parcel ID No.:

PERMANENT EASEMENT

THIS GRANT OF EASEMENT, made this _____ day of _____, 2023, by and between _____, whose address is _____, Grantor, and **Polk Regional Water Cooperative, an independent special district of the State of Florida**, 330 W. Church Street, PO Box 9005, Drawer CA01, Bartow FL 33831, its successors and assigns, Grantee an Easement in, upon and through the following described land in the County of Polk, State of Florida, to-wit:

SEE EXHIBIT "A" ATTACHED
(the "Easement Area")

The nature, terms and duration of the nonexclusive permanent easement (the "Easement") which the Polk Regional Water Cooperative ("PRWC") acquires from the property owners/interest holders ("Owner") of the real property shown and described on Exhibit "A" are:

1. The permanent perpetual water line Easement interests and rights acquired by PRWC are the exclusive and perpetual right, privilege and authority to construct, install, maintain, operate, inspect, patrol, ingress and egress, test, repair, alter, substitute, relocate, resize, replace and remove the water transmission line or lines and related fixtures and/or appurtenances thereto, and vehicular and pedestrian access over the Easement Area, for the transmission of water and such other improvements as are reasonably necessary in connection with the water supply project for the PRWC.
2. In the event that the construction and installation of the water transmission line or lines and related fixtures and/or appurtenances thereto impact Owner's improvements, PRWC shall, to the extent practicable, relocate or replace with the same, like, or better quality and at their original locations or as near as is reasonably practicable, all fences, roads, driveways, sidewalks, parking areas, irrigation systems, well, septic tanks and septic drain fields, that PRWC damaged or cause to

be removed, relocated or replaced from the Easement Area before or during initial construction and installation of the water transmission line or lines and related fixtures and/or appurtenances. Furthermore subject to PRWC's acquired Easement rights, PRWC will restore the surface of all disturbed areas within the Easement Area to its original contour and condition, as near as is reasonably practicable.

3. This Grant of Easement shall not be construed as a grant of right of way and is limited to a PRWC Easement. The Owner shall have the right to use the area subject to the Easement granted hereby, including without limitation for improved parking areas, improved driveways, and landscaping, which are not inconsistent with the use of the Easement by PRWC for the purposes granted hereby. Inconsistent improvements to the use of the Easement by the Owner for the purposes granted hereby, including mounded landscaping, building foundations and overhangs, foundations for pole mounted commercial signage, and other permanent structures and related foundations shall be strictly prohibited. With the specific written approval of PRWC, the limited use of trees, walls, and mounded landscaping may be utilized within the Easement Area by Owner.
4. Owner shall not have the right to grant other easements to other parties without the prior written consent of the PRWC. In the event that PRWC performs emergency related repairs, unscheduled infrastructure adjustment activities, or scheduled community improvement projects within said Easement Area, PRWC shall be responsible for restoring the disturbed portions of all existing approved and permitted improvements in as good or better condition that existed prior to the disturbance activity by PRWC.

This space intentionally left blank; signature pages to follow

IN WITNESS WHEREOF, the Grantor has set their hand and seal this _____
day of _____, 2023.

Signed, sealed and delivered
in the presence of:

Grantor:

Witness

By:

Printed Name

Witness

Printed Name

STATE OF FLORIDA

COUNTY OF POLK

The foregoing instrument was acknowledge before me this _____ day of
_____, 2023 by _____, ☐ who is personally
known or ☐ who has produced _____ as identification.

(AFFIX NOTARY SEAL)

Notary Public
State of Florida at Large

Print Name

My Commission Expires _____

Addendum C
TEMPORARY CONSTRUCTION EASEMENT DESCRIPTION

Return to:
AAG, LLC
Attn:
711 N Sherrill St Suite B
Tampa, FL 33609

Project Name: Polk Regional Water Cooperative
Southeast Wellfield Project
Parcel No.: -PE and/or -TCE,
Parcel ID No.: (Polk Property Appraiser ID)

TEMPORARY CONSTRUCTION EASEMENT

THIS GRANT OF EASEMENT, made this _____ day of _____, 2023, by and between _____ whose address is _____, Grantor, and **Polk Regional Water Cooperative, an independent special district of the State of Florida, 330 W. Church Street, PO Box 9005, Drawer CA01, Bartow FL 33831**, its successors and assigns, Grantee an Easement in, upon and through the following described land in the County of Polk, State of Florida, to-wit:

SEE EXHIBIT "A" and / or "B" ATTACHED
(the "Easement Area")

1. The Easement interests and rights acquired by the Grantee are the right, privilege and authority to construct, install, maintain, operate, inspect, patrol, ingress and egress, test, repair, alter, substitute, relocate, resize, replace and remove the water transmission line or lines and related fixtures and/or appurtenances thereto, and vehicular and pedestrian access over the easement area, for the transmission of water and such other improvements as are reasonably necessary in connection with the Grantee's Southeast Wellfield Project.
2. After construction is complete, the lands of the Grantor shall be restored to the same, or as good as, condition as existed before construction began.
3. Within a reasonable time after construction is complete, paving, grassed areas and other improvements will be replaced by the Grantee.
4. The rights granted herein shall expire upon completion of construction within the Easement Area or sixty (60) months from the date this Easement is established, whichever occurs sooner.

IN WITNESS WHEREOF, the Grantor has set their hand and seal this _____
day of _____, 2023.

Signed, sealed and delivered
in the presence of:

Property Owner

Witness

By:

Printed Name

Witness

Printed Name

STATE OF FLORIDA

COUNTY OF POLK

The foregoing instrument was acknowledge before me this _____ day of
_____, 2023 by _____, ☐ who is personally
known or ☐ who has produced _____ as identification.

(AFFIX NOTARY SEAL)

Notary Public
State of Florida at Large

Print Name

My Commission Expires _____

Addendum D
LAND SALE DATA SHEETS

Villa Sorrento Subdivision Lot

Comparable 1

Sale Information

Buyer	MR. America Export, LLC	
Seller	A&G Residential Property Solutions, LC	
Sale Date	9/20/2024	
Transaction Status	Recorded	
Sale Price	\$50,000	\$8.20 /SF Land
Recording Number	13278-0333	
Rights Transferred	Fee Simple	
Financing	Cash to Seller	
Conditions of Sale	Arm's-Length	
Marketing Time	30 days	

Property

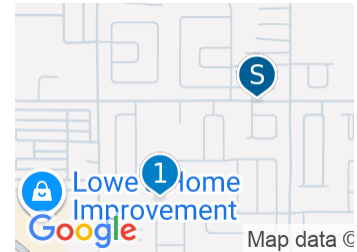
Land Area	0.14 Acres (6,098 SF)
Number of Parcels	1
Zoning	RPUD, Residential Planned Unit Development
Shape	Rectangular
Topography	Generally Level
Corner	No
Density	110.0 Units/Acre
Proposed Land Use	Residential Development
Utilities	Public Water, Public Sewer and Electricity
Frontage	55' Villa Sorrento Circle
Flood Zones	Zone X (Unshaded)



355 Villa Sorrento Cir
Haines City, FL 33844

County
Polk

APN
27-27-17-741007-000280



Confirmation

Name	Gihan Awad
Company	La Rosa Realty, LLC

Remarks

This sale consist of a residential lot located within the Villa Sorrento Subdivision in Haines City. The lot has a width of 55 feet and extends a depth of 110 feet. The neighborhood is zoned RPUD, Residential Planned Unit Development. The property was listed for sale for \$60,000, and eventually closed for a recorded sale price of \$50,000.

Water Ridge Lot Sale

Comparable 2

Sale Information

Buyer	Kelly A Lineberger and John D Lineberger, IV	
Seller	Lisa S. Sebastia and Eduardo Sebastia	
Sale Date	5/8/2024	
Transaction Status	Recorded	
Sale Price	\$80,000	\$9.14 /SF Land
Recording Number	13112-2016	
Rights Transferred	Fee Simple	
Financing	Cash to Seller	
Conditions of Sale	Arm's-Length	
Marketing Time	180 days	

Property

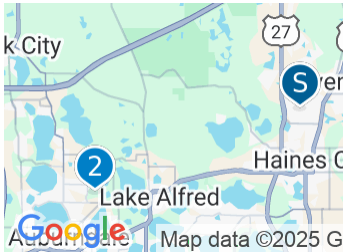
Land Area	0.2009 Acres (8,751 SF)
Number of Parcels	1
Zoning	LDR, Low Density Residential
Shape	Rectangular
Topography	Level
Corner	No
Proposed Land Use	Residential Development
Utilities	Public Water, Public Sewer and Electricity
Frontage	68' Adams View Lane
Flood Zones	Zone X (Unshaded)



383 Adams View Ln
Auburndale, FL 33823

County
Polk

APN
25-27-36-305501-001090



Confirmation

Name	Alicia Golotko
Company	Vylla Home

Remarks

This sale consist of a residential lot located within the Water Ridge Subdivision in Auburndale. Water Ridge is a gated community with amenities including community clubhouse(s), community swimming pool(s), community sauna(s), community tennis court(s), The lot has a width of 68 feet and extends a depth of 137 feet. The neighborhood is zoned LDR, Low Density Residential. The property was listed for sale for \$95,000, and eventually closed for a recorded sale price of \$80,000.

Water Ridge Lot Sale

Comparable 3

Sale Information

Buyer	JV A Building LLC, a Florida Limited Liability Company
Seller	Jack L. Monroe and Pamela A. Monroe
Sale Date	8/15/2023
Transaction Status	Recorded
Sale Price	\$95,000 \$11.31 /SF Land
Recording Number	12806-0003
Rights Transferred	Fee Simple
Financing	Cash to Seller
Conditions of Sale	Arm's-Length
Marketing Time	240 days

Property

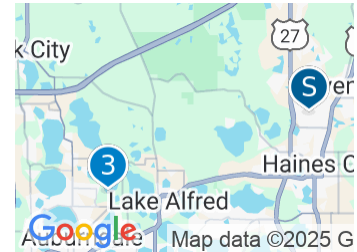
Land Area	0.1929 Acres (8,403 SF)
Number of Parcels	1
Zoning	LDR, Low Density Residential
Shape	Rectangular
Topography	Generally Level
Corner	No
Proposed Land Use	Residential Development
Utilities	Public Water, Public Sewer and Electricity
Frontage	61' Adams View Lane
Flood Zones	Zone X (Unshaded)



485 Adams View Ln
Auburndale, FL 33823

County
Polk

APN
25-27-36-305501-000840



Confirmation

Name	Indira Shakirova
Company	Keller Williams

Remarks

This sale consist of a "water view" residential lot located within the Water Ridge Subdivision in Auburndale. Water Ridge is a gated community with amenities including community clubhouse(s), community swimming pool(s), community sauna(s), community tennis court(s). The lot has a width of 61 feet and extends a depth of 137 feet. The neighborhood is zoned LDR, Low Density Residential. The property was listed for sale for \$105,000, and eventually closed for a recorded sale price of \$95,000.

Residential Lot Sale

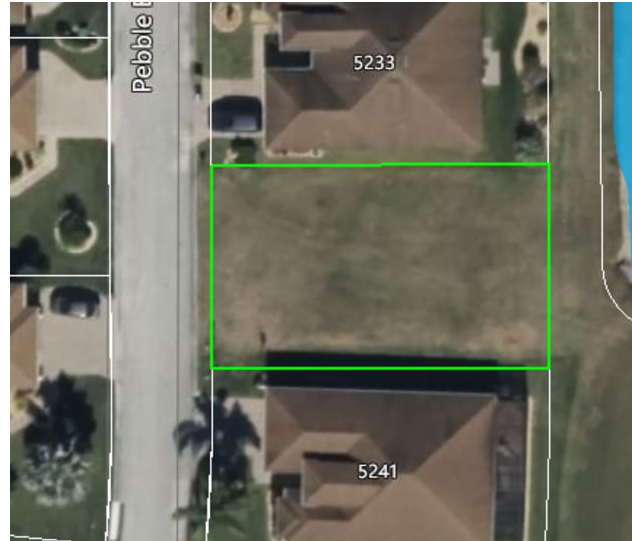
Comparable 4

Sale Information

Buyer	Danny L. Fox and Christy R. Fox	
Seller	Dennis L. Hayes and Colleen F. Hayes	
Sale Date	10/19/2022	
Transaction Status	Recorded	
Sale Price	\$80,000	\$13.34 /SF Land
Recording Number	12461-0094	
Rights Transferred	Fee Simple	
Financing	Cash to Seller	
Conditions of Sale	Arm's-Length	
Marketing Time	510 days	

Property

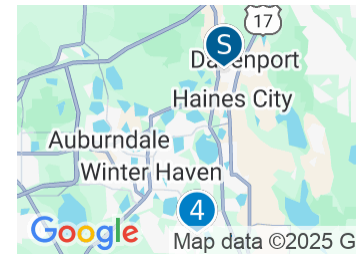
Land Area	0.1377 Acres (5,998 SF)
Number of Parcels	1
Zoning	PUD, FLU-NSUB, Planned Unit Development and Neighborhood Subdivision
Shape	Rectangular
Topography	Generally Level
Corner	No
Proposed Land Use	Residential Development
Utilities	Public Water, Public Sewer and Electricity
Frontage	60' Pebble Beach Blvd
Flood Zones	Zone X (Unshaded)



5237 Pebble Beach Blvd
Winter Haven, FL 33884

County
Polk

APN
26-29-24-690596-002190



Confirmation

Name	Lori Raath
Company	Lake Ashton Realty, Inc

Remarks

This transaction represents the sale of a residential lot located within the Lake Ashton subdivision of Winter Haven, Florida. The property contains 6,000 square feet and is located at 5237 Pebble Beach Blvd. It is fairly level, adequately drained and has 60 feet of road frontage along Pebble Beach Blvd. The site is located on the 17th Fairway of the west golf course.

The property is located within Flood Zone X and there are no known wetlands on the property. It has a zoning designation of Unit Development and a future land use designation of NSUB PUD Planned Neighborhood Subdivision. The site was listed for sale for \$109,000 and closed for a recorded sale price of \$80,000. The property was subsequently developed with a 4 bedroom, 2 bathroom single-family residence constructed in 2023. Lake Ashton is a 55+ community with resort style amenities and activities. Offering a large clubhouse with movie theater, bowling alley, full service restaurant, craft, media and card rooms, outdoor pool, tennis courts, bocce courts, fitness area and more. Also, the community offers 2, 18-Hole Golf Courses with Golf memberships that are optional. The Health and Fitness Center features a large indoor pool with another large fitness center, pickle ball courts, media room, card and craft rooms.

Residential Lot Sale

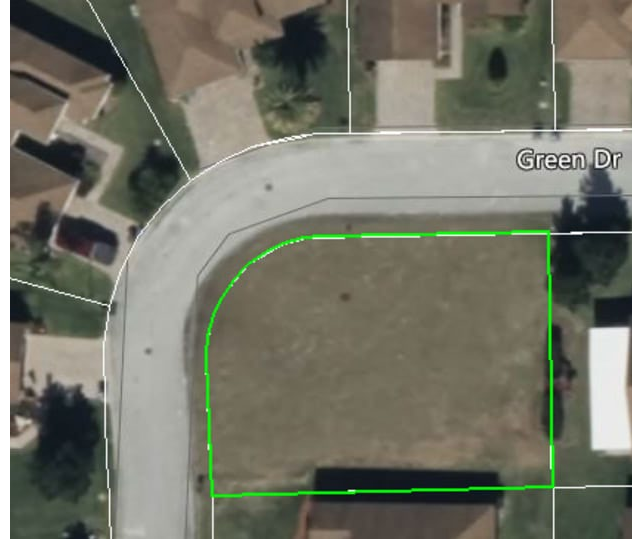
Comparable 5

Sale Information

Buyer	Charles W. Sanders and D'Leah Sanders
Seller	Davenport, LLC
Sale Date	6/10/2022
Transaction Status	Recorded
Sale Price	\$55,325 \$7.60 /SF Land
Recording Number	12299-1896
Rights Transferred	Fee Simple
Financing	Cash to Seller
Conditions of Sale	Arm's-Length
Marketing Time	240 days

Property

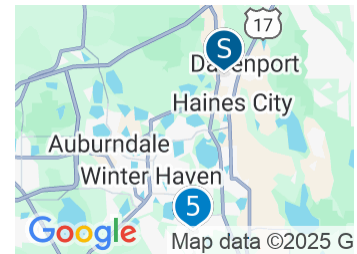
Land Area	0.167 Acres (7,275 SF)
Number of Parcels	1
Zoning	PUD, FLU- NSUB, Planned Unit Development and Neighborhood Subdivision
Shape	Rectangular
Topography	Generally Level
Corner	Yes
Proposed Land Use	Residential Development
Utilities	Public Water, Public Sewer and Electricity
Frontage	161' Green Drive
Flood Zones	Zone X (Unshaded)



5260 Green Dr
Winter Haven, FL 33884

County
Polk

APN
26-29-24-690596-001880



Confirmation

Name	Jack Keller
Company	Jack Keller, Inc.

Remarks

This transaction represents the sale of a residential lot located within the Lake Ashton subdivision of Winter Haven, Florida. The property contains 7,405 square feet and is located at 5260 Green Drive. It is fairly level, adequately drained and has 161.32 feet of road frontage along Green Drive. The property is located within Flood Zone X and there are no known wetlands on the property. It has a zoning designation of PUD Planned Unit Development and a future land use designation of NSUB Neighborhood Subdivision. The site was listed for sale for \$57,500 and closed for a recorded sale price of \$55,325. The property was subsequently developed with a 3 bedroom, 2 bathroom single-family residence constructed in 2023.

Lake Ashton is a 55+ community with resort style amenities and activities. Offering a large clubhouse with movie theater, bowling alley, full service restaurant, craft, media and card rooms, outdoor pool, tennis courts, bocce courts, fitness area and more. Also, the community offers 2, 18-Hole Golf Courses with Golf memberships that are optional. The Health and Fitness Center features a large indoor pool with another large fitness center, pickle ball courts, media room, card and craft rooms

Addendum E
SUBCONSULTANT REPORTS
(if applicable)

Addendum F
AREA ANALYSIS

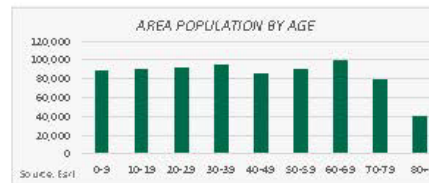
AREA MAP



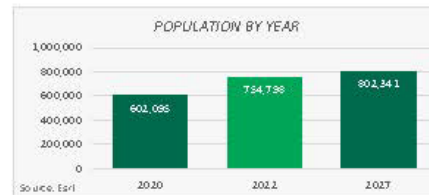
The subject property is located in Polk County. Key information about the area is provided in the following tables.

POPULATION

The area has a population of 754,798 and a median age of 42, with the largest population group in the 60-69 age range and the smallest population in 80+ age range.

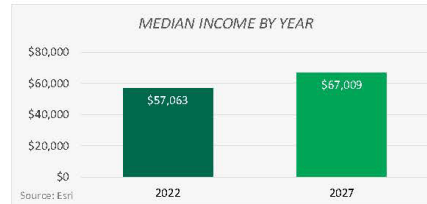


Population has increased by 152,703 since 2020, reflecting an annual increase of 12.0%. Population is projected to increase by an additional 47,543 by 2027, reflecting 1.2% annual population growth.



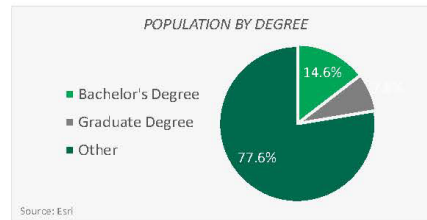
INCOME

The area features an average household income of \$78,175 and a median household income of \$57,063. Over the next five years, median household income is expected to increase by 17.4%, or \$1,989 per annum.

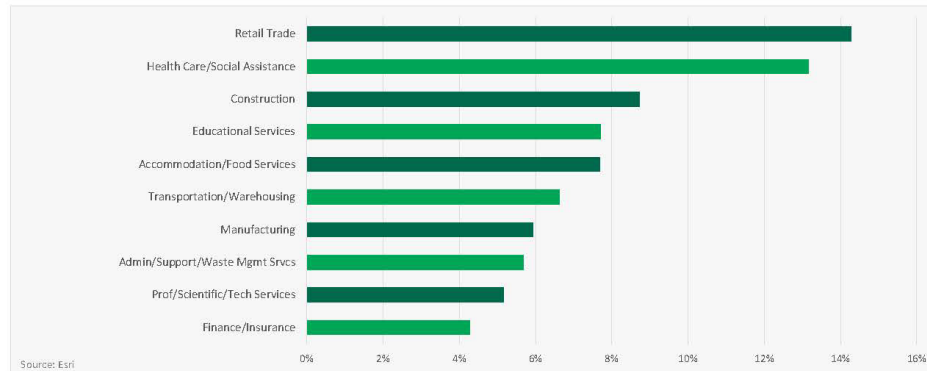


EDUCATION

A total of 22.4% of individuals over the age of 24 have a college degree, with 14.6% holding a bachelor's degree and 7.8% holding a graduate degree.



EMPLOYMENT



The area includes a total of 323,280 employees and has an 5.0% unemployment rate. The top three industries within the area are Retail Trade, Health Care/Social Assistance and Construction, which represent a combined total of 36% of the population.

Addendum G
OWNER CONTACT LETTER



May 23, 2025

Highland Meadows II Community
Development District
219 East Livingston Street
Orlando, FL 32801-1508

RE: Project: SE Raw Water Main (Polk County)
Project No.: 50152542
County: Polk
Parcel No.: 1063
Property ID: 27-27-08-727506-002000

Dear Owner/Owner Representative:

The Polk Regional Water Cooperative is planning construction of the above referenced project (Southeast Raw Water Main) and your parcel will be impacted by the impending infrastructure project (with a permanent and/or temporary easement). I have been engaged to provide an appraisal of the proposed easement(s) to be acquired. The purpose of the appraisal is to estimate the market value of the portion of the property needed for waterline corridor at this particular location.

I have scheduled a field inspection of the above-described property on Monday, June 2, 2025 between the times of 11:00 am and 2:00 pm. If you or your appointed representative would like to bring to my attention factors that affect the value of the property or would like to attend or schedule a specific time, please let me know.

You may contact my office by telephone Monday through Friday between 9:00 a.m. and 5:00 p.m. at (904) 367-2011 or via email at nick.chop@cbre.com.

If you should have any questions, please contact us.

Sincerely,

A handwritten signature in blue ink that reads "Nick Chop".

Nick Chop, MAI
State-Certified General R.E. Appraiser RZ2660

Addendum F
QUALIFICATIONS



Nick Chop, MAI, Executive Director
Cushman & Wakefield, Infrastructure Practice Group
121 W. Forsyth St.
Jacksonville, FL 32202
(904) 380-8345
Nick.Chop@cushwake.com

Professional Expertise

Nick Chop, MAI, Executive Director, brings over 30 years of specialized right-of-way real estate valuation expertise, focusing on eminent domain and litigation. With a refined skill set, he has collaborated with top transportation departments, municipalities, and utility companies across Florida, Georgia, North Carolina, Tennessee, and Texas. Mr. Chop has served as an expert witness in diverse transportation, pipeline, and utility litigation cases, providing reliable valuation advice to government agencies, utility firms, law firms, and private landowners.

His appraisal experience spans neighborhood shopping centers, retail strip centers, office buildings, industrial properties, flex spaces, apartment complexes, self-storage facilities, churches, mixed-use developments, community development districts (CDDs), developments of regional impact (DRIs), residential subdivisions, environmentally sensitive lands, wetlands, pasturelands, and similar properties.

Major Right of Way Projects

- Tampa Bay Water – South Hillsborough Pipeline, Brandon, Hillsborough County
- Polk Regional Water Cooperative, Southeast Wellfield and Water Production Facility
- Blueprint Intergovernmental Agency – Midtown Placemaking Project, Tallahassee, Leon County
- 100+ Parcel 230-kV Transmission Line Project in Marion County, Florida
- Florida's Turnpike, Central Polk Parkway, Bartow, Polk County
- Manatee County, Upper Manatee River Road, Lakewood Ranch
- FDOT, District Seven – #447536-2/3 US 301, Dade City, Pasco/Hernando County
- City of Jacksonville – Old Middleburg Road
- Jacksonville Electric Authority, Various Parcels & Projects
- City of Jacksonville – Chaffee Road
- NCDOT-U-5753-Lindsay Road- Wayside Road, Raeford, Hoke County
- FDOT, District Five – #435859-4 SR 50 E. of CR 757 to Lake County Line
- NCDOT - U-4758 – Johnson St. - Sandy Ridge Rd., High Point, Guilford County
- NCDOT - P-5717 – Cornwallis Rd., Durham, Durham County
- 250+ Parcel 230-kV Transmission Line Project in Polk County, Florida
- FDOT, District Four – #4369631 I-95 and 6th Ave., Palm Beach County
- FDOT, District Two – #4322592 Interstate-95, Duval County
- NCDOT, 13 Cost Estimates in 11 Counties representing over 2,000 parcels
- FDOT, District One – #4258432 S.R. 951, Collier County
- FDOT, District Seven – #2578623 Sam Allen Rd., Hillsborough County
- Manatee County – Moccasin Wallow Road
- City of Jacksonville, The Landing Litigation
- City of Jacksonville, Jacksonville Power Plant Litigation

Memberships, Licenses, Professional Affiliations and Education

- Designated Member, Appraisal Institute. As of the current date, Nick Chop, MAI has completed the requirements of the continuing education program of the Appraisal Institute
- Certified General Real Estate Appraiser in the following states: Alabama – G01476; Florida – RZ2660; Georgia – 351619; Maryland – 33958; Mississippi – GA-1354; North Carolina – A8408; South Carolina – 8006; Tennessee – 5693; Texas – 1380190; Virginia – 4001018413
- Bachelor of Science, Real Estate & Finance, Florida State University



American Acquisition Group, LLC

711 North Sherrill St. • Suite B • Tampa, FL 33609

American Acquisition Group, LLC.
711 North Sherrill St. Suite B
Tampa, FL 33609
813-287-8191



JOE G. TEDDER, TAX COLLECTOR
POLK COUNTY, FLORIDA

2024 REAL ESTATE PROPERTY TAX BILL

ACCOUNT NUMBER

272708-727506-002000

PAY, SEARCH OR PRINT RECEIPT AT

polktaxes.com

(863) 534-4700

08/25/2025 05:23:36

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

HIGHLAND MEADOWS II COMMUNITY
DEVELOPMENT DISTRICT
219 E LIVINGSTON ST
ORLANDO,FL 32801-1508

TANAGER ST
HIGHLAND MEADOWS 4B PB 167 PG 42-47 TRACTS A
B C E F G K L M & PRIVATE RDS LYING S OF
PHASE 4A

AD VALOREM TAXES						
TAXING AUTHORITY	ASSESSED VALUE	EXEMPTION	TAXABLE VALUE	MILLAGE RATE	TAXES LEVIED	
C101 POLK COUNTY TRANSPORTATION	0	0	0	1.2000	\$0.00	
C100 POLK COUNTY GENERAL FUND	0	0	0	4.9848	\$0.00	
C102 POLK COUNTY EMERGENCY MEDICAL	0	0	0	0.2500	\$0.00	
C103 POLK COUNTY ENV LANDS MGMT	0	0	0	0.0500	\$0.00	
C104 POLK COUNTY ENV LANDS ACQUISITION	0	0	0	0.1500	\$0.00	
110 SCHOOL GENERAL FUND	0	0	0	3.7960	\$0.00	
100 SCHOOL LOCAL CAPITAL IMPROVEMENT	0	0	0	1.5000	\$0.00	
510 CITY OF DAVENPORT	0	0	0	7.2500	\$0.00	
360 SOUTHWEST FLA WATER MGMT DIST	0	0	0	0.1909	\$0.00	
TOTAL				19.3717	\$0.00	

NON-AD VALOREM ASSESSMENTS			
LEVYING AUTHORITY	RATE	UNITS	AMOUNT
TOTAL NON-AD VALOREM ASSESSMENTS			\$0.00

COMBINED TAXES AND ASSESSMENTS	\$0.00
--------------------------------	--------

If Paid By
Please Pay

Aug 25, 2025
0.00

JOE G. TEDDER, TAX COLLECTOR
POLK COUNTY, FLORIDA

2024 REAL ESTATE PROPERTY TAX BILL
1279637

ACCOUNT NUMBER

272708-727506-002000

HIGHLAND MEADOWS II COMMUNITY
DEVELOPMENT DISTRICT
219 E LIVINGSTON ST
ORLANDO,FL 32801-1508

TANAGER ST
HIGHLAND MEADOWS 4B PB 167 PG 42-47 TRACTS A
B C E F G K L M & PRIVATE RDS LYING S OF
PHASE 4A

PAY ONLY ONE AMOUNT

PAY IN U.S. FUNDS ON A U.S. BANK TO JOE G. TEDDER, TAX COLLECTOR -

If Paid By
Please Pay

Aug 25, 2025
0.00

RETAIN THIS PORTION
FOR YOUR RECORDS

EXHIBIT 3C

RETURN TO AGENDA



Appraisal Review Report

Appraisal Report Under Review

Highlands Meadows II Community
PRWC - SE Wellfield and Water Production Facility Parcel 1029
Davenport, St. Lucie, FL, 33844
Date of Appraisal Report: July 5, 2025
Appraisal Prepared For: American Acquisition Group, LLC

Client (Review Prepared For):

Kyle M. Magee
Kutak Rock LLP - Tallahassee
Client Reference Number: S1 P1029

Review Report Date:

November 10, 2025

IRR – Southwest Florida

File Number: 152-2025-0336



Appraisal Review Report

Intended for Client's Internal Use - Not for Distribution

Client and Loan Information

Client Reference Number: S1 P1029
Client (Review Prepared For): Kyle M. Magee
Client (Institution): Kutak Rock LLP - Tallahassee
Entity: Highland Meadows II Community Development District

Review Information

IRR File Number: 152-2025-0336
Review Report Date: November 10, 2025
Reviewer: Carlton J. Lloyd, MAI, Senior Managing Director

Information from the Appraisal Under Review

Property Name: Highlands Meadows II Community
Property Address: PRWC - SE Wellfield and Water Production Facility Parcel 1029
City, County, State, Zip Code: Davenport, St. Lucie, FL, 33844
Property Type/Primary Use: Land, Specialty:Other
Appraiser Engaged (Primary): Nick Chop, MAI
Credentialing State/Credential #: Florida State Cert Get RZ2660
Appraisal Firm: Cushman & Wakefield of Florida Inc.
Date of Appraisal Report: July 5, 2025
Appraisal Report Type: Appraisal Report
Appraisal Prepared For: American Acquisition Group, LLC

Property Description from the Appraisal Under Review

Property Description: PRWC - SE Wellfield and Water Production Facility Parcel 1029 - Highland Meadows II Community Development District
Highest and Best Use As Though Vacant: residential subdivision common areas
Highest and Best Use As Improved: NA
Pending or Recent Transaction: Yes
Describe Pending/Recent Transaction: A potential taking of permanent and temporary construction easements

Extraordinary Assumptions Included in the Appraisal Report

None

Hypothetical Conditions Included in the Appraisal Report

The purpose of the remainder appraisal is to provide an opinion of the market value of the remainder property, assuming the proposed takings been acquired, the project improvements been constructed, and the temporary construction easement (TCE), if applicable, has been terminated. This represents a "Hypothetical Condition" necessary for the purposes of reasonable valuation.

Value Opinion(s) From the Appraisal Under Review

Type of Value	Effective Date of Value	Value Conclusion
Compensation for Permanent Easements	July 5, 2025	\$156,150
Compensation for Temporary Construction Easements	July 5, 2025	\$64,400
Total Compensation	July 5, 2025	\$220,550

- The review was not expanded to provide the reviewer's own opinion of value.

Review Recommendation: Acceptable

Review Purpose

The purpose of this review is to render an opinion of the quality of the appraisal report under review, as well as its material compliance with USPAP, and generally accepted methodologies.

Review Intended Use and User

The intended use is for loan underwriting purposes. The client and intended user is Kutak Rock LLP - Tallahassee. The appraisal review is not intended for any other use or user.

Review Scope of Work

The scope of work for this appraisal review assignment involved:

- reading and analyzing the appraisal report for relevance, appropriateness, reasonableness of the analysis, and credibility of the conclusions;
- checking the adequacy and completeness, whether the report is appropriate and not misleading,
- checking for accuracy, including noting and/or addressing significant mathematical errors;
- checking for conformity to USPAP; and
- providing support for any disagreement.

Unless expressly stated in the Expanded Scope of Work section below, the scope of work excludes:

- reviewing the appraiser's work file;
- inspecting the subject property or the comparable data used in the appraisal report under review;
- verifying the data in the appraisal under review;
- consulting external resources in order to obtain additional data not included in the appraisal under review; and
- the reviewer developing their own opinion of value.

Expanded Scope of Work

	Yes	No
- The reviewer inspected the appraiser's work file:		x
- The reviewer inspected the subject property and/or the comparable data:		x
- The reviewer verified data in the appraisal report under review:		x
- The reviewer consulted external resources to obtain data not in the appraisal under review:		x
- The reviewer developed their own opinion of value:		x

Comments: None required

Edition of USPAP Applicable to this Review: 2024-2025**Revision Process**

	Yes	No
- The reviewer contacted the appraiser while performing the appraisal review:		x
- Reviewer comments, requests for edits, or requests for clarification were sent to the appraiser and/or discussed with the appraiser:		x
- The appraisal originally provided was revised:		x
- Value conclusions from the appraisal were changed as a result of this review:		x

Comments: None required

Review Findings

The following is a section-by-section examination of the appraisal report; checklists for compliance are also included, plus a checklist for contractual requirements. The following responses are defined as:

- “Yes” - the statement is true, generally (partially) true, or if there are only minor deficiencies.
- “No” - if the required content is missing or if there are major/material deficiencies.
- “N/A” - not applicable.

A comments field is included after each section where responses can be explained. The reviewer’s findings, when summarized, form the basis for the Reviewer’s Final Opinions and Conclusions (next section).

Regional and Neighborhood Description

	Yes	No	N/A
1. Regional analysis is adequate; data is relevant:	x		
2. Neighborhood analysis is adequate; data is relevant:	x		
3. Trends in land usage and property values are adequately discussed:	x		

Comments: None noted

Site and Improvements Description/Zoning/Governmental Regulations/Taxes

	Yes	No	N/A
1. Site description is adequate:	x		
2. Improvement description is adequate:	x		
3. Improvement conformance with zoning is considered:	x		
4. Site impacted by the taking are adequately described	x		
5. Improvements impacted by the taking are adequately described:	x		
6. Improvement conformance with zoning after taking is considered:	x		
7. Other governmental regulations are considered:	x		
8. Property taxes are current and their reasonableness has been properly analyzed:	x		
9. The description of the taking is adequate:	x		
10. The description of the remainder property is adequate.	x		
11. Improvement conformance with zoning is considered:	x		
12. Other governmental regulations are considered:	x		
13. Property taxes are current and their reasonableness has been properly analyzed:	x		

Comments: None required

Highest and Best Use

	Yes	No	N/A
1. The highest and best use of the subject site "as though vacant" is appropriately discussed and the conclusions are reasonable:	x		
2. The highest and best use of the subject site "as improved" is appropriately discussed and the conclusions are reasonable:	x		
3. A "most likely buyer" is concluded:	x		
4. Impact of the taking on Highest and Best Use is considered:	x		

Comments: None required

Site Valuation

	Yes	No	N/A
1. Comparables selected are similar, relevant, and adequately described:	x		
2. Appropriate units of comparison are analyzed:	x		
3. Adjustments are supported and adequately explained:	x		
4. Excess or surplus land is appropriately addressed:	x		
5. The value conclusion is adequately supported:	x		

Comments: The site is portion of the Ridge at Highland Meadows residential subdivision under ownership and control of the homeowners association as common area. As such there are few sales of similar tracts available for analysis. The analyst provides 5 sales of residential lots within competitive communities as comparable sales. These comparables are analyzed and adjusted adequately giving a value indication of \$358,662 per acre for the community as a whole. This value is then multiplied by 35% to estimate the value of the subject site. This methodology is reasonable and accepted. The concluded site value of \$125,532 per acre or \$2.88 per square foot is reasonable.

Cost Approach/Site Improvement Valuation

	Yes	No	N/A
1. Replacement cost analysis is adequate:	x		
2. Cost data source is identified and is appropriate, sufficient, and relevant:	x		
3. Entrepreneurial incentive is identified and reasonably supported:	x		
4. Depreciation analysis is adequate:	x		
5. The value conclusion is adequately supported:	x		

Comments: The impacted site improvements are adequately described. The improvement are valued via the Marshall Valuation Service cost manual, and market oriented depreciation is accounted for. The calculations are correct. Overall the site improvements valuation is market oriented.

Sales Comparison Approach

	Yes	No	N/A
1. Comparables selected are similar, relevant, and adequately described:			x
2. Appropriate units of comparison are analyzed:			x
3. Adjustments are supported and adequately explained:			x
4. The value conclusion is adequately supported:			x

Comments: None required

Income Capitalization Approach

	Yes	No	N/A
1. Existing leases are adequately described and appropriately incorporated:			x
2. Rent comparables selected are similar, relevant, and adequately described:			x
3. Adjustments are supported and adequately explained:			x
4. Income analysis is adequate:			x
5. Vacancy/collection loss analysis is adequate:			x
6. Absorption analysis is adequate and reasonable based on the marketability analysis:			x
7. Operating expense analysis is adequate:			x
8. Income and expense estimates are consistent with the property history:			x
9. Capitalization rate analysis is adequate:			x
10. Discounted cash flow assumptions are disclosed and reasonably supported:			x
11. The value conclusion is adequately supported:			x

Comments: None required

Easement Valuation and Estimate of Compensation

	Yes	No	N/A
1. The nature and scope of the easement are adequately described:	x		
2. The rights granted are properly analyzed:	x		
3. The impact on the servient estate are adequately analyzed:	x		
4. Permanent Easements are analyzed and valued:	x		
a. The percentage fee allocation is reasonable and supported:	x		
b. Value of the land acquired is reasonable and supported:	x		
c. Value of the improvements acquired is reasonable and supported:	x		
5. Temporary Easements are analyzed and valued:	x		
a. The percentage fee allocation is reasonable and supported:	x		
b. An appropriate rate of return is analyzed and applied:	x		
c. An appropriate discount rate is analyzed and applied:	x		
d. Value of the improvements acquired is reasonable and supported:	x		
6. The Remainder as part of the whole is properly analyzed and valued:	x		
7. The Remainder is properly analyzed and valued:	x		
8. Severance damages are properly analyzed and valued:	x		
9. The Cost to cure is properly analyzed and valued:	x		
10. Special Benefits are considered;	x		
11. Total Compensation is properly analyzed:	x		

Comments: The site value of \$125,532 per acre or \$2.88 per square foot appears market oriented and appropriate. The Fee allocation of 90% for the permanent easement is consistent with standard practices. Site improvements are considered and appropriately valued. Ther calculations are correct for both the permanent and temporary easements. Damages to the remainder were considered but none we applied. This is appropriate. The costs to cure was considered and appropriately calculated.. Total compensation is accurately calculated.

Reconciliation

	Yes	No	N/A
1. The conclusions are consistent with the highest and best use conclusion as well as the analysis and value(s) reported in the preceding sections:	x		
2. Strengths and weaknesses of each of the approaches are discussed:	x		
3. Weighting used to determine the final reconciliation is reasonable:	x		
4. The final reconciliation is supported by pending or prior subject sales, or there is a reasonable discussion in the report explaining the difference:	x		

Comments: None required

Contractual and Other Miscellaneous Requirements

	Yes	No	N/A
1. A copy of the engagement letter is included in the addenda:	x		
2. The appraisal report fulfills the terms of the engagement letter:	x		
3. The appraiser(s) qualifications are included:	x		
4. The appraisal report adheres to client guidelines:	x		

Comments: None required

USPAP Appraisal Reporting Requirements

Standard Rules for Appraisal Reports		Source	Yes	No	N/A
1.	The appraisal is not misleading:	2-1(a)	x		
2.	The appraisal contains sufficient information and analysis, enabling intended users to understand it properly:	2-1(b)	x		
3.	All assumptions, extraordinary assumptions, hypothetical conditions, and limiting conditions are clearly and accurately disclosed:	2-1(c)	x		
4.	The reporting option, Appraisal Report or Restricted Appraisal report, is prominently stated:	2-2	x		
5.	The identity of the client and any other intended users is stated:	2-2(a)(i)(ii)	x		
6.	The intended use is stated:	2-2(a)(iii)	x		
7.	The real estate appraised is sufficiently identified, including the physical, legal, and economic characteristics relevant to the assignment:	2-2(a)(iv)	x		
8.	The real estate interest appraised is stated and substantiated:	2-2(a)(v)	x		
9.	The type of value is stated and the source is cited:	2-2(a)(vi)	x		
10.	Exposure time is stated:	2-2(a)(vi)	x		
11.	The effective date of the appraisal and date of the report are stated:	2-2(a)(vii)	x		
12.	The scope of work is summarized:	2-2(a)(viii)	x		
13.	The information analyzed, the appraisal methods employed, and the reasoning that supports the analysis, opinions, and conclusions are summarized:	2-2(a)(x)	x		
14.	The exclusion of the cost, sales comparison, or income approach is explained:	2-2(a)(x)(2)	x		
15.	The use of the real estate existing as of the date of value and the use of the real estate reflected in the appraisal is stated:	2-2(a)(xi)	x		
16.	The support and rationale for the opinion of highest and best use is summarized:	2-2(a)(xii)	x		
17.	The appraisal clearly and conspicuously states all extraordinary assumptions and hypothetical conditions and states that their use might have affected the assignment results:	2-2(a)(xiii)	x		
18.	The appraisal includes a signed certification in accordance with Standard Rule 2-3.	2-2(a)(xiv)	x		
Comments: None required					

Final Opinions and Conclusions**Final Opinions**

The appraisal report was well written and clear and understandable. Minor spelling errors were found which do not impact the reliability of the report. And the value conclusions were well supported, market oriented and appropriate. The calculations were correct and error free. .

Conclusions

Based on the preceding discussion, the analyses in the appraisal report under review are appropriate given the intended use. Furthermore, the appraisal report under review is not misleading and logically

supports the final value conclusion(s), leading to credible assignment results. The appraisal report under review is acceptable.

Reviewer's Extraordinary Assumptions and Hypothetical Conditions

The value conclusions are subject to the following extraordinary assumptions. An extraordinary assumption is an assignment-specific assumption as of the effective date regarding uncertain information used in an analysis which, if found to be false, could alter the appraiser's opinions or conclusions.

1. None

The value conclusions are based on the following hypothetical conditions. A hypothetical condition is a condition, directly related to a specific assignment, which is contrary to what is known by the appraiser to exist on the effective date of the assignment results, but is used for the purpose of analysis.

1. None

Relative Confidence in the Appraisal Report Under Review

Confidence Rating: High

Confidence Level	General Characteristics
High	No major material deficiencies; Very detailed research and data; Strong support and analysis
Moderate	Minor or moderate material deficiencies; Decent or detailed research and data; Logical or generally logical support and analysis
Low	Significant or excessive material deficiencies; Weak or inadequate research and data; Weak, omitted, or illogical support and analysis

Review Recommendation: Acceptable

Appraisal Review Assumptions and Limiting Conditions

No responsibility is assumed for matters legal in character or nature. No opinion is rendered as to title, which is assumed to be good and marketable. All existing liens, encumbrances, and assessments have been disregarded, unless otherwise noted, and the property is appraised as though free and clear, having responsible ownership and competent management.

It is assumed that the subject property is in compliance with all applicable building, environmental, zoning, and other federal, state and local laws, regulations and codes.

It is assumed that the subject property complies with the requirements specified within the Americans with Disabilities Act (ADA), or will be in material compliance if new construction and/or tenant improvement or other renovation is anticipated.

It is assumed that there are no hidden or unapparent condition of the property, subsoil, or structures, which would render it more or less valuable. The reviewer assumes no responsibility for such conditions, or for engineering which might be required to discover such factors.

It is assumed that the values and their effective dates referenced in this appraisal review report represent the opinion of the appraiser/author of the work under review.

It is assumed that the factual information in the work under review is accurate. The reviewer, unless otherwise stated, has not independently verified any information.

The analysis, opinions, and conclusions in this review are based on the data, analyses, and conclusions contained in the appraisal report under review. Unless otherwise stated, the reviewer made no attempt to obtain additional market data.

The reviewer reserves the right to consider any additional information that may subsequently become available and to revise any opinions and conclusions if such data and information dictate the need for change.

Unless otherwise stated, all assumptions and limiting conditions contained in the appraisal report are also conditions of this appraisal review.

The reviewer is not required to give testimony, or to appear in court, unless previous arrangements have been made.

This review report may not be used or relied upon by anyone other than the client. Furthermore, it may not be relied upon for any purpose, other than the client's internal use based on the purpose and intended use set forth in this document.

Acceptance means that the reviewer has determined that the work under review has met the minimum standards for the intended use.

The contents of this appraisal review report will not be disclosed, except as provided for in the Standards and Ethics Rules under which this report was developed and reported and/or applicable federal, state, or local laws.

Neither all, nor any part of, the contents of this review, shall be conveyed to the public through advertising, public relations, news, sales, or other media without the written consent or approval of the author. This applies particularly to conclusions and to the identify the reviewer and to the firm to which he or she is connected.

No change of any item in the review report shall be made by anyone other than the reviewer. The reviewer shall have no responsibility for any unauthorized change.

Certification

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analyses opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of the work under review and no personal interest with respect to the parties involved.
- I have made a personal inspection of the subject of the work under review.
- I have no bias with respect to the property that is the subject of the work under review or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation is not contingent on an action or event resulting from the analyses, opinions, or conclusions in this review or from its use.
- My compensation for completing this assignment is not contingent upon the development or reporting of predetermined assignment results or assignment results that favors the cause of the client, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal review.
- My analyses, opinions, and conclusions were developed and this review report was prepared in conformity with the Uniform Standards of Professional Appraisal Practice as well as applicable state appraisal regulations.
- I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of the work under review within the three-year period immediately preceding the agreement to perform this assignment.
- No one provided significant appraisal or appraisal review assistance to the person signing this certification.
- The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute.
- The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
- As of the date of this report, I have completed the continuing education program for Designated Members of the Appraisal Institute.



Carlton J. Lloyd, MAI
Certified General Real Estate Appraiser Florida RZ2618

Addenda

Appraiser Communication

[Insert communication with the appraiser (copy of email or document) only if required by the client. Delete this section if no communication is inserted.]

IT IS HIGHLY RECOMMENDED THAT COMMUNICATION WITH THE APPRAISER, TYPICALLY CONDUCTED TO OBTAIN REVISIONS, IS NOT INCLUDED IN THE APPRAISAL REVIEW REPORT.

The appraisal review report includes the conclusions from the latest, usually the final, appraisal report. Communication between the appraiser and the reviewer is part of the reviewer's workfile. If the client wants to know the extent of the communication, and is requesting to have a record of all communication, it is best to complete a review of the initial report, which lists the deficiencies, and then complete a review of the second (final) appraisal report.

Qualifications

About IRR

Integra Realty Resources, Inc. (IRR) provides world-class commercial real estate valuation, counseling, and advisory services. Routinely ranked among leading property valuation and consulting firms, we are now the largest independent firm in our industry in the United States, with local offices coast to coast and in the Caribbean.

IRR offices are led by MAI-designated Senior Managing Directors, industry leaders who have over 25 years, on average, of commercial real estate experience in their local markets. This experience, coupled with our understanding of how national trends affect the local markets, empowers our clients with the unique knowledge, access, and historical perspective they need to make the most informed decisions.

Many of the nation's top financial institutions, developers, corporations, law firms, and government agencies rely on our professional real estate opinions to best understand the value, use, and feasibility of real estate in their market.

Local Expertise...Nationally!

irr.com



IRR Quality Assurance Survey

We welcome your feedback!

At IRR, providing a quality work product and delivering on time is what we strive to accomplish. We are determined to meet your expectations. Please reach out to the contact specified in your engagement letter if you have any questions or concerns regarding this appraisal review report.

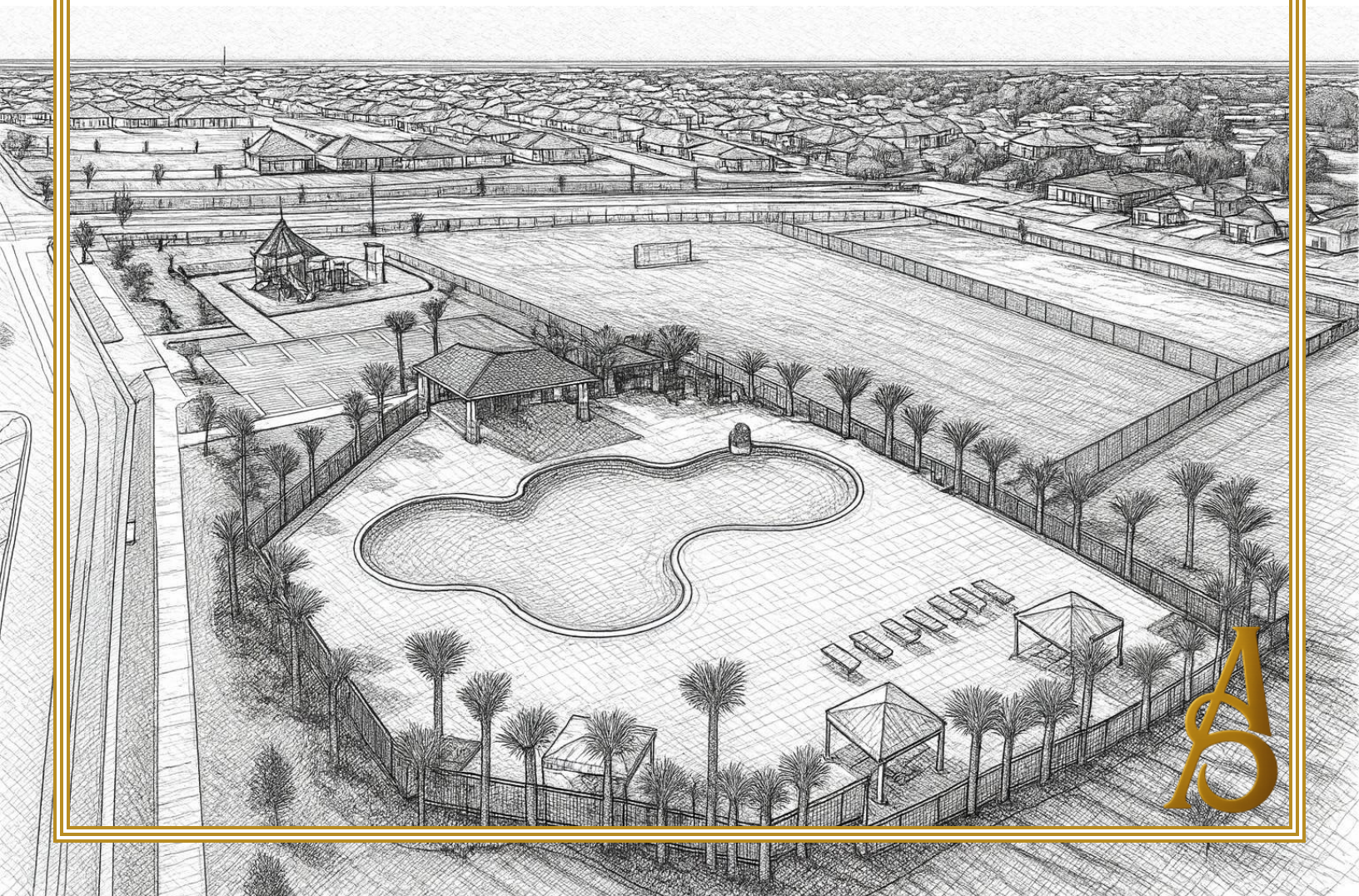
Integra Quality Control Team

Integra does have a Quality Control Team that responds to escalated concerns related to a specific assignment as well as general concerns that are unrelated to any specific assignment. We also enjoy hearing from you when we exceed expectations! You can communicate with this team by clicking on the link below. If you would like a follow up call, please provide your contact information and a member of this Quality Control Team will call contact you.

Link to the IRR Quality Assurance Survey: quality.irr.com

EXHIBIT 3D

[RETURN TO AGENDA](#)



Appraisal Review Report

Appraisal Report Under Review

Highlands Meadows II Community
PRWC - SE Wellfield and Water Production Facility Parcel 1037
Davenport, St. Lucie, FL, 33844
Date of Appraisal Report: July 5, 2025
Appraisal Prepared For: American Acquisition Group, LLC

Client (Review Prepared For):

Kyle M. Magee
Kutak Rock LLP - Tallahassee
Client Reference Number: S1 P1037

Review Report Date:

November 10, 2025

IRR – Southwest Florida

File Number: 152-2025-0336 SP1037



Appraisal Review Report

Intended for Client's Internal Use - Not for Distribution

Client and Loan Information

Client Reference Number: S1 P1037
Client (Review Prepared For): Kyle M. Magee
Client (Institution): Kutak Rock LLP - Tallahassee
Entity: Highland Meadows II Community Development District

Review Information

IRR File Number: 152-2025-0336 SP1037
Review Report Date: November 10, 2025
Reviewer: Carlton J. Lloyd, MAI, Senior Managing Director

Information from the Appraisal Under Review

Property Name: Highlands Meadows II Community
Property Address: PRWC - SE Wellfield and Water Production Facility Parcel 1037
City, County, State, Zip Code: Davenport, St. Lucie, FL, 33844
Property Type/Primary Use: Land, Specialty:Other
Appraiser Engaged (Primary): Nick Chop, MAI
Credentialing State/Credential #: Florida State Cert Get RZ2660
Appraisal Firm: Cushman & Wakefield of Florida Inc.
Date of Appraisal Report: July 5, 2025
Appraisal Report Type: Appraisal Report
Appraisal Prepared For: American Acquisition Group, LLC

Property Description from the Appraisal Under Review

Property Description: PRWC - SE Wellfield and Water Production Facility Parcel 1037 - Highland Meadows II Community Development District
Highest and Best Use As Though Vacant: residential subdivision common areas
Highest and Best Use As Improved: NA
Pending or Recent Transaction: Yes
Describe Pending/Recent Transaction: A potential taking of permanent and temporary construction easements

Extraordinary Assumptions Included in the Appraisal Report

None

Hypothetical Conditions Included in the Appraisal Report

The purpose of the remainder appraisal is to provide an opinion of the market value of the remainder property, assuming the proposed takings been acquired, the project improvements been constructed, and the temporary construction easement (TCE), if applicable, has been terminated. This represents a "Hypothetical Condition" necessary for the purposes of reasonable valuation.

Value Opinion(s) From the Appraisal Under Review

Type of Value	Effective Date of Value	Value Conclusion
Compensation for Permanent Easements	July 5, 2025	\$87,850
Compensation for Temporary Construction Easements	July 5, 2025	\$46,400
Total Compensation	July 5, 2025	\$134,250

- The review was not expanded to provide the reviewer's own opinion of value.

Review Recommendation: Acceptable

Review Purpose

The purpose of this review is to render an opinion of the quality of the appraisal report under review, as well as its material compliance with USPAP, and generally accepted methodologies.

Review Intended Use and User

The intended use is for loan underwriting purposes. The client and intended user is Kutak Rock LLP - Tallahassee. The appraisal review is not intended for any other use or user.

Review Scope of Work

The scope of work for this appraisal review assignment involved:

- reading and analyzing the appraisal report for relevance, appropriateness, reasonableness of the analysis, and credibility of the conclusions;
- checking the adequacy and completeness, whether the report is appropriate and not misleading,
- checking for accuracy, including noting and/or addressing significant mathematical errors;
- checking for conformity to USPAP; and
- providing support for any disagreement.

Unless expressly stated in the Expanded Scope of Work section below, the scope of work excludes:

- reviewing the appraiser's work file;
- inspecting the subject property or the comparable data used in the appraisal report under review;
- verifying the data in the appraisal under review;
- consulting external resources in order to obtain additional data not included in the appraisal under review; and
- the reviewer developing their own opinion of value.

Expanded Scope of Work

	Yes	No
- The reviewer inspected the appraiser's work file:		x
- The reviewer inspected the subject property and/or the comparable data:		x
- The reviewer verified data in the appraisal report under review:		x
- The reviewer consulted external resources to obtain data not in the appraisal under review:		x
- The reviewer developed their own opinion of value:		x

Comments: None required

Edition of USPAP Applicable to this Review: 2024-2025**Revision Process**

	Yes	No
- The reviewer contacted the appraiser while performing the appraisal review:		x
- Reviewer comments, requests for edits, or requests for clarification were sent to the appraiser and/or discussed with the appraiser:		x
- The appraisal originally provided was revised:		x
- Value conclusions from the appraisal were changed as a result of this review:		x

Comments: None required

Review Findings

The following is a section-by-section examination of the appraisal report; checklists for compliance are also included, plus a checklist for contractual requirements. The following responses are defined as:

- “Yes” - the statement is true, generally (partially) true, or if there are only minor deficiencies.
- “No” - if the required content is missing or if there are major/material deficiencies.
- “N/A” - not applicable.

A comments field is included after each section where responses can be explained. The reviewer’s findings, when summarized, form the basis for the Reviewer’s Final Opinions and Conclusions (next section).

Regional and Neighborhood Description

	Yes	No	N/A
1. Regional analysis is adequate; data is relevant:	x		
2. Neighborhood analysis is adequate; data is relevant:	x		
3. Trends in land usage and property values are adequately discussed:	x		

Comments: None noted

Site and Improvements Description/Zoning/Governmental Regulations/Taxes

	Yes	No	N/A
1. Site description is adequate:	x		
2. Improvement description is adequate:	x		
3. Improvement conformance with zoning is considered:	x		
4. Site impacted by the taking are adequately described	x		
5. Improvements impacted by the taking are adequately described:	x		
6. Improvement conformance with zoning after taking is considered:	x		
7. Other governmental regulations are considered:	x		
8. Property taxes are current and their reasonableness has been properly analyzed:	x		
9. The description of the taking is adequate:	x		
10. The description of the remainder property is adequate.	x		
11. Improvement conformance with zoning is considered:	x		
12. Other governmental regulations are considered:	x		
13. Property taxes are current and their reasonableness has been properly analyzed:	x		

Comments: None required

Highest and Best Use

	Yes	No	N/A
1. The highest and best use of the subject site "as though vacant" is appropriately discussed and the conclusions are reasonable:	x		
2. The highest and best use of the subject site "as improved" is appropriately discussed and the conclusions are reasonable:	x		
3. A "most likely buyer" is concluded:	x		
4. Impact of the taking on Highest and Best Use is considered:	x		

Comments: None required

Site Valuation

	Yes	No	N/A
1. Comparables selected are similar, relevant, and adequately described:	x		
2. Appropriate units of comparison are analyzed:	x		
3. Adjustments are supported and adequately explained:	x		
4. Excess or surplus land is appropriately addressed:	x		
5. The value conclusion is adequately supported:	x		

Comments: The site is portion of the Ridge at Highland Meadows residential subdivision under ownership and control of the homeowners association as common area. As such there are few sales of similar tracts available for analysis. The analyst provides 5 sales of residential lots within competitive communities as comparable sales. These comparables are analyzed and adjusted adequately giving a value indication of \$329,843 per acre for the community as a whole. This value is then multiplied by 35% to estimate the value of the subject site. This methodology is reasonable and accepted. The concluded site value of \$115,445 per acre or \$2.65 per square foot is reasonable.

Cost Approach/Site Improvement Valuation

	Yes	No	N/A
1. Replacement cost analysis is adequate:	x		
2. Cost data source is identified and is appropriate, sufficient, and relevant:	x		
3. Entrepreneurial incentive is identified and reasonably supported:	x		
4. Depreciation analysis is adequate:	x		
5. The value conclusion is adequately supported:	x		

Comments: The impacted site improvements are adequately described. The improvement are valued via the Marshall Valuation Service cost manual, and market oriented depreciation is accounted for. The calculations are correct. Overall the site improvements valuation is market oriented.

Sales Comparison Approach

	Yes	No	N/A
1. Comparables selected are similar, relevant, and adequately described:			x
2. Appropriate units of comparison are analyzed:			x
3. Adjustments are supported and adequately explained:			x
4. The value conclusion is adequately supported:			x

Comments: None required

Income Capitalization Approach

	Yes	No	N/A
1. Existing leases are adequately described and appropriately incorporated:			x
2. Rent comparables selected are similar, relevant, and adequately described:			x
3. Adjustments are supported and adequately explained:			x
4. Income analysis is adequate:			x
5. Vacancy/collection loss analysis is adequate:			x
6. Absorption analysis is adequate and reasonable based on the marketability analysis:			x
7. Operating expense analysis is adequate:			x
8. Income and expense estimates are consistent with the property history:			x
9. Capitalization rate analysis is adequate:			x
10. Discounted cash flow assumptions are disclosed and reasonably supported:			x
11. The value conclusion is adequately supported:			x

Comments: None required

Easement Valuation and Estimate of Compensation

	Yes	No	N/A
1. The nature and scope of the easement are adequately described:	x		
2. The rights granted are properly analyzed:	x		
3. The impact on the servient estate are adequately analyzed:	x		
4. Permanent Easements are analyzed and valued:	x		
a. The percentage fee allocation is reasonable and supported:	x		
b. Value of the land acquired is reasonable and supported:	x		
c. Value of the improvements acquired is reasonable and supported:	x		
5. Temporary Easements are analyzed and valued:	x		
a. The percentage fee allocation is reasonable and supported:	x		
b. An appropriate rate of return is analyzed and applied:	x		
c. An appropriate discount rate is analyzed and applied:	x		
d. Value of the improvements acquired is reasonable and supported:	x		
6. The Remainder as part of the whole is properly analyzed and valued:	x		
7. The Remainder is properly analyzed and valued:	x		
8. Severance damages are properly analyzed and valued:	x		
9. The Cost to cure is properly analyzed and valued:	x		
10. Special Benefits are considered;	x		
11. Total Compensation is properly analyzed:	x		

Comments: The site value of \$115,445 per acre or \$2.65 per square foot appears market oriented and appropriate. The Fee allocation of 90% for the permanent easement is consistent with standard practices. Site improvements are considered and appropriately valued. Ther calculations are correct for both the permanent and temporary easements. Damages to the remainder were considered but none we applied. This is appropriate. The costs to cure was considered and appropriately calculated.. Total compensation is accurately calculated.

Reconciliation

	Yes	No	N/A
1. The conclusions are consistent with the highest and best use conclusion as well as the analysis and value(s) reported in the preceding sections:	x		
2. Strengths and weaknesses of each of the approaches are discussed:	x		
3. Weighting used to determine the final reconciliation is reasonable:	x		
4. The final reconciliation is supported by pending or prior subject sales, or there is a reasonable discussion in the report explaining the difference:	x		

Comments: None required

Contractual and Other Miscellaneous Requirements

	Yes	No	N/A
1. A copy of the engagement letter is included in the addenda:	x		
2. The appraisal report fulfills the terms of the engagement letter:	x		
3. The appraiser(s) qualifications are included:	x		
4. The appraisal report adheres to client guidelines:	x		

Comments: None required

USPAP Appraisal Reporting Requirements

Standard Rules for Appraisal Reports		Source	Yes	No	N/A
1.	The appraisal is not misleading:	2-1(a)	x		
2.	The appraisal contains sufficient information and analysis, enabling intended users to understand it properly:	2-1(b)	x		
3.	All assumptions, extraordinary assumptions, hypothetical conditions, and limiting conditions are clearly and accurately disclosed:	2-1(c)	x		
4.	The reporting option, Appraisal Report or Restricted Appraisal report, is prominently stated:	2-2	x		
5.	The identity of the client and any other intended users is stated:	2-2(a)(i)(ii)	x		
6.	The intended use is stated:	2-2(a)(iii)	x		
7.	The real estate appraised is sufficiently identified, including the physical, legal, and economic characteristics relevant to the assignment:	2-2(a)(iv)	x		
8.	The real estate interest appraised is stated and substantiated:	2-2(a)(v)	x		
9.	The type of value is stated and the source is cited:	2-2(a)(vi)	x		
10.	Exposure time is stated:	2-2(a)(vi)	x		
11.	The effective date of the appraisal and date of the report are stated:	2-2(a)(vii)	x		
12.	The scope of work is summarized:	2-2(a)(viii)	x		
13.	The information analyzed, the appraisal methods employed, and the reasoning that supports the analysis, opinions, and conclusions are summarized:	2-2(a)(x)	x		
14.	The exclusion of the cost, sales comparison, or income approach is explained:	2-2(a)(x)(2)	x		
15.	The use of the real estate existing as of the date of value and the use of the real estate reflected in the appraisal is stated:	2-2(a)(xi)	x		
16.	The support and rationale for the opinion of highest and best use is summarized:	2-2(a)(xii)	x		
17.	The appraisal clearly and conspicuously states all extraordinary assumptions and hypothetical conditions and states that their use might have affected the assignment results:	2-2(a)(xiii)	x		
18.	The appraisal includes a signed certification in accordance with Standard Rule 2-3.	2-2(a)(xiv)	x		
Comments: None required					

Final Opinions and Conclusions**Final Opinions**

The appraisal report was well written and clear and understandable. Minor spelling errors were found which do not impact the reliability of the report. And the value conclusions were well supported, market oriented and appropriate. The calculations were correct and error free.

Conclusions

Based on the preceding discussion, the analyses in the appraisal report under review are appropriate given the intended use. Furthermore, the appraisal report under review is not misleading and logically

supports the final value conclusion(s), leading to credible assignment results. The appraisal report under review is acceptable.

Reviewer's Extraordinary Assumptions and Hypothetical Conditions

The value conclusions are subject to the following extraordinary assumptions. An extraordinary assumption is an assignment-specific assumption as of the effective date regarding uncertain information used in an analysis which, if found to be false, could alter the appraiser's opinions or conclusions.

1. None

The value conclusions are based on the following hypothetical conditions. A hypothetical condition is a condition, directly related to a specific assignment, which is contrary to what is known by the appraiser to exist on the effective date of the assignment results, but is used for the purpose of analysis.

1. None

Relative Confidence in the Appraisal Report Under Review

Confidence Rating: High

Confidence Level	General Characteristics
High	No major material deficiencies; Very detailed research and data; Strong support and analysis
Moderate	Minor or moderate material deficiencies; Decent or detailed research and data; Logical or generally logical support and analysis
Low	Significant or excessive material deficiencies; Weak or inadequate research and data; Weak, omitted, or illogical support and analysis

Review Recommendation: Acceptable

Appraisal Review Assumptions and Limiting Conditions

No responsibility is assumed for matters legal in character or nature. No opinion is rendered as to title, which is assumed to be good and marketable. All existing liens, encumbrances, and assessments have been disregarded, unless otherwise noted, and the property is appraised as though free and clear, having responsible ownership and competent management.

It is assumed that the subject property is in compliance with all applicable building, environmental, zoning, and other federal, state and local laws, regulations and codes.

It is assumed that the subject property complies with the requirements specified within the Americans with Disabilities Act (ADA), or will be in material compliance if new construction and/or tenant improvement or other renovation is anticipated.

It is assumed that there are no hidden or unapparent condition of the property, subsoil, or structures, which would render it more or less valuable. The reviewer assumes no responsibility for such conditions, or for engineering which might be required to discover such factors.

It is assumed that the values and their effective dates referenced in this appraisal review report represent the opinion of the appraiser/author of the work under review.

It is assumed that the factual information in the work under review is accurate. The reviewer, unless otherwise stated, has not independently verified any information.

The analysis, opinions, and conclusions in this review are based on the data, analyses, and conclusions contained in the appraisal report under review. Unless otherwise stated, the reviewer made no attempt to obtain additional market data.

The reviewer reserves the right to consider any additional information that may subsequently become available and to revise any opinions and conclusions if such data and information dictate the need for change.

Unless otherwise stated, all assumptions and limiting conditions contained in the appraisal report are also conditions of this appraisal review.

The reviewer is not required to give testimony, or to appear in court, unless previous arrangements have been made.

This review report may not be used or relied upon by anyone other than the client. Furthermore, it may not be relied upon for any purpose, other than the client's internal use based on the purpose and intended use set forth in this document.

Acceptance means that the reviewer has determined that the work under review has met the minimum standards for the intended use.

The contents of this appraisal review report will not be disclosed, except as provided for in the Standards and Ethics Rules under which this report was developed and reported and/or applicable federal, state, or local laws.

Neither all, nor any part of, the contents of this review, shall be conveyed to the public through advertising, public relations, news, sales, or other media without the written consent or approval of the author. This applies particularly to conclusions and to the identify the reviewer and to the firm to which he or she is connected.

No change of any item in the review report shall be made by anyone other than the reviewer. The reviewer shall have no responsibility for any unauthorized change.

Certification

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analyses opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of the work under review and no personal interest with respect to the parties involved.
- I have made a personal inspection of the subject of the work under review.
- I have no bias with respect to the property that is the subject of the work under review or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation is not contingent on an action or event resulting from the analyses, opinions, or conclusions in this review or from its use.
- My compensation for completing this assignment is not contingent upon the development or reporting of predetermined assignment results or assignment results that favors the cause of the client, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal review.
- My analyses, opinions, and conclusions were developed and this review report was prepared in conformity with the Uniform Standards of Professional Appraisal Practice as well as applicable state appraisal regulations.
- I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of the work under review within the three-year period immediately preceding the agreement to perform this assignment.
- No one provided significant appraisal or appraisal review assistance to the person signing this certification.
- The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute.
- The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
- As of the date of this report, I have completed the continuing education program for Designated Members of the Appraisal Institute.



Carlton J. Lloyd, MAI

Certified General Real Estate Appraiser Florida RZ2618

Addenda

Qualifications

Carlton J. Lloyd, MAI

Experience

Senior Managing Director of Integra Realty Resources Southwest Florida

Actively engaged in real estate valuation since 1995. Territories include Collier, Lee, Charlotte, Sarasota, Manatee, Broward, Palm Beach, Miami-Dade, Monroe, Desoto and Hendry Counties. Experienced in Residential Developments (PUDs & Condominiums), Multifamily apartments, Low Income Housing, (LIHTC), office buildings, restaurants, commercial retail centers, industrial warehouse properties, self storage, hotels, net leased properties and subdivisions.

Specialty experience includes hotels, car washes marinas and golf courses and country clubs.

Clients include, but are not limited to: federally insured lenders, developers, investors, law firms, mortgage banking firms, local, state, and federal agencies, and individuals.

Valuations have been performed for condemnation purposes, estates, financing, equity participation and due diligence and litigation support. Valuations and market studies have been done on proposed, partially completed, renovated and existing structures.

Professional Activities & Affiliations

MAI Designation, Appraisal Institute Appraisal Institute, Member (#406018), August 2008

Licenses

Florida, State Certified General RE Appraiser, RZ2618, Expires November 2026

Colorado, Certified General Appraiser, CG.200002335, Expires December 2026

New York, State Certified RE Appraiser, 46000053058, Expires October 2026

Indiana, Certified General Appraiser, CG42000021, Expires June 2026

Florida, Certified General Appraiser, A8292, Expires June 2026

Education

Carlton graduated with a Bachelor Of Arts Degree from the State University of N.Y. at Albany in 1989.

Recent real estate courses include :

Business Practices and Ethics, 2024

Fundamentals of the Uniform Appraisal Standards for Federal Land Acquisitions, 2024

7-Hour National USPAP Update Course, July, 2024

Florida Law Update, July, 2024

Introduction to Green Buildings: Principles & Concepts, September 7, 2022

Valuation of Donated Real Estate, Including Conservation Easements, June 25, 2020

Transferred Value, June 10, 2020

Appraising Automobile Dealerships Sept 1, 2018

Managing Unusual Appraisal & Litigation Assignments 06/12/2018

Online Business Practices and Ethics 06/08/2018

7-Hour National USPAP Update Course 04/12/2018

Online Real Estate Finance Statistics and Valuation Modeling 06/15-07/15/2016

Reviewing Residential Appraisals and Using Fannie Mae Form 2000 06/01-07/01/2016



**Integra Realty
Resources - Southwest Florida**

2770 Horseshoe Drive S
Suite 3
Naples, FL 34104

T 239.643.6888
F 239.643.6871

irr.com

clloyd@irr.com - 239.687.5801



Carlton J. Lloyd, MAI

Education (Cont'd)

Residential Sales Comparison and Income Approach 08/15-09/29/2014
Feasibility, Market Value, Investment Timing: Option Value 08/15-09/14/2012
Fundamentals of Separating Real Property, Personal Property, and Intangible Business Assets
02/29-03/01/2012
The Appraiser as an Expert Witness: Preparation & Testimony 06/04-05/2009
Condemnation Appraising: Principles & Applications 05/06-08/2009
Online Small Hotel/Motel Valuation 11/01-12/01/2008
Online Analyzing Distressed Real Estate 10/15-11/14/2008
Online Condominiums, Co-ops and PUDs 10/15-11/14/2008
Online Appraising From Blueprints and Specifications 09/15-10/15/2006
Online Analyzing Operating Expenses 08/15-09/14/2006
Online Small Hotel/Motel Valuation 08/15-09/14/2006
Report Writing and Valuation Analysis 07/11-17/2004
Advanced Applications 03/08-13/2004
Highest & Best Use and Market Analysis 10/06-11/2003
Advanced Sales Comparison & Cost Approaches 10/28-11/02/2002
Advanced Income Capitalization 02/07-13/2002
General Applications 03/19-25/2001
Standards of Professional Practice, Part B 08/30/2000
Standards of Professional Practice, Part A (USPAP) 08/28-29/2000
Basic Income Capitalization 08/15-21/1999

Qualified Before Courts & Administrative Bodies

State Certified General Real Estate Appraiser in Florida, Colorado, Indiana and New York.
Qualified as an expert witness in U.S. Federal Bankruptcy Court, US District Court-Tampa, Collier
County Circuit Court, Lee County Circuit Court and the Tax Appeals Board of Lee County

**Integra Realty
Resources - Southwest Florida**

2770 Horseshoe Drive S
Suite 3
Naples, FL 34104

T 239.643.6888
F 239.643.6871

irr.com





Ron DeSantis, Governor

Melanie S. Griffin, Secretary



**STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION**

FLORIDA REAL ESTATE APPRAISAL BD

THE CERTIFIED GENERAL APPRAISER HEREIN IS CERTIFIED UNDER THE
PROVISIONS OF CHAPTER 475, FLORIDA STATUTES

LLOYD, CARLTON J

2770 HORSESHOE DRIVE S
SUITE 3
NAPLES FL 34104

LICENSE NUMBER: RZ2618

EXPIRATION DATE: NOVEMBER 30, 2026

Always verify licenses online at MyFloridaLicense.com

ISSUED: 11/07/2024

Do not alter this document in any form.

This is your license. It is unlawful for anyone other than the licensee to use this document.



Carlton J. Lloyd
Carlton J. Lloyd
2770 Horseshoe Dr S
Naples, FL 34104-6147

State of Colorado
Department of Regulatory Agencies
Division of Real Estate



Board of Real Estate Appraisers



Marcia Waters

Director: Marcia Waters

License #: CG200002335

Status: Active

Expires: 12/31/2026

For the most up to date information regarding this credential, visit <http://dora.colorado.gov/dre>

UNIQUE ID NUMBER
46000053058

State of New York
Department of State
DIVISION OF LICENSING SERVICES

FOR OFFICE USE ONLY
Control
No. 1554821

PURSUANT TO THE PROVISIONS OF ARTICLE 6E OF THE
EXECUTIVE LAW AS IT RELATES TO R. E. APPRAISERS.

EFFECTIVE DATE

MO.	DAY	YR.
10	06	24

LLOYD CARLTON J
C/O INTEGRA REALTY RESOURCES S
2770 HORSESHOE DR SOUTH
STE 3
NAPLES, FL 34104

EXPIRATION DATE

MO.	DAY	YR.
10	05	26

HAS BEEN DULY CERTIFIED TO TRANSACT BUSINESS AS A
R. E. GENERAL APPRAISER

In Witness Whereof, The Department of State has caused
its official seal to be hereunto affixed.

WALTER T. MOSLEY
SECRETARY OF STATE



Indiana Professional Licensing Agency
Real Estate Appraiser Licensure Board
402 W. Washington Street, W072
Indianapolis, IN 46204

Certified General Appraiser

License Number	Expire Date
CG42000021	06/30/2026

Carlton Lloyd

Eric J. Holcomb
Governor
State of Indiana

Lindsay M. Hyer
Executive Director
Indiana Professional Licensing Agency



Indiana Professional Licensing Agency
402 W. Washington Street, W072
Indianapolis, IN 46204

Certified General Appraiser

License Number	Expire Date
CG42000021	06/30/2026

Carlton Lloyd

Signature _____

About IRR

Integra Realty Resources, Inc. (IRR) provides world-class commercial real estate valuation, counseling, and advisory services. Routinely ranked among leading property valuation and consulting firms, we are now the largest independent firm in our industry in the United States, with local offices coast to coast and in the Caribbean.

IRR offices are led by MAI-designated Senior Managing Directors, industry leaders who have over 25 years, on average, of commercial real estate experience in their local markets. This experience, coupled with our understanding of how national trends affect the local markets, empowers our clients with the unique knowledge, access, and historical perspective they need to make the most informed decisions.

Many of the nation's top financial institutions, developers, corporations, law firms, and government agencies rely on our professional real estate opinions to best understand the value, use, and feasibility of real estate in their market.

Local Expertise...Nationally!

irr.com



IRR Quality Assurance Survey

We welcome your feedback!

At IRR, providing a quality work product and delivering on time is what we strive to accomplish. We are determined to meet your expectations. Please reach out to the contact specified in your engagement letter if you have any questions or concerns regarding this appraisal review report.

Integra Quality Control Team

Integra does have a Quality Control Team that responds to escalated concerns related to a specific assignment as well as general concerns that are unrelated to any specific assignment. We also enjoy hearing from you when we exceed expectations! You can communicate with this team by clicking on the link below. If you would like a follow up call, please provide your contact information and a member of this Quality Control Team will call contact you.

Link to the IRR Quality Assurance Survey: quality.irr.com

EXHIBIT 4

[RETURN TO AGENDA](#)





Phone: (863) 797-7525 (863) 968-6713

DATA + ACCESS CONTROL + SECURITY + INTRUSION + CCTV +

MONITORING + IT + LOCKS + GATES

LIC. EG13000790

ECSINTEGRATIONS.COM

Highland Meadows 2 CDD / 100 pool fobs



Date:	11/6/2025	PROPOSAL	Proposal No:	TH25878
Submitted to:	Highland Meadows 2 CDD	Job Location:	Highland Meadows 2 CDD / 100 pool fobs	
Attention:	Patricia Thibault Title: DM	Attention:	Patricia Thibault Title:	
Email:	patricia@anchorstonemgt.com	Email:	patricia@anchorstonemgt.com	
Phone:	407-698-5350 Fax:	Phone:	407-698-5350 Fax:	
Address:	255 Primera Blvd # 160	Address:	1015 Condor Drive	
City / ST	LakeMary / FL Zip: 32746	City / ST	Haines City / FL Zip: 33844	

SCOPE OF WORK:

100 - NUMERIC POOL FOBS . QUOTE INCLUDES POSTAGE TO RESIDENT . \$ 8.90 PER FOB / WITH POSTAGE .

INCLUDED MATERIALS:

100 - NUMERIC POOL FOBS . POSTAGE TO RESIDENT .

INCLUSIONS:

• Quoted price will include materials specified, normal freight for all materials, filed notice to owner, equipment submittals, wire and device installation, final check-out and certification, one staff training session on the systems' operation.

CONSIDERATIONS & EXCLUSIONS:

- All work described in this proposal is to be performed during normal business hours unless otherwise noted.
- Customer agrees to provide uninterrupted and unhindered access to all necessary work areas during normal business hours. Any hindrance of ECS Integrations (ECSI) technicians will result in additional labor charges of \$85/man hour.
- ECSI is not responsible for any changes the Authority Having Jurisdiction (AHJ) or customer may deem necessary. Any alteration or deviation from the original scope involving additional costs will be executed only upon written orders. Work, including closing of the permit, will be halted until the authorization for the change order is received in writing.
- ECSI will accept payments with a credit card. These are subject to a 4% processing fee.
- Permit documents and fees are not included as specified above. Tax is excluded.
- This proposal does NOT include repairing any pre-existing troubles that may be present, including those troubles that may not be detected until proposed work is complete. (Such trouble issues may arise from any field device, field wiring, module, panel or system connected to the panel)
- This proposal does NOT cover ancillary device connections, overtime, lifts, patching, fire caulking existing penetrations, painting, phone lines, damage by others, or additional inspections required by AHJ.
- The customer is responsible for providing all connections to high voltage system components, and all conduit of the correct size to accommodate ECSI wire fills (with pull string installed).
- Unless instructed by writing prior to commencement of work, all parts removed from jobsite will be discarded without notice.

**Additional notes added at time of acceptance: 50% DEPOSIT
DUE PRIOR TO INSTALL.**

Terms:	First billing will include all parts for job start-up and mobilization labor. All billing thereafter will be billed monthly on percent of job completed.	GRAND TOTAL:	\$890.00
---------------	--	---------------------	-----------------

This proposal is valid through 12/6/2025

ECSI Sales Rep: _____
(Sales Representative)

ECSI Officer: _____
(Authorizing Officer Signature) _____
Date

THIS IS A BINDING CONTRACT. The person executing this Contract represents and warrants that he/she has full authority to enter into this Contract on behalf of the Customer. The undersigned hereby acknowledges reading, understanding, and accepting all the prices, specifications, terms and conditions set forth in this Contract, including those on page two of this document which are incorporated herein and by reference made a part hereof. The undersigned authorizes ECSI to perform the work specified herein.

Customer Name: _____

Signature: _____

ECS INTEGRATIONS- rev 2021-10-11

Date

TERMS & CONDITIONS:

1. Required Approval: This Contract shall not be binding upon ECSI until signed by an officer of ECSI. In the event this Contract is not approved by said officer of ECSI, ECSI's liability shall be limited to refunding Subscriber the amount paid, if any, upon signing this Contract.

2. Warranty:

A. Standard Warranty. ECSI guarantees all material to be as specified. All work shall be completed in a workmanlike manner according to standard industry practices. Materials & labor are warranted for 90 days from date of installation or for the term of the selected Extended Service Plan if Subscriber elects to participate in such plan. There is no labor and material warranty on any customer provided equipment.

B. Extended Warranty. Applicable only if specified on face of this contract and is contingent upon ECSI being contracted to provide Central Station Monitoring Services and perform all of the NFPA mandated tests and inspections of the installed fire protection systems'.

C. All Warranty obligations exclude pre-existing to remain components, batteries, acts of God, fire, theft, vandalism, or tampering by unauthorized personnel. All warranty's are void if any party not authorized by ECSI performs work on any item installed by ECSI.

3. Hours of Service. All work required by this Contract shall be performed between 8:00 a.m. and 4:30 p.m. on normal business days, except in the case of emergency. Service calls received after 3:30 p.m. are subject to after-hour rates.

4. Subscriber Responsibilities:

A. Subscriber agrees not to tamper with, remove, or otherwise interfere with the communication software and agrees to furnish, at Subscriber's expense, all 110 volt AC power, electrical outlets, receptacles, and telephone hook-ups as deemed necessary by ECSI for connection of the equipment.

B. Subscriber must visually inspect system components periodically and, if a problem is discovered, notify ECSI immediately. When ECSI alerts Subscriber of any issue with the system that requires correction, Subscriber assumes full responsibility for taking action to resolve the reported issue.

C. Subscriber must inform ECSI, in writing, of any change in fire rating bureau or agency. Subscriber must also inform ECSI, in writing, of any change in the list of people that ECSI is to call in the event of alarm activation. ECSI is not responsible for any errors, omissions, or failure to update such list by Subscriber.

5. Default:

A.

Event of Default. Subscriber shall be in default of this Contract if Subscriber: (a) fails to pay any installation charge, (b) fails to pay any monitoring or service charge, (c) willfully or negligently causes repeated false alarms, (d) cancels this Contract without cause before the end of its term, or (e) fails to perform any other obligations under this Contract.

B. ECSI's Remedy Upon Default.

i. Terminate Contract. If Subscriber defaults, ECSI may terminate this Contract ten (10) days after written notice of default if Subscriber has not cleared the default by that date.

ii. Damages. If Subscriber defaults, Subscriber shall pay ECSI any money due for any product or services provided prior to default. Additionally, Subscriber shall pay an amount equal to 60% of the remaining monitoring and or Extended Service Plan fees, plus any other damages to which ECSI may be entitled under applicable law.

iii. Costs. In the event either Party resorts to legal action to enforce the terms and provisions of this Agreement, or as a result of any breach under this Agreement, the prevailing Party shall be entitled to recover the costs of such action so incurred, including, without limitation, reasonable attorneys' fees, arbitration fees, prejudgment interest, and any other reasonable and related expenses of collection.

6. Changes: Any alteration or deviation from the specified work involving extra costs, will be executed only upon written orders, and will become an extra charge. The cost of any changes to the scope of work described herein made at the request of or made necessary or required by Subscriber's action, or which may be required by any governmental agency or insurance interest or inspection and rating bureaus are to be borne solely by Subscriber. SUBSCRIBER ACKNOWLEDGES THAT SUBSCRIBER HAS CHOSEN THE SYSTEM AND THAT ADDITIONAL PROTECTION IS AVAILABLE AND MAY BE OBTAINED FROM ECSI AT AN ADDITIONAL COST TO SUBSCRIBER. All risk of loss or damage to the system shall be borne exclusively by Subscriber.

7. External

Services: Any fines levied by a municipality or government agency regarding false alarms shall be the sole responsibility of the Subscriber. Additional fees levied by monitoring agency for any reason, including but not limited to those caused by runaway dialers, runner services, etc. shall be the sole responsibility of Subscriber. Such fees shall be added to the service charges or billed to Subscriber directly by the appropriate agency.

8. A. Limitation of Damages (cont.)

The payments under this Contract are based solely upon the value of the services provided and it is not the intention of the parties that ECSI assume responsibility for any loss or damage sustained through burglary, theft, robbery, fire, or other cause, or that there exists or shall exist any liability on the part of ECSI by virtue of this Contract. Notwithstanding these provisions, if there should arise any liability on the part of ECSI, such liability is and shall be limited to a sum equal to the service charge for a period of six (6) months or \$500.00 whichever is less, which sum is liquidated damages and not a penalty. In the event that Subscriber wishes ECSI to assume greater liability, Subscriber may obtain from ECSI a higher limit by paying an additional amount proportioned to the responsibility and a rider shall be attached to this Contract, setting forth the additional liability of ECSI and the additional charges. However, any such additional obligation does not make ECSI an insurer.

B. Interruption of Service. ECSI shall not be liable for any damage or loss sustained by Subscriber as a result of any delay in service or installation of equipment, equipment failure, or interruption of service due to electric failures, strikes, war, acts of God, or other causes, including ECSI's negligence in the performance of this Contract. The estimated date that work is to be substantially completed is not a definite completion date and time is not of the essence.

C. Disclaimer of Warranties. ECSI does not represent or warrant that the system may not be compromised or circumvented; or that the system will prevent any loss by burglary, hold-up, fire or otherwise; or that the system will in all cases provide the protection for which it is installed or intended. Subscriber acknowledges and agrees that ECSI has made no representations or warranties, expressed or implied, as to any matter whatsoever including without limitation the condition of equipment, its merchantability or its fitness for any particular purpose; nor has Subscriber relied on any representations or warranties, expressed or implied, that any affirmation of fact or promise shall not be deemed to create an express warranty and that there are no warranties which extend beyond the face of this Contract; that

ECSI is not an insurer; that Subscriber assumes all risk of loss or damage to Subscriber's premises or the contents thereof; and that Subscriber has read and understands all of this Contract, particularly paragraph eight (8) which sets forth ECSI's maximum liability in the event of any loss or damage to Subscriber or anyone else.

9. Third Party Indemnification: In the event any person, not a party to this contract, shall make any claim or file any lawsuit against ECSI for any reason relating to ECSI's duties and obligations pursuant to this Contract, including but not limited to the design, installation, maintenance, monitoring, operation, or any failure of the alarm system to operate properly, Subscriber agrees to indemnify, defend and hold ECSI harmless from any and all claims and lawsuits, including the payment of all damages, expenses, costs, and attorney's fees to the extent Subscriber agrees to indemnify, defend and hold ECSI harmless from any and all claims and lawsuits, including the payment of all damages, expenses, costs, and attorney's fees to the extent caused by Subscriber. The parties agree that there are no third party beneficiaries of this Contract. Subscriber, for itself and any of its insurance carriers waives any right of subrogation Subscriber's insurance carriers may have against ECSI or any of its subcontractors, subject to the advice of Subscriber's counsel.

10. Assignment: ECSI shall have the right to assign this Contract without notice to Subscriber and shall have the further right to subcontract any services which it may perform. ECSI shall inform Subscriber when services are subcontracted and shall maintain current proof of subcontractor's state license, general insurance, and workers compensation coverage. Subscriber acknowledges that this Contract, and particularly those paragraphs relating to disclaimer of warranties, liquidated damages and third party indemnification, inure to the benefit of, and are applicable to any subcontractors employed by ECSI to provide monitoring, maintenance, installation or service of the system(s) and they bind Subscriber to said subcontractors with the same force and effect as they bind Subscriber to ECSI.

11. Severability: In the event any of the terms or provisions of this Contract shall be declared to be invalid or inoperative, all of the remaining terms and provisions shall remain in full force and effect.

12. Notices: All notices to be given hereunder shall be in writing and may be served either personally or by mail, postage prepaid to the addresses set forth in the Contract or to any other from time to time in writing.

13. Binding Arbitration: This Contract is binding for ECSI, Subscriber, successors in interest, agents, employees, shareholders, officers, former employees, former officers, directors, subsidiaries, parent corporations, attorneys, and all other entities acting on the their behalf. Parties agree to submit to binding arbitration, conducted by the American Arbitration Association under the Construction Industry Arbitration Rules, any matters which cannot otherwise be resolved, and expressly waive any and all rights in law and equity to bringing any civil disagreement before a court of law, except that judgment upon the award rendered by the arbitrator may be entered in any court having jurisdiction thereof.

14. Entire Agreement: This Contract is intended by the parties as a final expression of their agreement and as a complete and exclusive statement of the terms. This Contract supersedes all prior representations, understandings or agreements of the parties. This Contract can only be modified in a writing signed by the parties. No waiver of a breach of any term or condition of this Contract shall be construed to be a waiver of any succeeding breach.

The payments under this Contract are based solely upon the value of the services provided and it is not the intention of the parties that the ECSI assume responsibility for any loss or damage sustained through burglary.

8. ECSI'S LIMITS OF LIABILITY:

A. Limitation of Damages. IT IS UNDERSTOOD AND AGREED THAT ECSI IS NOT AN INSURER AND THAT INSURANCE, IF ANY, COVERING INJURY AND PROPERTY LOSS OR DAMAGE ON SUBSCRIBER'S PREMISES SHALL BE OBTAINED BY THE SUBSCRIBER.

EXHIBIT 5

[RETURN TO AGENDA](#)



ESTIMATE



Good Home Services LLC

2674 Dixie Lane
Kissimmee , FL 34744
Phone: (407) 989-8043
Email: Goodhomeservicesllc@gmail.com

Prepared For

Highland Meadows 2 CDD
1015 Condor Dr
Haines City, FL 33844

Estimate # 410
Date 11/14/2025

Description	Total
Refurbish playground currently at 1015 Condor	\$4,800.00
This is for labor, paint and replacement of plexiglass at a few of the Games on the playground. Repairs are needed at the climbing ladders (possible replacement may be needed) some of the brackets need ground down through corrosion and repaired.	
New swings will be purchased, there are (2) present at one of the fixtures. The double slide, eventhough weathered it is believed that is it repairable. The plastic tire tower will be repaired of possible.. ** there is a possibility it needs replaced , these tire towers are extremely expensive, if repair is not an option it will be removed	

Subtotal	\$4,800.00
Total	\$4,800.00

By signing this document, the customer agrees to the services and conditions outlined in this document. It is to be noted that repairs that require texturing may not exactly match the texture pattern that is currently present. Matching texture patterns can be very difficult, Good Home Services will do its best to match these patterns. We at Good Home Services LLC have the your best interests in mind while performing work and strive make our clients happy.

Highland Meadows 2 CDD

EXHIBIT 6

[RETURN TO AGENDA](#)



HIGHLAND MEADOWS II

COMMUNITY DEVELOPMENT DISTRICT

FY 2025 TASK LIST - NOVEMBER

Date	Issue	Matter to be resolved	Assinged To	Notes
6/18/2025	Monumnet Signage Painting	Complete	Complete	Complete
6/26/2025	Playground Repairs	Install by 01.31.2026	Austin	Waiting on site map and permitting
6/26/2025	Pool Signage Install	Need to Hang Sign	Austin	Approval is on the November agenda for the install
6/26/2025	Pay the Church	Scribe a Check	Austin/Patricia	Pay Church After Meeting _ October meeting check sent
6/26/2025	Erosion Proposals	Complete	Complete	Complete
10/23/2025	ADA Mat Proposals	Complete	Complete	Waiting on priroity listing from Stantec
6/26/2025	Budget and Vision Project Update	On Financial Hold	Patricia	Waiting on Erosion Repair Proposal and ADA Mat Propossal to Impact and then will finalize
7/9/2025	Proposal for Monitoring to Sheriff	Complete	Complete	ECS to install on Friday - September 25
7/11/2025	Permacast	On Hold for Paint Choice	Greg	The wall has been completed - waiting on a paint color match for a proposal on the agenda. Painting should start within 2 weeks
7/24/2025	Sign Audit - Down signs	On Financial Hold	Austin	On Pause till After Hurrican Season - a December project
7/24/2025	Pool Cabanas	On Financial Hold	Austin	On hold till financial analysis completed
7/24/2025	Proposal for landscape maintenance	Complete	Complete	Landscape provider started November 1 - Mele Environmental
8/20/2025	Sidewalk Project	Complete	Complete	Greg to provide status in September meeting
8/28/2025	Electricity for Monuments & Monument Lighting	In Process	Austin	Phase 7 entrance -has no power coming thru after the meter on the right side . Duke sent a test signal and says the meter is showing power. Need a formal electrician to come out. Corner of Patterson & Eagle Crest (new entrane not in original proposal) need resident approval needed for backyard access at 249 Citrus Point Drive. Olson - GFCI and timer has been repaired. All other areas have been repaired
8/28/2025	Monument Bush Trimming	Complete	Complete	Direction given to Meleto start to trim down
9/12/2025	No Parking Curb Stencils	Complete	Complete	Met with vendor, completed - punch list items to finish. Greg to provide status
9/12/2025	ADA Mat Install	Complete	Complete	Completed, Ph 7 needs sidewalk install, proposal included in Agenda
9/12/2025	Bench at Park Replacement	Complete	Complete	Job completed 11.10.2025



Anchor Stone Management

Monthly Maintenance Inspection Report

Area: Pool / Playground

Month: October

Landscape Inspection Items	Score	Max Points Allowed	Points allocated	Notes
Turf - Mow, Hard Edge, & Blow		10	9	
Turf Mow - Pond Banks - No Grass Clumping or Rutting. Mowed on Schedule		10	9	
Turf Fertility - Bahia - Naturally dormant (brown) in the winter. Color & Growth Density		15	12	
Turf Fertility - Non Bahia - Color and Growth Density		15	12	
Turf Areas - Weed Control		10	7	
Bed Weed Control		10	8	
Shrub & Plant Pruning & Shape - Deadheading & Appearance		10	8	
Shrub Fertility & Vitality		10	8	
Debris & Trash Management		10	10	
Total Points Landscape Inspection Items - Failure is Deemed to be at 80% : 80 or lower	83%	100	83	
Other Landscape Maintenance Items Based on Contract Terms				Notes
Turf Fertilizer & Pesticide Management - Applied Pursuant to Months Cited in Contract Terms		10	10	NA
Plant Material Fertilization Management - Applied Pursuant to Contract Terms		10	10	NA
Tree Pruning - Trees Lifted in Accordance with Contract terms - 10' to 12"		10	9	
Reporting Requirements & District Receipt - Based on Contract Terms		20	10	
Total Points Other Landscape Items - Failure is at 90%: 45 or lower	78%	50	39	
Other Landscape Supplemental Items				Notes
Annuals - Vigor & Appearance - Planted in Accordance with Contract Terms Schedule		10	9	
Mulch - Even Distribution - Not greater than 4 " Deep in Accordance with Contract Terms Schedule		10	7	
Total Points Other Landscape Supplemental Items- Failure is at 80%: 16 or below	80%	20	16	
Pond Inspection Items		Max Points Allowed	Points allocated	
Pond Algae & Growth - Check for the presence of spkerush, torpedo grass and pennywort. Arrowhead is good plant material		50		NA
Pond Debris & Trash in Pond and On Pond Bank		50		NA
Total Points Pond Inspection- Failure is at 80%: 80 or below	0%	100	0	
Clubhouse & Amenity Center Inspections				
All bathroom toilet bowls are clean		10	10	
All bathroom Soap and Paper Towel Dispensers are Reasonably Full		10	10	
Bathroom Floors Are Clean		10	10	
All Paper Waste Has Been Thrown Out and Minimum Amount Remains		10	10	
If On Site Staff - Does Pool Furniture Look Wiped Down		10	10	
No Ant Beds Present		10	7	
Pool Appears to Be Cleaned		10	9	
Pool Maintenance Logs are Present		10	10	
Outside Resrtroom Area Trash Receptacles Appear to be Emptied Regularly		10	10	
Pet Waste Stations at the Amenity Center have Waste Station Bags and Appear to Empties Regularily		10	10	
Total Points Amenity Center Inspection. Failure is at 80%		100	96	

EXHIBIT 7

[RETURN TO AGENDA](#)



Highland Meadows II Community Development District

**Summary Financial Statements
(Unaudited)**

October 31, 2025

**Highland Meadows II
Balance Sheet
October 31, 2025**

	General Fund	Reserve Fund	Debt Service Funds	Capital Project Funds	Total
1 Assets:					
2 Cash - Operating Account BU	\$ -	\$ -	\$ -	\$ -	\$ -
3 Cash - Money Market Account	387,964	506,384	-	-	894,347
4 Cash - Money Market Account-Restricted Cash	-	-	-	-	-
5 Cash - Operating Account South State	38,765	-	-	-	38,765
6 Cash - Reserve Fund					
7 Investments:					
8 Revenue Trust Fund	-	-	1,283,201	-	1,283,201
9 Interest Fund	-	-	-	-	-
10 Debt Service Reserve Fund	-	-	718,250	-	718,250
11 Prepayment Fund	-	-	1,615	-	1,615
12 Optional Redemption	-	-	10	-	10
13 Acquisition and Construction	-	-	-	495,359	495,359
13 On Roll Assessments Receivable	-	-	-	-	-
14 Accounts Receivable	-	-	-	-	-
15 Due from Other Funds	-	-	-	-	-
16 Due from General Fund	-	-	3,294	15,818	19,112
16 Deposits	2,390	-	-	-	2,390
17 Prepaid Items	13,724	-	-	-	13,724
18 Total Assets	\$ 442,843	\$ 506,384	\$ 2,006,370	\$ 511,177	\$ 3,466,774
19 Liabilities:					
20 Accounts Payable	\$ 17,405	\$ -	\$ -	\$ -	\$ 17,405
21 Sales Tax Payable	10	-	-	-	10
22 Accrued Payable	-	-	-	-	-
23 Deferred Revenue	-	-	-	-	-
24 Due to Capital Projects	15,818	-	-	-	15,818
25 Due to Debt Service	3,294	-	-	-	3,294
26 Due to Reserve Fund	-	-	-	-	-
27 Fund Balance:					
28 Non-Spendable:	16,114	-	-	-	16,114
29 Assigned	-	506,384	-	-	506,384
30 Unassigned	279,241	-	-	-	279,241
31 Assigned - Two Months Operating Expenditures	141,338	-	-	-	141,338
32 Assigned - Asset Emergency Reserves	50,000	-	-	-	50,000
33 Assigned - FY25 Budgeted Capital Projects	46,674	-	-	-	46,674
34 Restricted	-	-	2,006,370	511,177	2,517,547
35 Net Change in Fund Balance	(127,050)	-	-	-	(127,050)
35 Total Liabilities & Fund Balance	\$ 442,843	\$ 506,384	\$ 2,006,370	\$ 511,177	\$ 3,466,774

Highland Meadows II
General Fund
Statement of Revenue, Expenditures and Change in Fund Balance
For the Period of October 1, 2025 through October 31, 2025

	Adopted Budget	Budget Year to Date	Actual Year to Date	Variance (Over)/Under Budget
1 Revenues:				
2 Special Assessments	\$ 1,048,025	\$ -	\$ -	\$ -
3 Interest Income	-	-	2,765	2,765
4 Miscellaneous Revenue	-	-	761	761
5 Fund Balance Forward	10,000	-	-	-
6 Total Revenues	1,058,025	-	3,527	3,527
7 Expenditures:				
8 Financial & Administrative				
9 Supervisor Compensation	24,000	2,000	1,000	1,000
10 District Management	51,800	4,317	4,317	0
11 District Engineer	20,000	1,667	-	1,667
12 Dissemination Agent	7,000	583	583	0
13 Trustee Fees	26,787	2,232	-	2,232
17 Dues, Licenses & Fees	175	175	175	-
14 Auditing Services	4,000	333	-	333
15 Arbitrage Rebate Calculation	2,700	225	-	225
16 Public Officials Liability Insurance	3,214	3,214	-	3,214
17 Legal Advertising	3,000	250	-	250
18 Website Hosting, Maintenance & Backup	2,015	168	-	168
19 Miscellaneous Fees	-	-	105	(105)
20 Tax Collector/Property Appraiser Fee	22,027	22,027	24,154	(2,127)
21 Postage & Delivery	1,000	83	-	83
22 Assessment Roll	5,200	433	433	(0)
23 Administrative Contingency	6,500	542	1,000	(458)
24 District Counsel	40,000	3,333	12,876	(9,542)
25 Total Financial & Administrative	219,418	41,583	44,643	(3,060)
26 Security Operations				
27 Security Services & Patrol	55,000	4,583	6,140	(1,557)
28 Access Control Maintenance & Repair	5,000	417	835	(418)
29 Total Security Operations	60,000	5,000	6,975	(1,975)
30 Utilities				
31 Utility Services	28,000	2,333	24	2,309
32 Utility - Streetlights	70,000	5,833	4,301	1,532
33 Utility Services	6,000	500	306	194
34 Total Utilities	104,000	8,667	4,632	4,035

Highland Meadows II
General Fund
Statement of Revenue, Expenditures and Change in Fund Balance
For the Period of October 1, 2025 through October 31, 2025

35 Other Physical Environment				
36 Property Insurance	36,000	36,000	36,642	(642)
37 General Liability Insurance	3,625	3,625	-	3,625
38 Landscape Maintenance	192,000	16,000	16,000	-
39 Irrigation Maintenance and Repair	16,000	1,333	498	836
40 Landscape - Fertilizer	36,000	3,000	-	3,000
41 Landscape Replacement Plants & Shrubs	30,000	2,500	-	2,500
42 Miscellaneous Expenditure	5,000	417	1,200	(783)
43 Maintenance Repairs	11,976	998	7,327	(6,329)
44 Sidewalk Maintenance & Repair	8,000	667	-	667
45 Capital Projects	15,000	1,250	-	1,250
46 Field Services	12,000	1,000	-	1,000
47 Total Other Physical Environment	365,601	65,790	61,667	5,123
48 Parks & Recreation				
49 Pool Services Contract	63,600	5,300	5,387	(87)
50 Amenity Facility Janitorial Service Contract	21,600	1,800	2,200	(400)
51 Telephone, Internet, Cable	3,000	250	190	60
52 Maintenance & Repairs	13,807	1,151	424	726
53 Pest Control & Termite Bond	1,500	125	104	21
54 Miscellaneous Expenditure	5,000	417	4,355	(3,938)
55 Office Supplies	500	42	-	42
56 Total Parks & Recreation	109,007	9,084	12,661	(3,577)
57 Total Expenditures before other financing sources (uses)	858,026	130,123	130,577	546
58 Other Financing Sources (Uses)				
59 Increase in Asset Reserves	200,000	200,000	-	200,000
60 Increase in Emergency Reserves	-	-	-	-
61 Interfund Transfer In	-	-	-	-
62 Interfund Transfer Out	-	-	-	-
63 Total Other Financing Sources (Uses)	200,000	200,000	-	200,000
64 Excess Expenditures Over (Under) Revenues	(1)	(330,123)	(127,050)	4,073
65 Fund Balance - Beginning			533,367	
Increase In Emergency Reserves			-	
Decrease in Fund Balance Forward			-	
66 Fund Balance - Ending			\$ 406,317	

**Highland Meadows II
Capital Reserve Fund
Statement of Revenue, Expenditures and Change in Fund Balance
For the Period of October 1, 2025 through October 31, 2025**

	Adopted Budget	Actual Year to Date
1 <u>Revenues:</u>		
2 Interest Earnings	\$ -	\$ -
3 Total Revenues	-	-
4 <u>Expenditures:</u>		
5 Capital Reserves Miscellaneous	-	
6 Total Expenditures before other sources (uses)	-	-
7 Excess Expenditures Over (Under) Revenues	-	-
8 Other Sources (Uses)		
9 Transfer In from General Fund	-	-
10 Transfer out to General Fund		-
11 Total Other Sources (Uses)	-	-
12 Fund Balance - Beginning	-	506,384
13 Fund Balance - Ending	-	\$ 506,383.57

Highland Meadows II
Debt Service Funds
Statement of Revenue, Expenditures and Change in Fund Balance
For the Period of October 1, 2025 through October 31, 2025

	Adopted Budget	Actual Year to Date
1 <u>Revenues:</u>		
2 Special Assessments	\$ 1,222,442	\$ -
3 Interest	-	6,131
4 Total Revenues	1,222,442	6,131
5 <u>Expenditures:</u>		
6 Administrative		
7 Debt Service Obligation	1,222,442	-
8 Total Administrative	1,222,442	-
9 Total Expenditures before other sources (uses)	1,222,442	-
10 Excess Expenditures Over (Under) Revenues	-	6,131
11 Other Sources (Uses)		
12 Transfer In	-	0
13 Transfer Out	-	
14 Total Other Sources (Uses)	-	-
15 Fund Balance - Beginning		2,000,239
16 Fund Balance - Ending	-	\$ 2,006,370.99

**Highland Meadows II
Capital Project Funds
Statement of Revenue, Expenditures and Change in Fund Balance
For the Period of October 1, 2025 through October 31, 2025**

	Adopted Budget	Actual Year to Date
1 Revenues:		
2 Interest	-	\$ 1,893.29
3 Total Revenues	-	1,893
4 Expenditures:		
5 Requisition Expense	-	111,918
6 Total Administrative	-	111,918
7 Total Expenditures before other sources (uses)	-	111,918
8 Excess Expenditures Over (Under) Revenues	-	(110,025)
9 Other Sources (Uses)		
10 Transfer In	-	
11 Transfer Out	-	-
12 Total Other Sources (Uses)	-	-
13 Fund Balance - Beginning		621,202
14 Fund Balance - Ending	-	\$ 511,175.88

Highland Meadows II
Check Register
October 31, 2025

Balance per Bank Statement	\$	107,925.45
Plus: Deposits in Transit		-
		-
Less: Outstanding Checks		(69,160.22)
	\$	38,765.23

Beginning Balance	\$	5,187.99
Receipts		206,282.35
Disbursements		(172,705.11)
<i>Balance per Book</i>	\$	38,765.23

**Highland Meadows II
Check Register
FY2026**

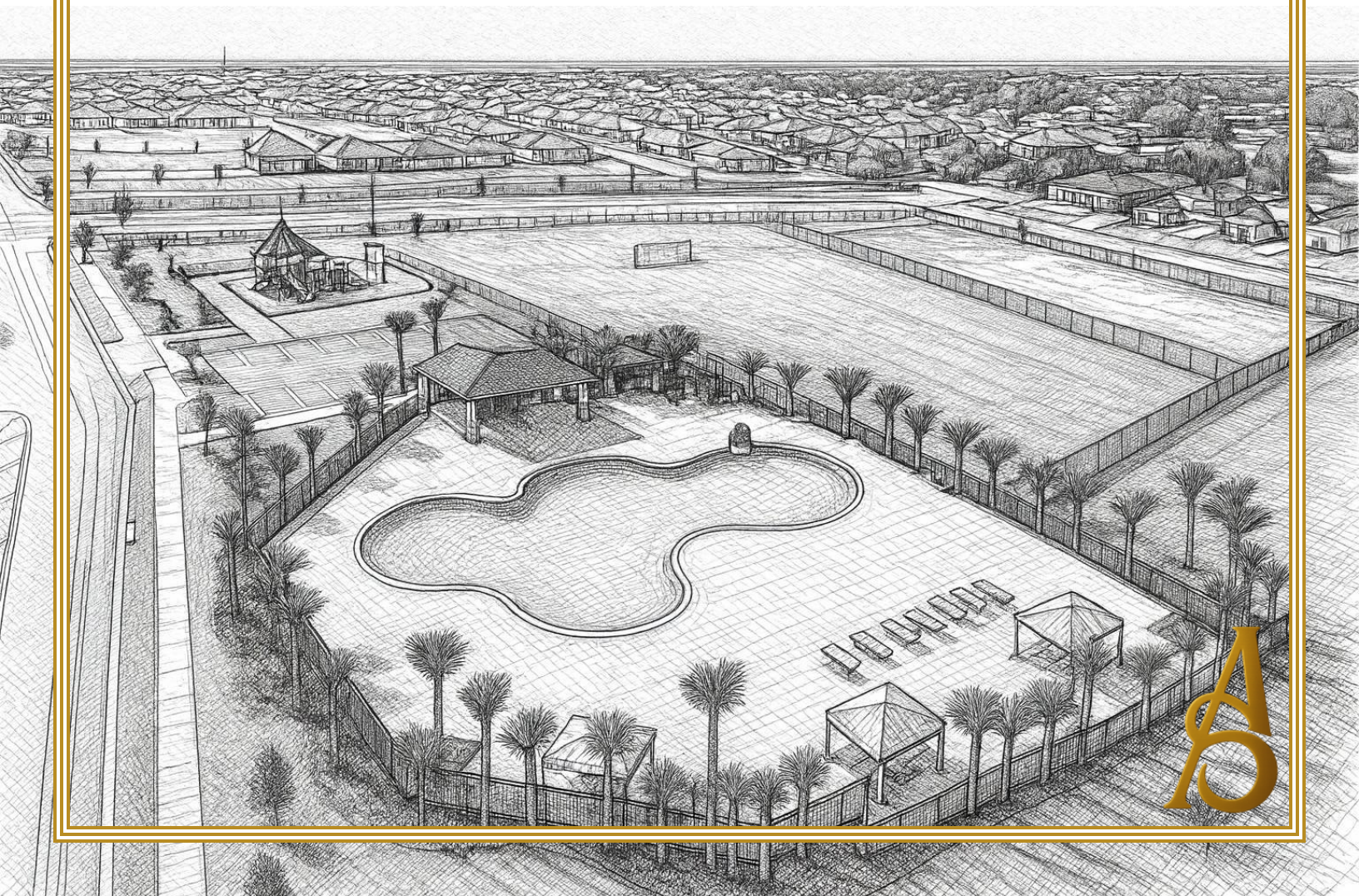
Date	Check #	Payee	Memo	Deposit	Disbursement	Balance
9/30/25			Beginning Balance	\$ -	\$ -	\$ 5,187.99
10/1/25		5100 Anchor Stone Management, LLC	Management Fee		6,333.33	(1,145.34)
10/1/25		5101 PEREZ-CALHOUN LAW FIRM, P.A.	District Counsel		9,130.00	(10,275.34)
10/1/25			Funds Transfer	50,000.00		39,724.66
10/1/25		5102 ECS INTEGRATIONS LLC	camera mgmt		280.00	39,444.66
10/1/25		5103 ECS INTEGRATIONS LLC	access control		555.00	38,889.66
10/1/25		5104 Prince & Sons Inc	Oct Landscape Maint		16,000.00	22,889.66
10/1/25		5105 Cooper Pools	Monthly Pool Maint		4,600.00	18,289.66
10/1/25		5106 JCS Investigations	Security		6,140.00	12,149.66
10/2/25	10025ach	Duke Energy	600 Eaglecrest Dr, 8/9-9/25		32.48	12,117.18
10/2/25	10025ach2	Duke Energy	2901 N 10th St Well, 8/9-9/25		32.48	12,084.70
10/2/25	1002525ach	Duke Energy	2901 N 10th St Entry, 8/9-9/25		32.50	12,052.20
10/2/25			Funds Transfer	100,000.00		112,052.20
10/2/25		5110 Advanced Drainage Solutions	Repairs/Maint		4,200.00	107,852.20
10/3/25			Deposit	761.24		108,613.44
10/7/25		5112 Southern Green Residential & Com Cleaning	Pool Bathroom maint		2,200.00	106,413.44
10/8/25		5113 Prince & Sons Inc	Irrigation Repair		733.22	105,680.22
10/9/25			Service Charge		4.88	105,675.34
10/10/25		5114 Good Home Services, LLC	Replace lightbulbs in restrooms		250.00	105,425.34
10/10/25		5123 Danielle Fence	repair work-fence		5,725.00	99,700.34
10/13/25		5116 Orkin	Pest Control-Monthly		104.00	99,596.34
10/14/25		5115 Advanced Drainage Solutions	Repairs/Maint		39,150.00	60,446.34
10/15/25		5117 POLK COUNTY PROPERTY APPRAISER	Property Appraiser		24,153.91	36,292.43
10/15/25		5118 Mele Environmental Services LLC	Bush Hogging Services		1,200.00	35,092.43
10/15/25		10/15/25 Florida Dept of Economic Opportunity	Special District Filling Fee. FY 2026		175.00	34,917.43
10/17/25	101725ach	Duke Energy	541 Pheasant Dr Entry Lighting, 8/26-9/26		26.24	34,891.19
10/17/25	101725ach	Duke Energy	1015 Condor Dr, 8/26-9/24		1,295.23	33,595.96
10/20/25		5119 Shamrock First Baptist Church	Meeting Space		100.00	33,495.96
10/20/25		5120 Danielle Fence	take down/removal 24" danamaged almond		1,602.00	31,893.96
10/20/25		5121 House Doctors	Malfunction valve for urinal		424.45	31,469.51
10/20/25		10/20/25 Bright House Networks	1015 Condor Dr. Haines City, FL. 33844, Oct		190.00	31,279.51
10/21/25	102125ach	Duke Energy	0 PATTERSON RD Lite 8/29-9/29		842.93	30,436.58
10/22/25		5122 Good Home Services, LLC	Fence removal		1,020.00	29,416.58
10/23/25			Funds Transfer	50,000.00		79,416.58
10/23/25		5124 Egis Insurance Advisors LLC	Policy 100125206		36,642.00	42,774.58
10/26/25		5125 Deborah Galbraith	10-23-25 BOS MTG		200.00	42,574.58
10/26/25		5126 Kristen Anderson	10-23-25 BOS MTG		200.00	42,374.58
10/26/25		5127 Mario Munoz	10-23-25 BOS MTG		200.00	42,174.58
10/26/25		5128 Marilyn Colon Arce	10-23-25 BOS MTG		200.00	41,974.58
10/26/25		5129 Joellen Dibrango	10-23-25 BOS MTG		200.00	41,774.58
10/26/25		5130 Cooper Pools	Pool Repairs/Maint		688.00	41,086.58
10/26/25		5131 Cooper Pools	Pool Repairs/Maint		99.45	40,987.13
10/27/25	102725ach	Duke Energy	00 PATTERSON RD 9/5-10/3		280.95	40,706.18
10/28/25		5136 Stivender Surveying, Inc.	Wall Stakeout		1,545.00	39,161.18
10/28/25		5137 Prince & Sons Inc	Irrigation Repair		497.74	38,663.44
10/28/25		5133 Good Home Services, LLC	repairs/maint		310.00	38,353.44
10/28/25		5134 Good Home Services, LLC	repairs/maint		215.00	38,138.44
10/28/25		5140 Good Home Services, LLC	repairs/maint		200.00	37,938.44
10/28/25	102825ach	Duke Energy	0000 PATTERSON RD 9/6-10/6		166.11	37,772.33
10/28/25	102825ach	Duke Energy	000 PATTERSON RD, LITE HM PH 5 SL 9/6-10/6		388.90	37,383.43
10/28/25	102825ach2	Duke Energy	0 N 10TH ST, LITE HIGHLAND MDWS PH 2A 09/6-10/6		425.45	36,957.98
10/28/25	102825ach	Duke Energy	0 N 10TH ST, LITE HIGHLAND MDWS PH 2A 9-6-10-6		604.46	36,353.52
10/28/25	102825ach3	Duke Energy	000 OLSEN RD, LITE HGH MDW PH3 SL 9/6-10/6		702.83	35,650.69
10/28/25	102825ach4	Duke Energy	000 PATTERSON RD, LITE HM PH 5 SL 9/6-10/6		1,148.37	34,502.32

**Highland Meadows II
Check Register
FY2026**

Date	Check #	Payee	Memo	Deposit	Disbursement	Balance
10/29/25		5132 Good Home Services, LLC	repairs/maint		165.00	34,337.32
10/29/25	102925ach	Duke Energy	1000 DUNLIN ST. SIGN A 9/6-10/6		24.17	34,313.15
10/30/25		5139 Good Home Services, LLC	repairs/maint		485.00	33,828.15
10/30/25	103025ach	Duke Energy	0 N 10TH ST, LITE HIGHLAND MDWS PH 2B		584.03	33,244.12
10/30/25	051		To book FY 2025 excess fees received	5,521.11		38,765.23
10/31/25				206,282.35	172,705.11	38,765.23

EXHIBIT 8

RETURN TO AGENDA



**MINUTES OF 10/23/2025 REGULAR MEETING
HIGHLAND MEADOWS II COMMUNITY DEVELOPMENT DISTRICT**

The Regular Meeting of the Board of Supervisors of the Highland Meadows II Community Development District was held Thursday, October 23, 2025 at 4:30 p.m. at the Shamrock First Baptist Church, 2661 Marshalls Rd., Haines City, FL 33844. The public was able to listen and/or participate in-person or live via Teams conference.

I. Call to Order / Roll Call

The meeting was called to order by Ms. Thibault. Roll was called and a quorum was confirmed with the following Supervisors present:

Deborah Galbraith	Board of Supervisors, Chairwoman
Marilyn Colon-Arce.	Board of Supervisors, Vice Chairman
Mario Munoz (via phone).....	Board of Supervisors, Assistant Secretary
Kristen Anderson	Board of Supervisors, Assistant Secretary
Joellen DiBrango	Board of Supervisors, Assistant Secretary

Also present were:

Patricia Thibault	District Manager, Anchor Stone Management
Austin Comings	Field Services, Anchor Stone Management
Greg Woodcock (via Conference)	District Engineer, Stantec
Kyle Magee (via Conference)	Kutak Rock Law Firm
Vincent Palovich.....	Director, JSC Security
Dana Bryant.....	Irrigation Specialist, Anchor Stone Management

Opening Remarks and Attendance Notes

Ms. Thibault officially called the Meeting to order after confirming that quorum had been established. Present in person were Chairwoman Galbraith, Vice Chair Colon-Arce, Supervisor Anderson, and Supervisor DiBrango of the Board of Supervisors. Supervisor Munoz attended via phone. Also present were District Management and Field Staff members.

II. Audience Comments – (limited to 3 minutes per individual on Agenda items)

Conference audio malfunctioned during this part of the Meeting. No audience comments were noted.

III. Professional Staff Updates

A. Stantec Engineering - Project Manager Greg Woodcock

1. Discussion & Status of Permacast Wall Project

The Engineer first addressed the perimeter wall project. He reported that installation, originally anticipated earlier, had been pushed to the following week. Site preparations have been completed: vegetation and fence clearing are done, the existing fence removal is complete, and wall staking is in place. He has scheduled an on-site meeting with the installation team's project manager the next day to walk each location, confirm readiness, and sequence construction. He committed to providing a written field summary to Ms. Thibault for distribution to the Board following that site meeting.

Board members asked directly whether installation would begin on Monday and whether the known openings would be secured. The Engineer agreed to verify Monday's start date with the contractor during the site walk and to report back once confirmed.

Ms. Thibault then described two specific openings abutting private property: a fourteen-inch gap that falls between the end of the new Permacast wall and a residence, and a nine-inch gap where a segment of the District's panel fence historically tied into a resident's fence and extends approximately nine inches into the resident's property. To limit impact to the homeowner and maintain safety during construction, the contractor will place a temporary board across the nine-inch opening while the wall is being built. After wall installation, the District will install a permanent nine-inch infill panel to restore that line and eliminate the intrusion. The fourteen-inch gap will be remediated after the Permacast wall is installed, as it lies precisely at the termination point between the new wall and the residential boundary. It was

confirmed that replacing the offending fence segment on the resident's side is necessary and directed the Engineer to proceed as outlined.

2. Discussion & Status of Missing ADA Curb & Mat - \$63,000

Turning to pedestrian accessibility, the Engineer briefed the Board on missing curb ramps and ADA tactile mats. At the Board's request from the prior meeting, his team reviewed aerials and construction plans and identified approximately fifteen to sixteen locations lacking compliant curb ramps at crossings, similar in scope to the recently completed six-foot concrete section with a detectable warning mat. He noted the prior unit price from ADS for a single location was \$4,200; extrapolated to fifteen locations this implies roughly \$63,000, though he is confident a bundled procurement would reduce per-location costs. He proposed preparing a phased implementation plan, prioritizing the oldest sections of the community first and moving toward newer areas, so the District can address the deficiency on a schedule that matches available funding.

Counsel reported he had begun researching potential cost recovery from the developer or builders. Warranty deeds transferring rights-of-way to the District date as late as 2019, with some as early as 2017. He cautioned that the passage of time and whether projects were declared complete could limit recovery prospects. The Engineer added historical context: in this community many sidewalks adjacent to homes were constructed by the homebuilders rather than the master developer, except where sidewalks abut CDD property.

Supervisor Colon-Arce discussed whether to continue legal research or to conserve resources and proceed directly with remediation. Counsel estimated that preliminary research to scope recovery potential would take a few hours (worth approximately \$700–\$800), but that broader efforts such as demand letters and negotiations would be open-ended. Ms. Thibault clarified that about ten of the identified locations appear to date to the 2014 phases, with roughly six in areas completed later (circa 2019). The Board members also observed that the amenity area must be addressed regardless, as it carries the highest pedestrian activity.

After discussion, the Board directed that no further legal research be undertaken at this time beyond the preliminary diligence already performed. The Engineer is to bring back a prioritized plan that phases the work beginning with the oldest sections and critical amenity routes, with implementation paced to available budget. Counsel will pause additional recovery efforts unless directed otherwise at a future meeting.

3. Presentation of Stantec Change Order for District Engineer Services for FY 25 – Increase to \$30,000

The Engineer then presented a contract reconciliation for the prior fiscal year. He reported that Stantec's original annual authorization was \$10,000, but actual engineering services through September 30 totaled just under \$30,000 due to an unusually heavy workload near fiscal year-end (including "No Parking" measures, erosion work, and related tasks). To true up the prior fiscal year, he requested a change order for an additional \$20,000. In response to questions, he confirmed that the overage pertains to the fiscal year ending September 30 and that Stantec invoices time and materials. He also committed that, going forward, he will notify the District earlier if expenditures approach the annual cap.

A motion to approve the \$20,000 change order to reconcile the prior fiscal year's engineering services was made and seconded. Upon vote, the motion carried unanimously.

On a MOTION by Supervisor Galbraith, SECONDED by Supervisor Anderson, WITH ALL IN FAVOR, the Board approved the Stantec Change Order for District Engineer Services for FY 25 – Increase to \$30,000, for the Highland Meadows II Community Development District.

Before concluding his report, the Engineer agreed to remain available for subsequent bond-related items later on the agenda.

B. District Attorney – Kutak Rock

1. Consideration for Approval - Appraisal for Polk Regional Water Cooperative - \$4,000

Counsel then introduced a proposal concerning the Polk Regional Water Cooperative easement appraisals. At the Board's direction from the last meeting, he obtained a proposal from an outside valuation professional — an appraiser with whom District counsel has successfully worked on prior projects — to perform a technical review of appraisals supplied by Polk for easement acquisitions, which cumulatively value the rights at approximately \$482,000. The proposed scope is a peer review to verify methodology and numbers and to advise whether the offered valuations are reasonable. Counsel noted that, if the review finds the appraisals materially off-base, the District could then engage the appraiser for a full independent appraisal to support negotiations. He indicated the review report could be completed within three weeks, in time for the next regular meeting.

Counsel presented a proposal to retain an independent valuation professional to review the four appraisal reports supplied by PRWC. The fee to conduct a technical review of all four reports is \$4,000. Counsel characterized the engagement as an "insurance policy": a limited scope peer review to confirm that the appraised values reflect fair market value for the easements the District would convey. If the reviewer concludes the appraisals are materially off, the District could then decide whether to commission a full independent appraisal under a separate engagement.

The Board Members discussed whether to proceed directly to a full appraisal instead of a review. Counsel indicated a full appraisal would almost certainly cost more than the \$4,000 review, and recommended the review first to validate methodologies and numbers. He explained that, if discrepancies were found, the reviewer would provide an opinion and a ballpark range indicating where fair market value likely lies, which would equip the District to negotiate with PRWC and, if needed, justify requesting that PRWC obtain a second appraisal at its expense. Counsel also confirmed the District has not signed any agreement with PRWC and is at the beginning of the process.

A motion to approve engaging the reviewer for the \$4,000 appraisal review was made and seconded. Upon vote, the motion carried unanimously.

On a MOTION by Supervisor Colon-Arce, SECONDED by Supervisor Anderson, WITH ALL IN FAVOR, the Board approved the Appraisal Evaluation Review for Polk Regional Water Cooperative - \$4,000, for the Highland Meadows II Community Development District.

Counsel concluded his legal report, noting remaining bond-related items would be taken up under the next section.

IV. Bond Matters

1. Presentation for Approval - Addendum to the Supplemental Engineers Report – Series 2019

The Engineer then presented the Supplemental Engineer's Report associated with the Phase 7 and 7A bond program. He summarized that the report defines a capital package to (i) remove the existing playground, (ii) furnish and install a new playground, and (iii) construct a 1,550-square-foot amenity center building with an associated parking lot. Project costs include erosion control, contingency, professional fees, general conditions, and payment and performance bonds. The Engineer noted standard assumptions of approximately 7% contingency and 2% for payment/performance bonding. The total Project budget is \$1,088,100, aligning with available and anticipated funding tied to the bonds and planned land-sale proceeds.

The Chair confirmed that the scope matches the Board's direction from the prior meeting. A motion to approve the Supplemental Engineer's Report was made and seconded. During the vote, Supervisor Colón rejoined the meeting and affirmed a "yea" vote. The motion passed unanimously.

On a MOTION by Supervisor Anderson, SECONDED by Supervisor Galbraith, WITH ALL IN FAVOR, the Board approved the Addendum to the Supplemental Engineers Report – Series 2019, for the Highland Meadows II Community Development District.

2. Presentation for Approval – Addendum to the Supplemental Assessment Methodology (Phase 7 and 7A)

The Manager next presented the Addendum to the Supplemental Assessment Methodology for Phase 7 and Phase 7A. The Addendum reconciles portions of the Series 2019 project infrastructure costs with the remaining Series 2019 construction fund balance and applies special assessments consistent with the original November 19, 2019 methodology. The cost breakdown in the Addendum mirrors the engineer's report: demolition of the existing playground (\$6,000), new playground furnish and install (\$112,000), amenity building and parking addition (\$784,100), erosion control (\$8,200), and contingency/professional fees/general conditions (\$177,800), totaling \$1,088,100.

A detailed funding discussion followed. Staff clarified that the sources include approximately \$609,000 in the Series 2019 acquisition and construction fund and an anticipated contribution from PRWC proceeds; no draw from District reserves is contemplated at this time. While prior meetings considered temporarily using up to \$500,000 in reserves to preserve playground pricing if construction funds were not accessible by a deadline, counsel explained that adopting the supplemental documents now authorizes access to the construction funds for the playground, eliminating the need to borrow from reserves. Ms. Thibault further affirmed that approval of the Addendum does not obligate the District to advance the amenity building; the only immediate expenditure is the playground, and the Board retains discretion to pause any remaining elements if anticipated PRWC funds do not materialize.

With those clarifications, a motion to approve the Addendum to the Supplemental Assessment Methodology (Phase 7 and 7A) Series 2019 was made and seconded, and the motion carried unanimously.

On a MOTION by Supervisor Anderson, SECONDED by Supervisor DiBrango, WITH ALL IN FAVOR, the Board approved the Addendum to the Supplemental Assessment Methodology (Phase 7 and 7A), for the Highland Meadows II Community Development District.

3. Presentation of SwingSet Contract – Final Approval Before Disbursement – Option 2 – No Demolition - \$111,918.39

Turning to execution items, Staff presented for final approval the playground (swing set) agreement in the amount of \$111,918.39, exclusive of demolition. The original demolition quote, slightly over \$12,000, has been supplanted by a separate vendor at less than half that price, which appears later on the agenda. A Board member noted the contract language referenced completion within 50 days after receipt of the site plan; Staff reported the vendor's current schedule indicates approximately 16 weeks to completion from the relevant submittal/notice-to-proceed milestone. The Chair deferred a separate discussion about redeploying any salvageable park components to a later point in the agenda to keep the item focused.

A motion by Supervisor DiBrango to approve the playground agreement at \$111,918.39 was heard and carried unanimously.

On a MOTION by Supervisor DiBrango, SECONDED by Supervisor Anderson, WITH ALL IN FAVOR, the Board approved the SwingSet Contract for the Playground Option 2 Purchase with No Demolition for the total of \$111,918.39, for the Highland Meadows II Community Development District.

4. Consideration for Approval - Requisition for Disbursement to Playcore Wisconsin, Inc. d/b/a Gametime from Bond Funds - \$111,918.39

To effect payment for the newly approved playground contract, the Manager presented the required bond Requisition. She explained that disbursements from the Series 2019 construction fund must be initiated by a formal Requisition executed by the Board Chair and the District Engineer. The specific

Requisition authorizes payment of \$111,918.39 to GameTime for the playground equipment contract. The Board approved the requisition so that the contractor can be paid in accordance with the agreement. The motion carried unanimously.

On a MOTION by Supervisor Anderson, SECONDED by Supervisor Colon-Arce, WITH ALL IN FAVOR, the Board approved the Requisition for Disbursement to Playcore Wisconsin, Inc. d/b/a Gametime from the Series 2019 Bond Construction Funds in the total of \$111,918.39, for the Highland Meadows II Community Development District.

5. Consideration for Approval – Authorized Signor for Requisitions

The Board then designated the Chair as the authorized signer for future construction fund requisitions, enabling efficient processing of subsequent payments consistent with Board approvals. The motion passed unanimously.

On a MOTION by Supervisor Anderson, SECONDED by Supervisor DiBrango, WITH ALL IN FAVOR, the Board approved the Authorized Signor for Requisitions, for the Highland Meadows II Community Development District.

6. Presentation of Proposal for Demolition: Good Home Services: \$5,500

Next, Ms. Thibault presented demolition options for the existing playground. The original GameTime proposal priced demolition at a little over \$12,000. The Manager secured a competing proposal from Good Home Services for \$5,500 to demolish and remove the existing equipment. The Board approved the \$5,500 demolition engagement.

On a MOTION by Supervisor Colon-Arce, SECONDED by Supervisor Anderson, WITH ALL IN FAVOR, the Board approved the Proposal for Demolition from Good Home Services for \$5,500, for the Highland Meadows II Community Development District.

A broader policy discussion followed regarding whether the District should repurpose the existing playground equipment, particularly for a Phase 7 location. Staff outlined practical considerations:

- Scope and liability. Good Home Services is willing to demolish and, if directed, carefully disassemble and relocate components, but they will not reinstall equipment. Because of safety and liability, any reinstallation would need to be performed by a professional playground installer, with appropriate inspections.

- Documentation for reinstallation. If the Board elects to repurpose equipment, Good Home Services could record a detailed, step-by-step video during disassembly to guide a professional installer. That documentation would carry an additional cost (to be determined), as demolition would need to be performed more carefully than a simple removal.

- Timing and logistics. GameTime's lead time for the new amenity-center playground is approximately sixteen weeks. To avoid storage costs and handling damage, the demolition, potential repaint/refurbishment, relocation, and professional reinstallation would need to be tightly sequenced within that window. Good Home Services indicated they could coordinate timing if the Board chooses to proceed, but they would only handle demolition/relocation—not reconstruction.

- Costs and funding. Staff estimated professional installation of the repurposed (smaller) playground in a new location would likely range from \$15,000 to \$20,000, exclusive of surface materials, borders, landscaping, and permitting/inspection. Additional costs would include ADA-compliant playground mulch and perimeter edging, and any required permits and third-party inspections. The Manager noted current-year funds are tight due to erosion work and increased wall expenses; however, the FY 2026 budget includes \$15,000 for capital projects and \$5,000 for contingencies. Staff will present a year-end financial analysis and any needed budget amendment at the November meeting.

Board Members weighed the relative value of refurbishing and relocating the existing equipment versus purchasing a new, smaller playground for Phase 7. Considerations included the comprehensive cost of reinstallation (professional installer, safety inspections, permit fees, ADA surfacing, edging, and

potential repainting), as well as the amenity programming differences between the main amenity center and Phase 7 (parking availability and anticipated usage). Several members emphasized the importance of seeing firm pricing for a turnkey repurpose option before deciding.

By consensus, the Board directed staff and the Engineer to return in November with a consolidated, “bow-tied” package of information to enable a decision, including: (i) quotes from professional playground installers to reinstall the salvaged equipment; (ii) estimated quantities and costs for ADA playground mulch and perimeter borders at the proposed Phase 7 site; (iii) anticipated permitting and inspection requirements and fees; and (iv) any associated costs for careful demolition and documentation to support reinstallation. The Engineer will also prepare aerial-based quantity takeoffs for surfacing and coordinate with staff on permitting/inspection pathways. The Manager will concurrently evaluate whether surplus components (e.g., an interactive panel alternative for the tire feature) could be economically added and will continue exploring potential savings opportunities.

With those directions in place, the Engineer confirmed he would compile the requested estimates and permitting/inspection details for the next meeting. The Board thanked the Engineer and released him from the line for the balance of this section.

Before releasing the Engineer, the Manager asked for a status check on a narrow grass strip along 10th Street previously shared by pin drop. The Engineer confirmed he still had the location and would either have coworker review it or personally inspect it the next day and provide an update for circulation to the Board.

V. JCS Security Updates

The Board then received the monthly security update from JCS Investigations. Director Vincent Palovich introduced himself as the primary contact going forward, with administrative support from Candace Silver and Michael. Since the last update, JCS submitted approximately 14 incident reports and 24 maintenance reports to District management. Follow-up centered on safety concerns in the dog park: multiple, worsening ground holes had been noted. Management explained the park was reopened after consulting insurance, with patrons warned of hazards; however, given the number and size of the holes and the longer horizon for any nearby construction, Staff will have Mr. Comings obtain a proposal from LA to fill and repair the area. JCS also reported typical rule issues — marijuana odor near the park and suspected alcohol at the pool. While the latter was not witnessed, the housekeeper corroborated evidence, and JCS reinforced pool rules with the patron.

Regarding signage, Staff confirmed the “No Food / No Alcohol” sign had been delivered and would be installed by Good Home Services, who would also be on site the next day to address the previously discussed nine-inch fence opening. On staffing, JCS explained that if an officer calls out, they seek coverage; if unavailable, they notify management and dispatch a rover for lock-up. Mr. Palovich distributed business cards including his direct cell for urgent coordination.

Administrative follow-ups included a reminder that the September JCS invoice had not yet been submitted (JCS will follow up), and a clarification that the memo reference to “installation lights at pool” correctly reflects the previously approved solar lights around the pool.

VI. Field Services Report

The Board next turned to Field services. Mr. Bryant reported on Phase 7 irrigation at the entrance: two control valves are present — one serving zones just inside the south sidewalk and one servicing the north circle, which has roughly eight spray heads. He did not find a controller in that immediate vicinity and could not confirm the clock location, which likely ties back to the nearby small park well house. In response, the Board reiterated the need for a comprehensive, accurate map of valves and controllers across the District.

Management recapped the history: Prince & Sons had been slated to produce a GIS-based valve/clock map for approximately \$1,500, leveraging their on-site knowledge of the 129 boxes. Their staff member assigned to the task had suffered a heart attack; the firm has not delivered the map, their maintenance contract ends October 31, and no payment has been made for the map work. Multiple reminders have gone unanswered.

Given the uncertainty, the Board discussed engaging Ms. Bryant to complete the mapping. Mr. Bryant advised that while he had encouraged leaving the mapping with Prince & Sons due to their familiarity, he could produce a GIS-referenced valve and controller map under a time-and-materials arrangement and target completion by the November meeting. After discussion, the Board approved a contingent authorization: if Prince & Sons does not deliver the map by October 31, Mr. Bryant is authorized to perform the mapping for a not-to-exceed amount of \$2,500, with the goal of delivering by the November meeting. The motion passed unanimously. Dana confirmed he would be prepared to proceed November 1 if needed.

On a MOTION by Supervisor Galbraith, SECONDED by Supervisor Anderson, WITH ALL IN FAVOR, the Board approved for Anchor Stone Management via Mr. Bryant to produce a GIS valve and controller map for NTE \$2,500 contingent on Prince & Sons not being able to deliver one by October 31, 2025 based on the prior arrangement, for the Highland Meadows II Community Development District.

As the irrigation discussion continued, Ms. Thibault noted the review of Phase 7 irrigation was prompted in part by potential improvements contemplated on the entrance island, with details to follow in the next portion of the meeting. Mr. Bryant advised that the island's irrigation is tied to the north-side entry spray zones and cannot be isolated, which constrains plant selection. Because spray heads will not adequately water shrubs once they mature, he recommended drought-tolerant material that can thrive on the existing schedule — examples included coontie, bromeliads, and agave — or converting the area to a vergescape/xeriscape palette. Drip irrigation could be added either by replacing spray heads with point-of-connection drip or by supplementing sprays with side-inlet drip lines, but he cautioned that drip systems require vigilant maintenance (emitters clog; rodents chew lines). The consensus was that drought-tolerant plantings are most practical under current hydraulics.

Supervisor Colon-Arce asked whether similar treatments could stabilize a worn, sloped play area in Phase 4 that has become bare dirt due to heavy use. Mr. Bryant suggested prioritizing erosion control species on that slope; while he is not a fan of juniper aesthetically, it is highly effective for slope stabilization — and, importantly, its texture discourages play in areas where plant establishment is needed. Staff will carry forward both locations when scoping options.

A. Presentation of the Highland Meadows II Task List & Maintenance Inspection Check List

The Management then turned to the new maintenance inspection program. Mr. Comings presented the monthly “grading/scoring” checklist he piloted at the amenity center and pool, covering landscape health, cleanliness, and facility condition. With Melee mobilizing next month, he will meet them on site to calibrate expectations to the scoring criteria. He plans to divide the District into four geographic quadrants (bounded by 10th and Patterson) and report on two quadrants per month so the Board receives regular, actionable assessments. The amenity inspection sub-checklist (restrooms, floors, supplies, dog-waste bags, etc.) will be included.

Chairwoman raised community-wide aesthetics, noting poor conditions on certain HOA-maintained lots. Counsel explained the CDD has no enforcement authority over private lots or HOA common areas; however, Mr. Comings can notify the relevant HOA managers of observed issues as a courtesy.

On safety items, the Board returned to the traffic sign audit. While many repairs were deferred until after hurricane season, several signs now present immediate hazards. Staff and security have documented multiple locations; one in particular — adjacent to 1630 Woodlark — is “hanging by a thread,” with another on Lions also flagged. The Board directed Mr. Comings to (i) prepare a short priority list of imminently unsafe signs for immediate action and (ii) work with Good Home Services, who will be on site, to re-secure the Woodlark sign and assess Lions right away. The comprehensive sign repair proposals will be brought back next month.

Facilities update noted steady progress: Good Home Services has removed fencing in preparation for the Permacast wall, restroom lights have been replaced, and an acute maintenance incident — a men's room urinal overflow — was mitigated on the spot (with an assist from Supervisor Anderson for tools) and subsequently repaired by House Doctors; the invoice will appear for ratification next month. Water fountains and the camera system are functioning normally.

The Board confirmed earlier decisions and timelines: the American Pressure Washing contract (approximately \$7,000) for walls/fences remains scheduled for after hurricane season so that surfaces are refreshed shortly before the holidays. Finally, regarding monument aesthetics in Phase 4, Good Home Services is working to achieve an exact paint match after an initial Home Depot match proved slightly off; staff will proceed once the color is correct so lettering and adjacent bands are uniform. The vendor is seeking a new match from Sherwin-Williams and expects to correct the paint within the next day.

A debris complaint was then raised for the area near Persian and 10th Street — large tree limbs piled where no adjacent trees exist, likely on CDD property. Staff will coordinate with Mele to remove the material promptly.

The Management returned briefly to the new landscape/facility scoring sheet. The amenity center landscape had scored a 79 (with 80 set as the failure threshold). While no enforcement is being taken during the contractor transition, Mr. Comings will use the checklist as a punch list with Mele and report monthly. The Supervisors expressed support for the format and approach.

B. Consideration of Proposal – Good Home Services – Extra LED Lights in the Women’s Bathroom - \$310

Ms. Thibault presented a Good Home Services proposal to replace failed exterior LED light fixtures over the sinks in the women’s restroom (\$310). During discussion, Chairwoman also flagged recurring confusion over restroom door locking: doors appear to be locking automatically around 7:00 p.m., which conflicts with the intended key-based locking routine and has previously trapped patrons and staff. Mr. Comings will test the doors this evening to confirm behavior; if automation is discovered, staff will coordinate with the access-control vendor (Todd) to correct it so doors operate strictly by manual key. The Board then approved the \$310 lighting replacement; the motion passed unanimously.

On a MOTION by Supervisor Colon-Arce, SECONDED by Supervisor Anderson, WITH ALL IN FAVOR, the Board approved the Good Home Services Extra LED Lights in the Women’s Bathroom for \$310, for the Highland Meadows II Community Development District.

VII. Administrative Matters

A. Consideration for Acceptance– September 2025 Unaudited Financial Statements.

The Manager presented the September 2025 unaudited financials. Supervisor Colon-Arce asked why the “Physical Environment” year-to-date column had not settled to the full budget at fiscal year-end. Ms. Thibault explained that while most categories align, the capital projects line still reflects remaining visioning dollars (approximately \$20,000 projected) against total capital expenditures to date (approximately \$223,000), and that the final close-out will be reflected after pending project charges clear.

At this time a conferencing audio interruption occurred on the call.

On a MOTION by Supervisor Anderson, SECONDED by Supervisor Galbraith, WITH ALL IN FAVOR, the Board accepted the September 2025 Unaudited Financial Statements, for the Highland Meadows II Community Development District.

B. Consideration for Approval – Minutes of the Regular Meeting of the Board of Supervisors – September 25, 2025

The minutes of the September 25, 2025 regular meeting were approved as presented.

On a MOTION by Supervisor Colon-Arce, SECONDED by Supervisor Galbraith, WITH ALL IN FAVOR, the Board approved the Minutes of the Regular Meeting of the Board of Supervisors – September 25, 2025, for the Highland Meadows II Community Development District.

C. Consideration for Approval – District Counsel Invoice

District Counsel noted prior discussions with the firm regarding travel reimbursements; those credits/adjustments should appear on the next bill. The current invoice was approved.

On a MOTION by Supervisor Anderson, SECONDED by Supervisor Colon-Arce, WITH ALL IN FAVOR, the Board approved the District Counsel Invoice, for the Highland Meadows II Community Development District.

D. Ratifications:

- 1. Presentation of Final Contract with Mele Environment for Landscape Services**
- 2. Presentation of Final Boltons Towing Agreement**
- 3. Image 360 Proposal for Signage - \$216.19**
- 4. Danielle Fence - 1455 Lassen Street - \$2,136**
- 5. Prince & Sons – Irrigation Proposal - \$497.74**

The Board elected to approve the slate with one modification: Bolton's Towing overnight enforcement hours will be revised to 10:00 p.m. to 6:00 a.m. (instead of midnight to 6:00 a.m.). With that change, the Board ratified: (i) the final Mele Environment Landscape Services contract, (ii) the final Bolton's Towing agreement (as amended to 10 p.m.–6 a.m.), (iii) Image360 Signage proposal #21619, (iv) Daniel Fence for Lassen Street, and (v) Prince & Sons irrigation proposal for \$497.74.

On a MOTION by Supervisor DiBrango, SECONDED by Supervisor Anderson, WITH ALL IN FAVOR, the Board ratified the 1) Final Contract with Mele Environment for Landscape Services, 2) Final Boltons Towing Agreement with a revision of the overnight enforcement hours to be 10:00 p.m. to 6:00 a.m., 3) Image 360 Proposal for Signage - \$216.19 4) Danielle Fence - 1455 Lassen Street invoice for \$2,136, 5) Prince & Sons – Irrigation Proposal for \$497.74, for the Highland Meadows II Community Development District.

VIII. Other Matters to be Introduced

1. Discussion of Cooper Pools Proposal for Classic Pump - \$688 to Adjust One Head

❖ Report from Florida Department of Health - Regarding the Classic Pump Adjustment on Their Cited Other

Ms. Thibault presented a Classic Pump proposal for \$688 to adjust one head in response to a Department of Health-cited deficiency. The manager confirmed with DOH that the adjustment is required. The item was presented for compliance; the Board raised no objections and moved to the next item.

On a MOTION by Supervisor Galbraith, SECONDED by Supervisor DiBrango, WITH ALL IN FAVOR, the Board approved the Cooper Pools Proposal for Classic Pump - \$688 to Adjust One Head, for the Highland Meadows II Community Development District.

2. Consideration of Proposal – Good Home Services 397 – Repair Dog Park Gate - \$205

Following JCS reports of small dogs slipping under a gate, Good Home Services proposed a \$205 repair to reduce the gap and contour the ground. Supervisors discussed whether to proceed now or bundle with broader remediation of multiple dog-park holes. Given likely near-term demolition and the desire to avoid piecemeal fixes, the Board deferred action and asked staff to return with a consolidated solution alongside the hole-filling proposals.

3. Consideration of Proposal – Good Home Services 398 – Replace Light Sensor in Men's Restroom - \$215

Multiple complaints indicate the motion sensor is not functioning. A motion to replace the men's restroom sensor was made and seconded; the Board approved the repair unanimously.

On a MOTION by Supervisor Galbraith, SECONDED by Supervisor Anderson, WITH ALL IN FAVOR, the Board approved the Proposal from Good Home Services 398 to Replace Light Sensor in Men's Restroom for \$215.00, for the Highland Meadows II Community Development District.

4. Consideration of Proposal – Good Home Services 399 – Permanently Secure Gate at Field - \$165

Ms. Thibault introduced an item to permanently secure the pool-fence gate that opens to the soccer field (the side gate within the pool enclosure). The Board Members clarified that the gate in question is the side gate within the pool fence that also opens directly to the soccer field. Ms. Thibault noted it is

currently secured only with a temporary black tie. For safety, liability, and to prevent unauthorized crossover between facilities, the Board directed that it be permanently secured with metal hardware. A motion to approve permanent securing of the gate was made, seconded, and carried unanimously.

On a MOTION by Supervisor DiBrango, SECONDED by Supervisor Colon-Arce, WITH ALL IN FAVOR, the Board approved the Proposal – Good Home Services 399 – Permanently Secure Gate at Field - \$165, for the Highland Meadows II Community Development District.

5. Consideration of Proposal – Good Home Services 402 – Remove Broken Bench at the Playground Area - \$245

Turning to playground safety, the Board considered removal of a broken bench at the playground for \$245. It was reported the bench surface was bent and sharp, posing a clear injury risk. The Board agreed that removal was necessary and discussed, for future replacements, selecting sturdier models better suited to playground activity. The Board approved removal; the motion passed unanimously.

On a MOTION by Supervisor Anderson, SECONDED by Supervisor DiBrango, WITH ALL IN FAVOR, the Board approved the Proposal – Good Home Services 402 – Remove Broken Bench at the Playground Area - \$245, for the Highland Meadows II Community Development District.

6. Consideration of Proposal – Cooper Pools = Ladder Tread - \$99.45 as Requested by Health Department Inspection Report

Pool compliance items followed. Cooper Pools submitted a \$99.45 proposal to replace a ladder tread required by the Department of Health. Ms. Thibault confirmed this is a cited deficiency. The Board approved the repair unanimously.

On a MOTION by Supervisor Anderson, SECONDED by Supervisor DiBrango, WITH ALL IN FAVOR, the Board approved the Proposal – Cooper Pools = Ladder Tread - \$99.45 as Requested by Health Department Inspection Report, for the Highland Meadows II Community Development District.

IX. District Manager

The District Manager briefed the Board on a towing dispute. A vehicle parked at a corner was towed by Bolton's; the owner seeks reimbursement, arguing the "No Parking" pavement stencils did not clearly mark the continuous prohibited area. Staff displayed photos showing the car's front end aligned with a "No Parking" stencil near the corner. Supervisors debated the sufficiency of markings: some emphasized the location was plainly at a corner and therefore within the 30-foot no-parking buffer discussed and adopted at the public hearing; others noted earlier staff cautions that stencil-only markings at corners could lead to confusion and suggested adding continuous striping or additional signage between stencils. The Board took no action on reimbursement during this discussion but acknowledged the need to review corner-area markings for clarity. Further consideration was deferred to later in the meeting. Photographs reviewed in the meeting showed the vehicle's front bumper aligned within inches of a "No Parking" stencil; the tow operator maintained the bumper was effectively in line with the marked zone, while Supervisors noted the absence of continuous striping or signage delineating the entire 30-foot corner buffer previously discussed at the public hearing. Views diverged on whether the markings were sufficiently clear to warrant towing.

An initial motion to deny reimbursement failed for lack of consensus after extended debate and audio difficulties. A subsequent motion to refund the towing charges carried on a 3–2 vote. In approving the refund, the majority emphasized the ambiguity created by stencil-only markings at corners; the minority registered that drivers are expected to observe corner setbacks regardless of signage. The Board directed staff to bring back options to improve corner delineation (e.g., continuous curb striping and/or additional signs) to prevent repeats.

On a MOTION by Supervisor Galbraith, SECONDED by Supervisor Colon-Arce, WITH THREE IN FAVOR AND TWO OPPOSED [DiBrango, Anderson], the Board adjourned the Meeting, for the Highland Meadows II Community Development District.

X. Audience Comments – New Business – (limited to 3 minutes per individual)

During audience comments, a resident (Cindy Williams) relayed ongoing issues at the dog park — chronic digging creating large holes, and patrons failing to pick up after their pets. She emphasized the same owners are repeatedly responsible. Staff confirmed some users appear to be nonresidents. The Board discussed enforcement tools: the CDD cannot fine private individuals but can suspend amenity privileges under District rules. Members noted that to enforce suspensions at the dog park, access control (e.g., a swipe or coded lock) would be necessary, along with staff/security presence during events of concern. An aggressive (but costly) option some communities use — DNA registration of dog waste — was mentioned as an example; the Board took no action on that approach.

Supervisor comments highlighted the importance of HOA property managers attending CDD meetings or participating remotely to coordinate standards across the community. The Board recognized Avid for improved conditions and responsiveness in Phase 4, noting their regular attendance and communication.

Additional audience input included operational clarifications. Staff confirmed a payment to JCS (check #5106 issued October 1). Regarding restroom door concerns, the pool guard indicated the doors often stick rather than auto-lock; patrons may think they are locked when knobs resist. Staff will continue monitoring and address any mechanical or alignment issues contributing to sticking.

A Phase 5 resident (Brian Fendler) reported that Prince & Sons frequently left shrub clippings on private lawns adjacent to the large dry retention area. Staff confirmed Mele will assume landscape services beginning November 1 and will be directed not to leave debris; residents were encouraged to report any recurrence promptly.

A. Discussion of Request of Phase 5 to Utilize Field Behind Mail Boxes for Community Events – Pot Luck, Tents, Etc.

Finally, the Board considered a request from Phase 5 to hold neighborhood events (e.g., potlucks) on the open field behind the mailboxes. The Board Members discussed logistics and risk management: location, parking, security staffing, hours, access remaining open to the public, no grills, and the need for liability waivers and insurance. To streamline and control events, the Board expressed a preference to designate the amenity area — including the soccer field when not scheduled for play — as the standard venue, with clear time limits and on-site security. Counsel will prepare a standard license/use agreement template (fill-in form) for HOAs or groups seeking to host events on District property, setting forth permitted activities, conditions (e.g., no grills), insurance/waivers, security requirements, and public access provisions. Counsel confirmed the District routinely uses such agreements for HOA events and can adapt its standard form. The Board agreed events would be hosted by the respective HOA, which must provide event insurance and execute the District's license and liability waiver. To manage expectations and risk during the holiday season, the Board established baseline parameters to be incorporated into the form and applied case-by-case:

- When/How long. Events may occur within a 12:00 p.m.–6:00 p.m. window, with a maximum duration of 3 hours per event.

- Location. The Board's preferred venue is the amenity area, including the soccer field when not scheduled for play. (Public access must remain open; areas cannot be exclusively closed to others.)

- Prohibited items/conditions. No grills, no alcohol, no external power. Potlucks are permitted only with ready-to-serve items (no on-site cooking).

- Security. JCS will staff events at \$25/hour per officer. Two weeks' advance notice is required. The number of officers will be tied to the HOA's expected attendance; if uncertainty warrants, the District may require a two-officer minimum as a condition of approval. Event security is a separate HOA engagement with JCS; regular amenity security remains distinct.

- Gates/Access. With the pool-side gate permanently secured (per prior action), event access to the soccer field will be through the exterior field gate (currently chained/locked), to be unlocked and relocked for approved events under staff/security coordination.

• Cleanup. The HOA is responsible for full cleanup immediately after the event. While the Board discussed deposits, Counsel advised new fees would require a public hearing; instead, the agreement will include a “one-and-done” consequence (loss of future event privileges) for failure to clean up.

- Public access. Because these are public facilities, events cannot exclude other lawful users.

Counsel will circulate a standard license agreement template (with insurance and waiver language) to staff the next morning. Management will review with the Chair and, pending any edits, distribute to HOAs so they can submit event proposals for the Board’s next meeting (for ratification and any tailored conditions).

XI. Supervisor Requests

A. Discussion of Retention Block Wall Behind 253 Merlin Street, Experiencing Block Shifts - Non-District Property

Supervisor Colon-Arce raised concerns regarding a retaining block wall behind 53 Merlin Street reported to be shifting on non-District property. The Board asked what recourse affected homeowners would have if the wall fails. Counsel explained that, because the wall is on private property and not CDD-owned or maintained, the matter lies outside the District’s authority; District funds cannot be used for private repairs. Residents should seek remedies through the homebuilder (or any applicable warranty avenues) and may also raise the issue with their HOA. The District has no liability or jurisdiction over a private retaining wall.

No additional Supervisor requests were offered. Before adjournment, the Chair noted that HOAs are exploring a joint holiday event at the amenity area; interested associations will coordinate details through management in line with the new event-use parameters.

XII. Adjournment

After all discussions were concluded, the Board moved forward with a motion to adjourn the meeting.

On a MOTION by Supervisor DiBrango, SECONDED by Supervisor Galbraith, WITH ALL IN FAVOR, the Board adjourned the Meeting, for the Highland Meadows II Community Development District.

~Any individual who wishes to appeal a decision made by the Board with respect to any matter considered at this meeting is hereby advised that they may be responsible for ensuring that a verbatim record of the proceedings is made, including all testimony and evidence upon which the appeal is based.~

The meeting minutes were approved by a vote of the Board of Supervisors during a publicly noticed meeting held on _____, **2025**.

Signature

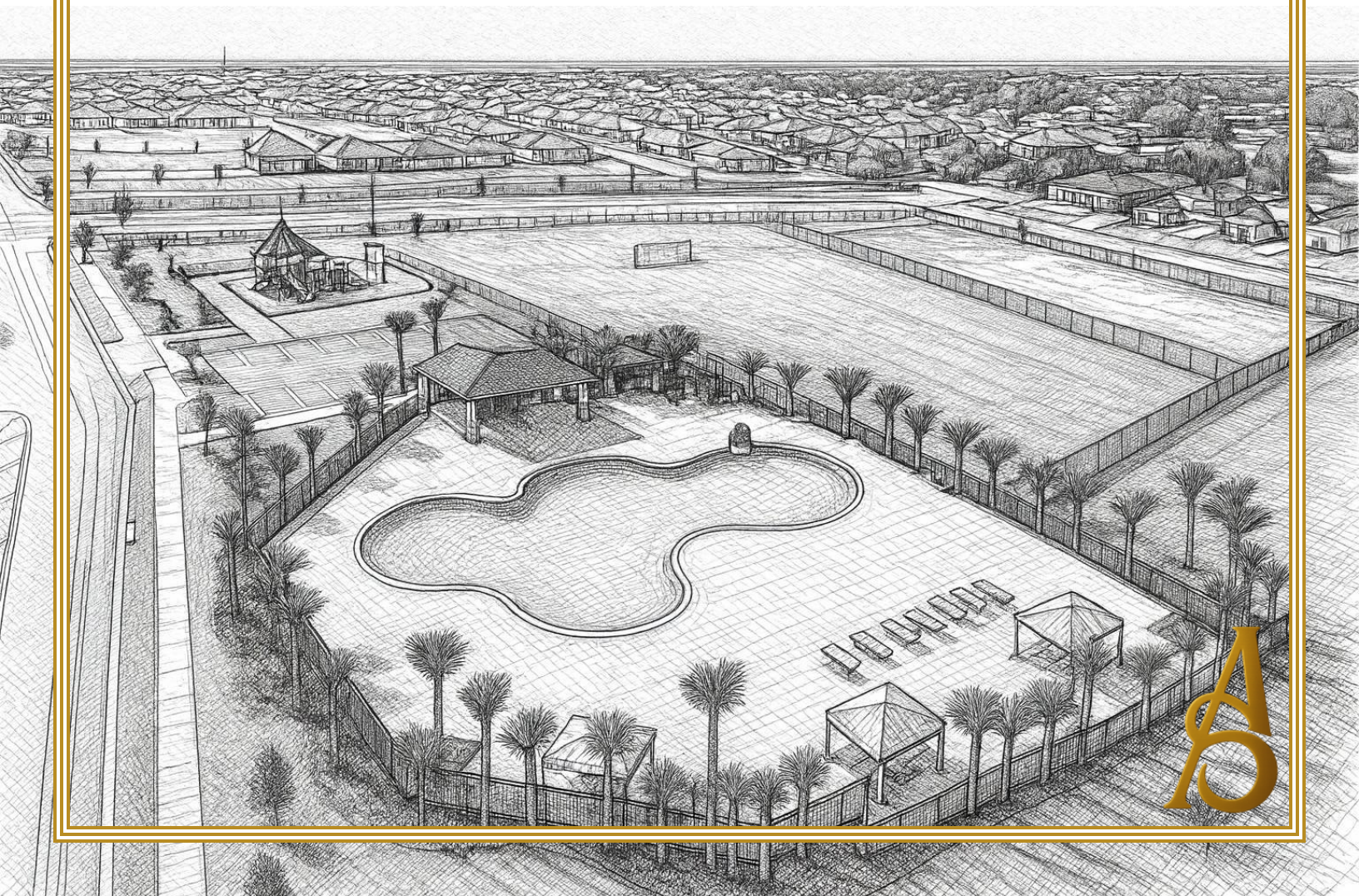
Signature

Printed Name ☐ Secretary ☐ Assistant Secretary

Printed Name ☐ Chairman ☐ Vice Chairman

EXHIBIT 9

RETURN TO AGENDA



KUTAK ROCK LLP**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

October 23, 2025

Check Remit To:

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

ACH/Wire Transfer Remit To:

ABA #104000016

First National Bank of Omaha

Kutak Rock LLP

A/C # 24690470

Reference: Invoice No. 3642100

Client Matter No. 61323-1

Notification Email: eftgroup@kutakrock.com

Highland Meadows II CDD
c/o Anchor Stone Management, LLC
Suite 160
255 Primera Boulevard
Lake Mary, FL 32746

Invoice No. 3642100
61323-1

Re: General Counsel

For Professional Legal Services Rendered

09/06/25	L. Whelan	0.10	33.00	Review effect of legislative changes on District Rules of Procedure and prepare proposed revisions regarding same
09/09/25	K. Magee	0.60	174.00	Draft agreement with Good Homes for fence removal; review and respond to correspondence regarding sidewalk parking
09/10/25	A. Weiland-Sorenson	0.20	32.00	Coordinate execution for fencing removal agreement
09/15/25	J. Earlywine	0.40	144.00	Confer with District Manager regarding invoice claim; follow-up email
09/15/25	K. Magee	0.90	261.00	Review correspondence regarding Kai outstanding invoices; review agreement with Kai and call with District Manager regarding invoices
09/16/25	J. Earlywine	0.30	108.00	Confer with District Manager regarding outstanding invoices; email regarding same

KUTAK ROCK LLP

Highland Meadows II CDD

October 23, 2025

Client Matter No. 61323-1

Invoice No. 3642100

Page 2

09/16/25	K. Magee	1.10	319.00	Review state and local ordinances regarding parking on sidewalks; draft correspondence regarding towing of vehicles parked on and blocking District sidewalks
09/17/25	K. Magee	2.20	638.00	Revise towing agreement with Bolton towing; draft temporary access agreement for Permacast wall construction
09/17/25	A. Weiland-Sorenson	0.20	32.00	Circulate executed agreement with American Power Washing
09/18/25	K. Magee	1.80	522.00	Revise and finalize temporary construction access agreement with homeowner information
09/22/25	K. Magee	0.20	58.00	Review correspondence regarding community tree beautification
09/25/25	K. Magee	4.00	1,160.00	Prepare for and attend Board of Supervisors meeting via phone
09/26/25	J. Earlywine	0.20	72.00	Email regarding contract dispute
09/26/25	K. Magee	1.80	522.00	Revise towing agreement with Bolton Towing; review correspondence from Kai regarding final payment of funds; review documentation and minutes regarding Kai payments
09/29/25	K. Magee	0.20	58.00	Review agreement with Southern Green regarding provision of bags and dog park stations
09/30/25	J. Earlywine	0.40	144.00	Conference call regarding management invoices; prepare email regarding same
TOTAL HOURS		14.60		

KUTAK ROCK LLP

Highland Meadows II CDD
October 23, 2025
Client Matter No. 61323-1
Invoice No. 3642100
Page 3

TOTAL FOR SERVICES RENDERED \$4,277.00

Less credit for travel charge on invoice 3597801 (-207.55)

SUBTOTAL \$4,069.45

TOTAL CURRENT AMOUNT DUE \$4,069.45

UNPAID INVOICES:

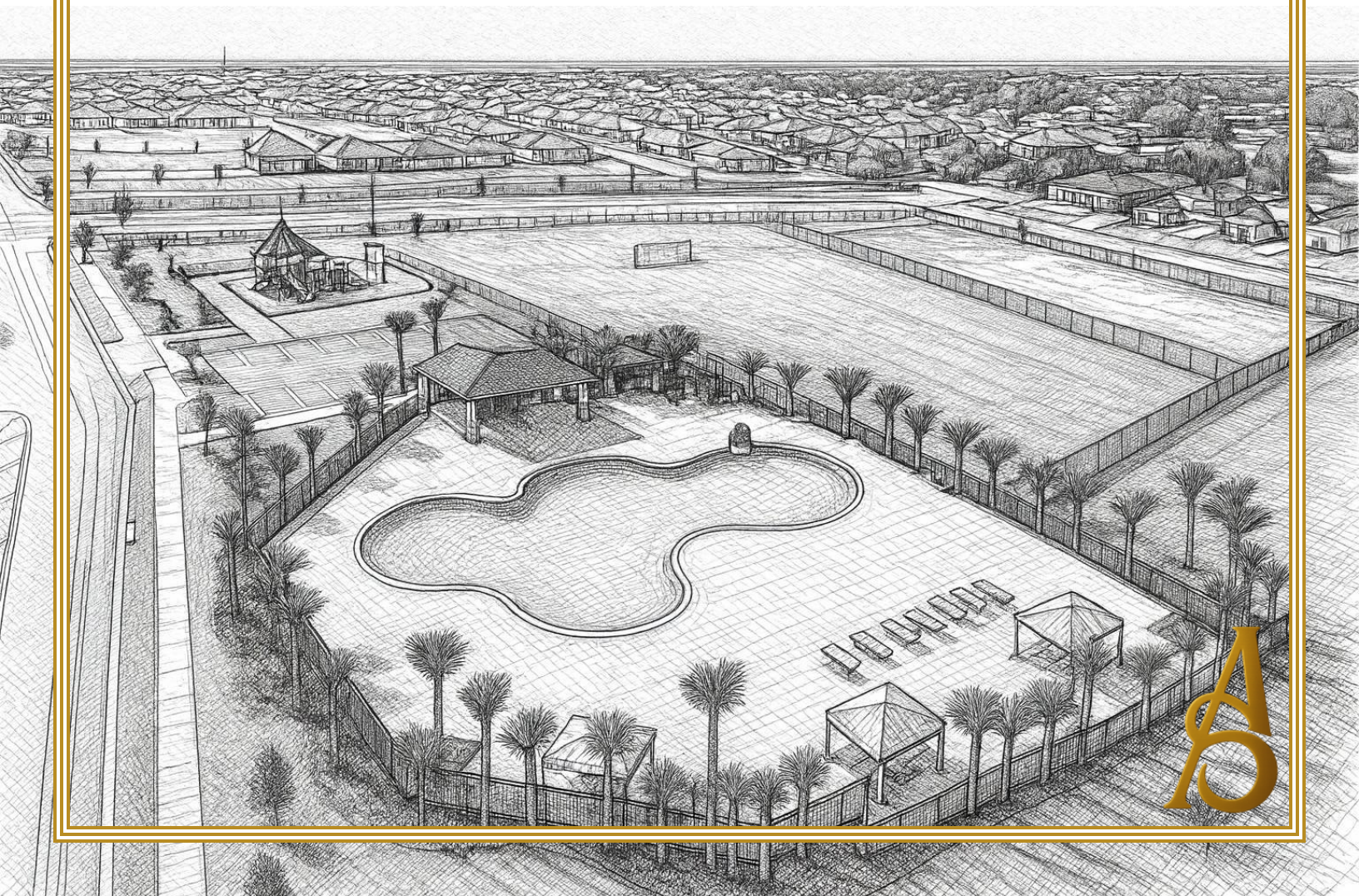
September 5, 2025 Invoice No. 3623702 4,412.00

October 6, 2025 Invoice No. 3638470 3,745.50

TOTAL DUE \$12,226.95

EXHIBIT 10

RETURN TO AGENDA



ESTIMATE

Cooper Pools, CP Remodeling &
Resurfacing
4850 Allen Rd
Zephyrhills, FL 33541-3551

info@cooperpoolsinc.com
+1 (844) 766-5256



Cleaning Commercial Acct:Anchor Stone Management LLC:Highland Meadows II

Bill to
Highland Meadows II
255 Primera Blvd Suite 160
Lake City, FL 32746

Ship to
Highland Meadows II
1015 Condor Dr
Haines City, FL 33844

Estimate details
Estimate no.: 2025-580
Estimate date: 11/07/2025
Expiration date: 12/07/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		PS374 BUOY HOLDER W/60' HEAVING LINE	PS374 BUOY HOLDER W/60' HEAVING LINE	1	\$48.13	\$48.13

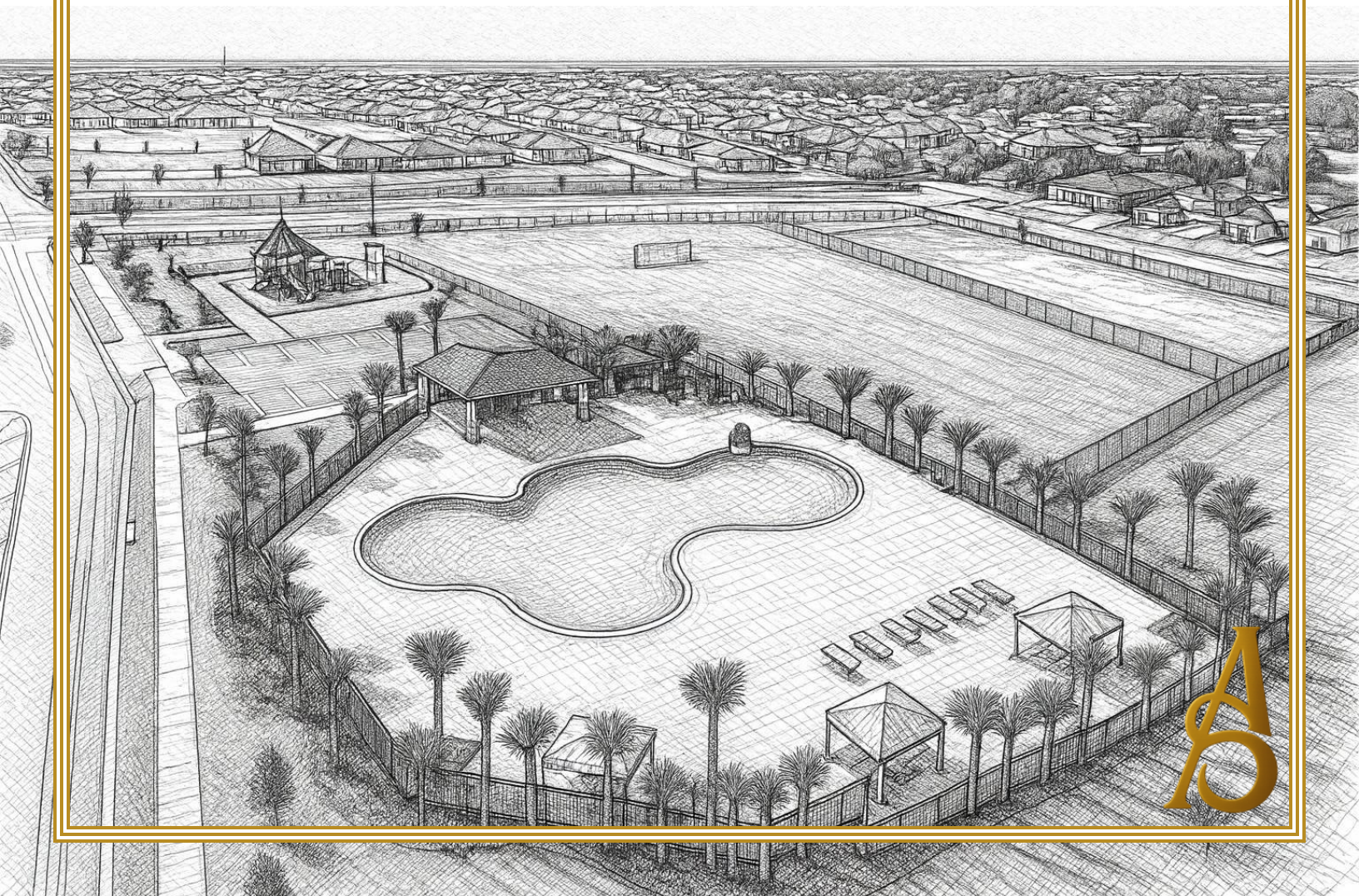
Total \$48.13

Approved by Chairman Galbraith via email on 11.07 Expiry date 12/07/2025

Accepted date Accepted by

EXHIBIT 11

RETURN TO AGENDA





We invite you to visit our plant and experience the production process of our precast concrete walls firsthand, gaining valuable insight into our manufacturing and quality control practices. Contact us for details or to schedule an appointment.

Permacast LLC State License #: CBC 1256823
Precast Walls Systems, Inc. State License #: CBC1265224

Project Name: CO #2 Highland Meadows CDD
Project #: 8498

Proposal Number: 00005850
Quote Date: 2025-10-28 10:59:50
Expiration Date: 2025-11-04

Permacast LLC / Precast Wall Systems, Inc.

Contact Information

Primary Contact: Kenny Harnden
Email: kenny@permacastwalls.com
Mobile: +1 9415441978

Contract Coordinator: Shannon Rhew
Email: shannon@permacastwalls.com
Phone: +1 888-977-9255
Mobile: +1 941-415-2538

Sales Manager: Chris Borkowski
Email: chris@permacastwalls.com
Mobile: +1 941-415-2665

Main Contact and Job Site Address

Contact Name: Greg Woodcock
Email: greg.woodcock@stantec.com
Mobile: 352-777-0183

Job Site Street: Pentas Lane
Job Site City: Davenport
Job Site State: FL
Job Site Zip: 33844
Job Site County: Polk

Billing Information

Bill To: Highland Meadows II CDD
225 Primera Boulevard
Suite 160
Lake Mary, FL, 32746

Project Line Items

Product Name	Description	Qty	Sales Price	Notes	Total Price
Custom Service Requested	Custom Service Requested - Two pallets of mats.	1.0	\$4,000.00		\$4,000.00
			Quote Total		\$4,000.00

I hereby agree to all specifications, terms, and conditions of this proposal for contract. Change Order pricing is valid for 3 business days from the Created Date listed above.

Buyer : Highland Meadows II CDD
Name
Title:
Signature

Permacast LLC / Precast Wall Systems, Inc.
Contract Coordinator: Shannon Rhew
Email: shannon@permacastwalls.com
Signature

Shannon Rhew

Timestamp

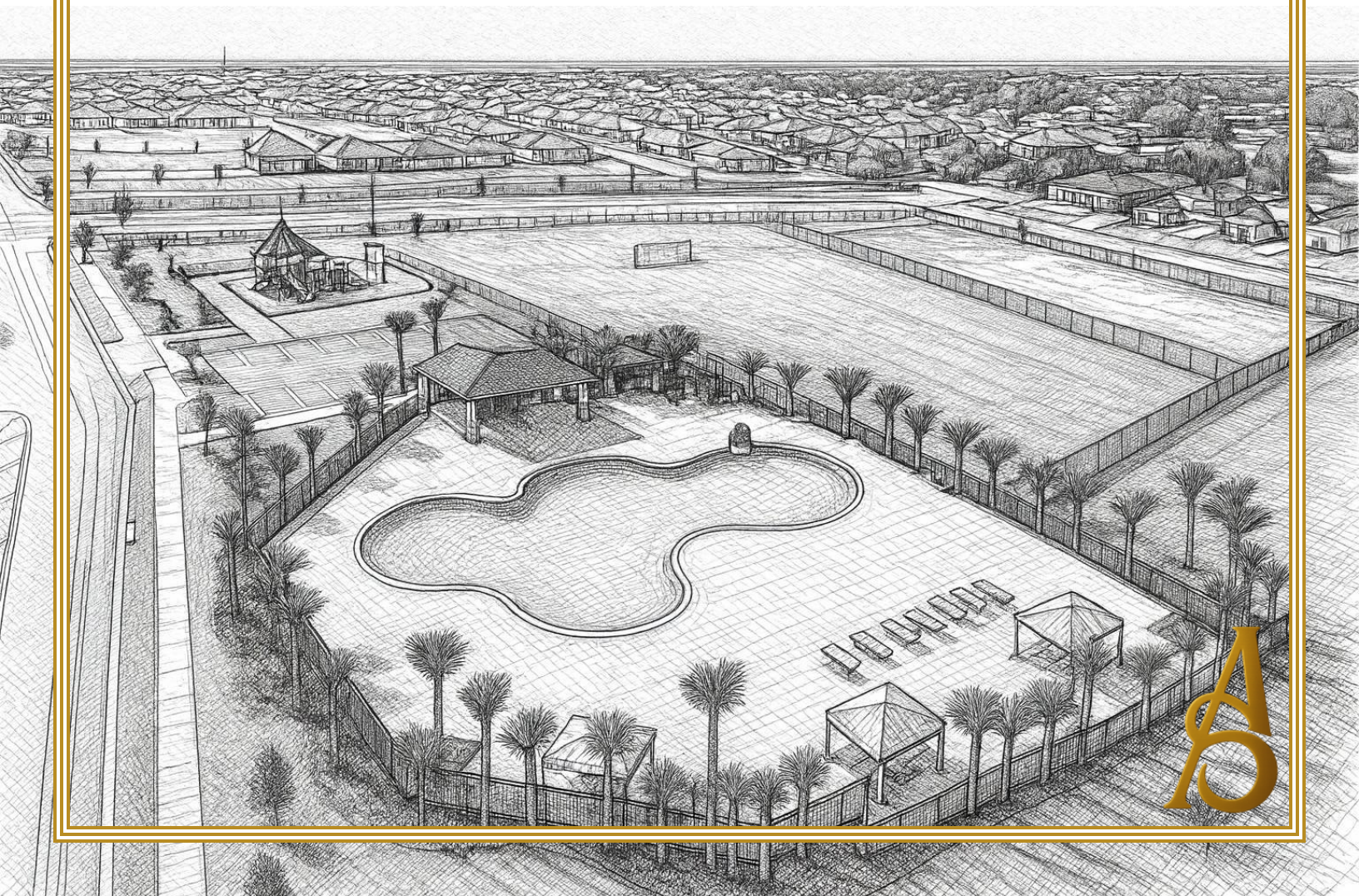
Timestamp
2025-10-28 10:59:50

Deborah Galbraith

10/28/2025

EXHIBIT 12

RETURN TO AGENDA



ESTIMATE



Good Home Services LLC

2674 Dixie Lane
Kissimmee , FL 34744
Phone: (407) 989-8043
Email: Goodhomeservicesllc@gmail.com

Prepared For

Highland Meadows 2 CDD
1015 Condor Dr
Haines City, FL 33844

Estimate # 408
Date 11/10/2025

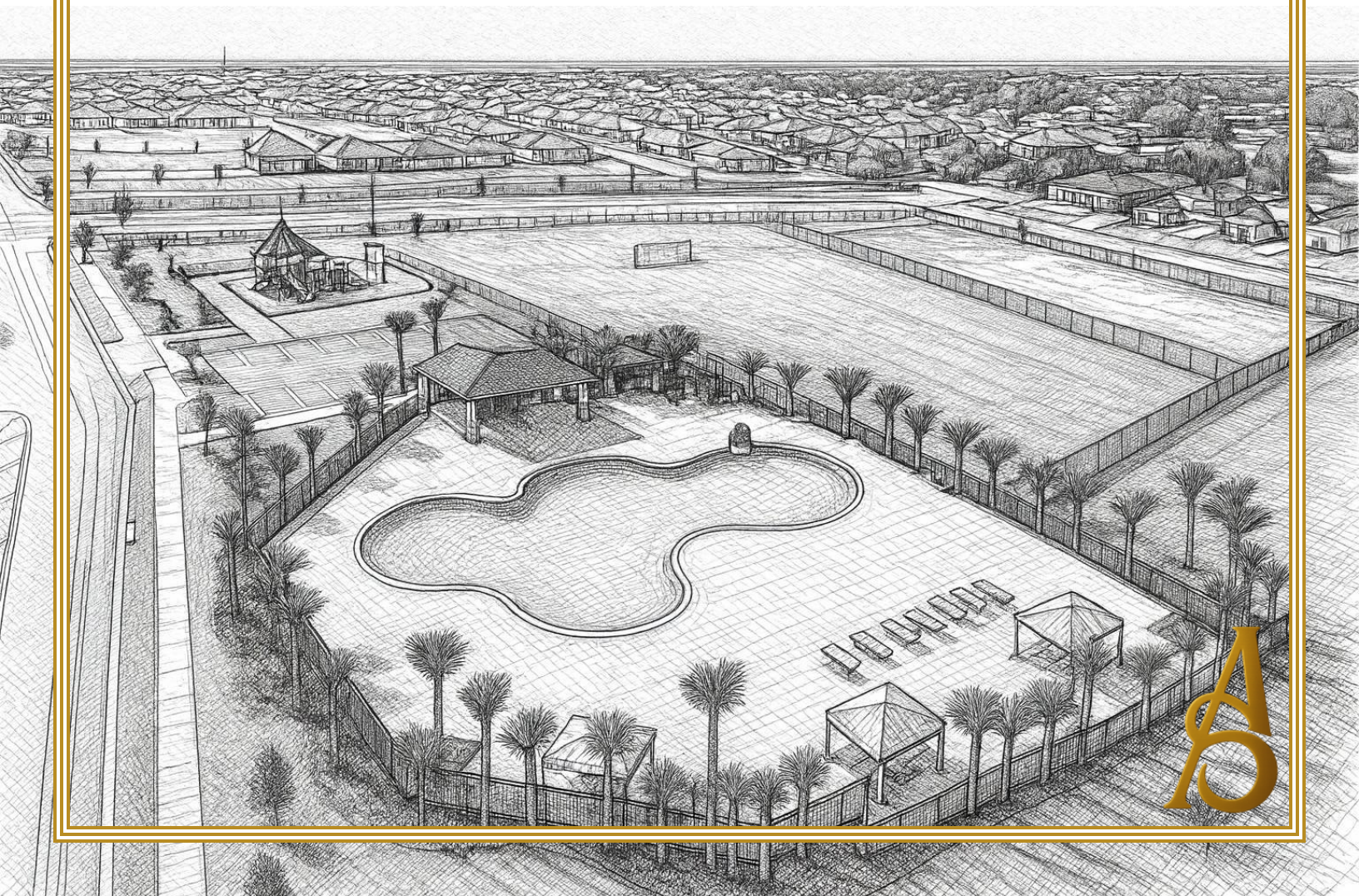
Description	Total
Hang Pool Rules sign at Pool	\$65.00
Labor and materials to hang Pool Rules sign at Pool at 1015 Condor.	
Subtotal	\$65.00
Total	\$65.00

By signing this document, the customer agrees to the services and conditions outlined in this document. It is to be noted that repairs that require texturing may not exactly match the texture pattern that is currently present. Matching texture patterns can be very difficult, Good Home Services will do its best to match these patterns. We at Good Home Services LLC have the your best interests in mind while performing work and strive make our clients happy.

Highland Meadows 2 CDD

EXHIBIT 13

RETURN TO AGENDA



HOLIDAY DECORATION

TITLE: District Holiday Decorations

AREAS: Common Areas, Community Entrances and Right of Ways

The district will allow the Common Areas, Community Entrances and Right of Ways to be decorated by residents and community groups during the holidays. The areas of postal stations are excluded. Holiday decorations allow residents to show their holiday spirit and develop esprit de corps within the community.

Highland Meadows residents and community groups contribute to the festivity and holidays and season celebrations. A Holiday Decoration request is established to ensure the protection of District infrastructure, as well as promote the safety of residents installing and removing decorations. All Holiday decorations must not pose a safety hazard to its residents. Prior to installation, residents must submit a signed liability release form to the District Property Management.

All individuals installing decorations must sign the release prior to installation or it must be signed by the "Resident Group" leader who is accepting liability for the Holiday Decorations. Holiday Decorations without a signed liability release form will be removed.

The following needs to be submitted to District Property Management prior to any decoration being placed.

1. Signed Liability Release Form
2. Decoration dimensions and proposed location(s).

HOLIDAY DECORATION RELEASE OF LIABILITY

I acknowledge and agree that by allowing the residents' holiday decorating activities to set forth above, the Highland Meadows II Community Development District does not assume any responsibility or liability for bodily injury, property damage or other loss or injury to me, my property or third parties in connection with such activities. In consideration of being able to participate in the activities described, I, for myself and for my executors, administrators, personal representatives, assigns, heirs, and next of kin hereby agree to:

1. Release, hold harmless, covenant not to sue, and forever discharge the Released Parties and all their officers, employees, directors, members, executives, agents, affiliates, representatives, successors and assigns from any claims and demands arising out of, or in connection with the activities set forth above, including but not limited to any injury, damage or loss caused or contributed to, in whole or in part, by a negligent act or omission of the Released Parties.

2. Indemnify the Released Parties from and against any loss, liability, damage or cost caused by or in connection with the holiday decoration or installation thereof, whether caused by negligence, action or inaction of the Released Parties or other individual or entity.

3. Agree the foregoing release and waiver is intended to be as broad and inclusive as permitted by Florida law, and that if any portion is held invalid for any reason, the balance should continue in full legal force and effect.

(Signature)

Signature

(Print Name)

(Print name)

Date: _____

Date: _____

HOLIDAY DECORATIONS

Decorations can be displayed on the following observed holidays:

- Presidents' Day
- Memorial Day
- Flag Day
- Independence Day
- Labor Day
- Patriot Day
- Halloween
- Veterans Day
- Winter Holiday
- Any other observed Holiday shall be submitted to the District Manager

Except for the winter holiday, decorations can be installed five (10) days before the holiday and must be removed within three (3) days after the holiday.

Winter Holiday decorations can be installed within the month of November and removed no later than January 10th. The district reserves the right to remove, alter, or relocate decorations for public safety or the protection of District property. The district is not responsible for removed, lost, stolen or damaged decorations. Decorations which are removed by District Staff due to non-compliance shall be ordered to be removed.

Decorations must be positioned to allow for 3' of free space from roadways, paths or multi-modal paths in the event they fall or are blown down by wind. No decorations will be authorized if it creates a line-of-sight obstruction to residents, drivers or pedestrians

HONOR SYSTEM

The Holiday Decoration request is designed to allow our residents to show their holiday spirit and develop esprit de corps within the community. It is done on an Honor System basis that requires a liability release and review process and thus requires minimal enforcement. Residents who participate in the Holiday Decoration are required to accept the terms of the liability release form. Failure to do so will result in non-compliant or unapproved Holiday Decorations being removed or relocated.



2024 Decorations

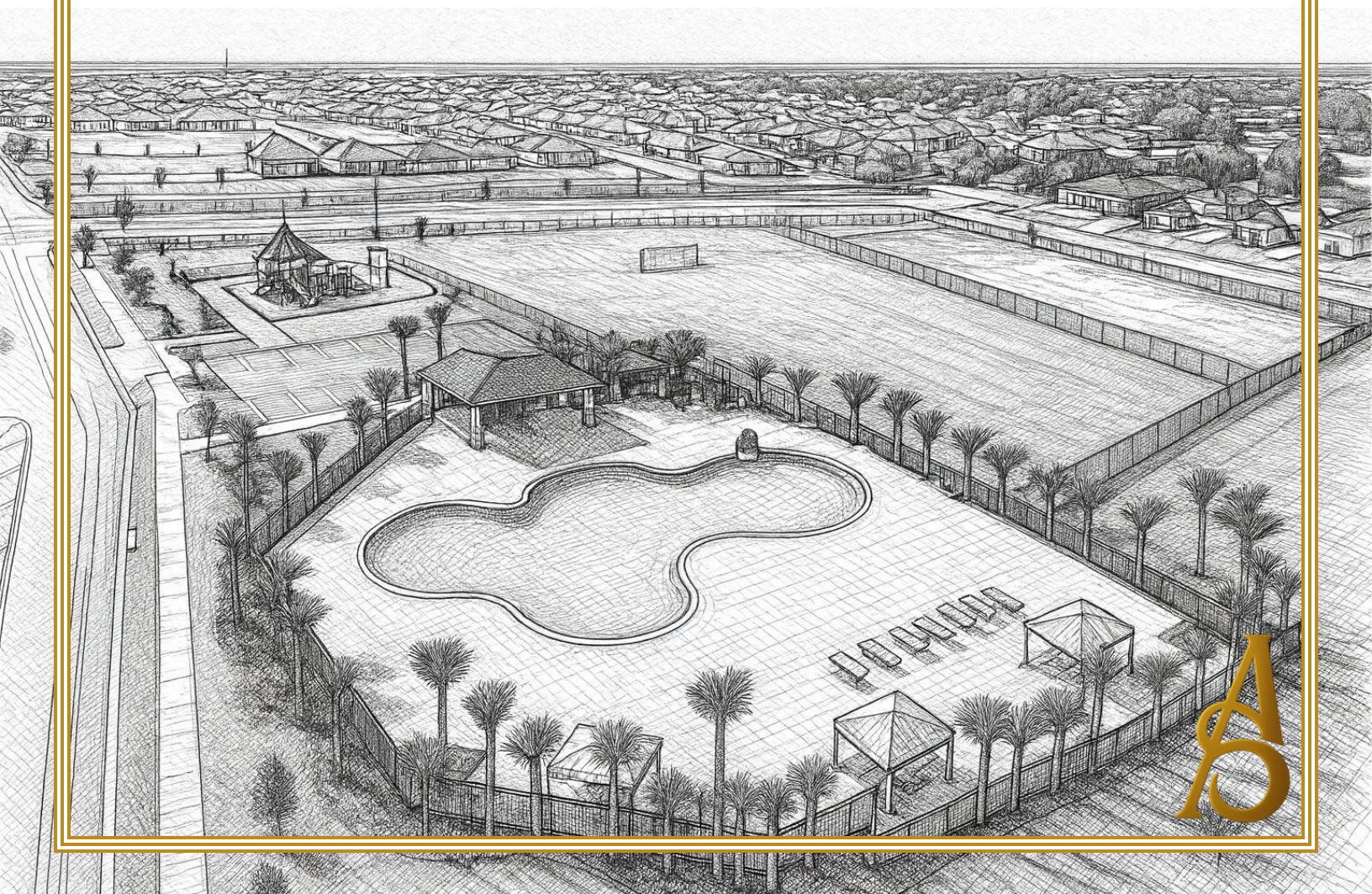


2025 Decorations

A group of residents on Merlin Street are to decorate our Flamboyant tree for the Winter Holiday. This tree was planted by neighbors and has always been cared for. The area to decorate is the tree itself and the land below (circle). This area in front of 250 Merlin Street at the end of Merlin Street (cul-de-sac).

Group decoration Leader – Luis Cruz – 253 Merlin Street

Neighbor participation - 250, 246, 226, 210 and 225 Merlin Street (others will join as we begin)



AB