



Rizzetta & Company

Hammock Oaks Community Development District

**Board of Supervisors' Meeting
August 11, 2025**

**District Office:
5844 Old Pasco Road
Suite 100
Wesley Chapel Florida 33544
813 994-1001
hammockoakscdd.net**

HAMMOCK OAKS COMMUNITY DEVELOPMENT DISTRICT

Fruitland Park Library, 604 W. Berckman Street, Fruitland Park, FL 34731

Board of Supervisors	Bill Fife	Chair
	Stephanie Vaughn	Vice Chair
	Greg Beliveau	Assistant Secretary
	Pete Williams	Assistant Secretary
	Owen Budorick	Assistant Secretary
District Manager	Lynn Hayes	Rizzetta & Company, Inc.
District Counsel	Jere Earlywine	Kutak Rock LLP
District Engineer	Robert Walpole	CHW Professional Consultants

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

The audience comments portion of the agenda is when individuals may make comments on matters that concern the District. Individuals are limited to a total of three (3) minutes to make comments during this time.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting/hearing/workshop by contacting the District Manager at (813) 994-1001. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, 1-800-955-8771 (TTY), or 1-800-955-8770 (Voice), who can aid you in contacting the District Office.

A person who decides to appeal any decision made at the meeting/hearing/workshop with respect to any matter considered at the meeting/hearing/workshop is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.

HAMMOCK OAKS COMMUNITY DEVELOPMENT DISTRICT

District Office – Tampa, Florida (813) 933-5571
Mailing Address – 3434 Colwell Avenue Suite 200, Tampa, Florida 33614
www.hammockoakscdd.net

August 1, 2025

**Board of Supervisors
Hammock Oaks Community
Development District**

AGENDA

Dear Board Members:

The Regular Meeting of the Board of Supervisors of the Hammock Oaks Community Development District will be held on **Monday, August 11 , 2025** at 11:30 a.m., at the Fruitland Park Library located at 604 W. Berckman Street, Fruitland Park, FL 34731. The following is the agenda for the meeting:

BOS MEETING:

- 1. CALL TO ORDER**
- 2. AUDIENCE COMMENTS ON AGENDA ITEMS**
- 3. BUSINESS ADMINISTRATION**
 - A. Consideration of Audit Committee Meeting
Minutes for July 14, 2025 Tab 1
 - B. Consideration of Regular Board of Supervisors Meeting
Minutes for July 14, 2025 Tab 2
 - C. Ratification of Operation & Maintenance
Expenditures for June 2025 Tab 3
- 4. BUSINESS ITEMS**
 - A. Presentation of Annual Arbitrage Report Series 2023 (AA1)
Series 2024 (AA2) Tab 4
 - B. Consideration of Series 2025 Arbitrage
Engagement Letter Tab 5
 - C. Ratification of Original Reciprocal Easement Agreement between
SK Hammock Oaks LLC & VSI Lady Lake LLC &
Hammock Oaks Community Development District..... Tab 6
 - D. Ratification of First Amendment to Reciprocal
Easement Agreement between SK Hammock Oaks LLC
& VSI Lady Lake LLC & Hammock Oaks Community
Development District Tab 7
 - E. Ratification for Doggy Duty Contract..... Tab 8
 - F. Ratification on Construction Agreement between SK Hammock
Oaks LLC & VSI Lady Lake LLC Tab 9

- G. Consideration of Interlocal Agreement Re Offsite Roundabout
Between Lake County Florida & SK Hammock Oaks LLCTab 10
- 5. **STAFF REPORTS**
 - A. District Counsel
 - B. District Engineer
 - C. Field Inspection Services Report.....Tab 11
 - D. District Manager
 - i. Presentation of District Manager ReportTab 12
 - ii. Presentation of Website Compliance Report.....Tab 13
- 6. **SUPERVISOR REQUESTS**
- 7. **ADJOURNMENT**

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at (813) 933-5571.

Sincerely,

Lynn Hayes
Lynn Hayes
District Manager

Tab 1

MINUTES OF MEETING

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

**HAMMOCK OAKS
COMMUNITY DEVELOPMENT DISTRICT**

The Audit Committee Meeting of the Board of Supervisors of Hammock Oaks Community Development District was held on **Monday, July 14, 2025, 11:30 a.m.** at the Fruitland Park Library, 604 W. Berckman Street, Fruitland Park, FL 34731.

Present from the Audit Committee:

Bill Fife	Audit Committee Member
Stephanie Vaughn	Audit Committee Member
Greg Beliveau	Audit Committee Member
Owen Budorick	Audit Committee Member
Pete Williams	Audit Committee Member

Also present were:

Lynn Hayes	District Manager, Rizzetta & Company
Jere Earlywine	District Counsel, Kutak Rock (via phone)
Luke Blackman	Representative, United Land
Kevin Englert	Representative, United Land

FIRST ORDER OF BUSINESS

Call to Order

Mr. Hayes called the meeting to order at 11:53 a.m. and performed roll call.

SECOND ORDER OF BUSINESS

Consideration of Audit Proposal

Mr. Hayes stated that the District only received one proposal for auditing services. Mr. Hayes reviewed the proposal stating that Grau & Associates will complete the annual financial audits for fiscal years 2025 (\$5,200), 2026 (\$5,300), 2027 (\$5,400), 2028 (\$5,500) and 2029 (\$5,600).

On a motion by Mr. Fife, seconded by Mr. Williams, the Audit Committee approved the Audit Services Proposal from Grau & Associates for the Hammock Oaks Community Development District.

HAMMOCK OAKS COMMUNITY DEVELOPMENT DISTRICT

July 14, 2025

Page 2

On a motion by Mr. Fife, seconded by Mr. Williams, the Audit Committee authorized Mr. Earlywine to prepare and provide a notice contract award letter to Grau & Associates and to authorize Mr. Fife to execute the new contract agreement for the Hammock Oaks Community Development District.

THIRD ORDER OF BUSINESS

Adjournment

On a motion from Mr. Fife, seconded by Mr. Williams, the Board approved to adjourn the meeting at 11:55 a.m. for the Hammock Oaks Community Development District.

Assistant Secretary

Chairman / Vice-Chairman

Tab 2

MINUTES OF MEETING

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

**HAMMOCK OAKS
COMMUNITY DEVELOPMENT DISTRICT**

The regular Meeting of the Board of Supervisors of Hammock Oaks Community Development District was held on **Monday, July 14, 2025, 11:30 a.m.** at the Fruitland Park Library, 604 W. Berckman Street, Fruitland Park, FL 34731.

Present and constituting a quorum:

Bill Fife	Board Supervisor, Chair
Stephanie Vaughn	Board Supervisor, Vice Chair
Greg Beliveau	Board Supervisor, Assistant Secretary
Owen Budorick	Board Supervisor, Assistant Secretary
Pete Williams	Board of Supervisor, Assistant Secretary

Also present were:

Lynn Hayes	District Manager, Rizzetta & Company
Jere Earlywine	District Counsel, Kutak Rock (via phone)
Luke Blackman	Representative, United Land
Kevin Englert	Representative, United Land

FIRST ORDER OF BUSINESS

Call to Order

Mr. Hayes called the meeting to order at 11:55 a.m. confirming a quorum for the meeting.

SECOND ORDER OF BUSINESS

Audience Comments on Agenda Items

There were no members of the general audience in attendance.

THIRD ORDER OF BUSINESS

**Consideration of Regular Board of
Supervisors Meeting Minutes for
May 12, 2025**

HAMMOCK OAKS COMMUNITY DEVELOPMENT DISTRICT

July 14, 2025

Page 2

On a Motion by Mr. Williams, seconded by Mr. Beliveau, with all in favor, the Board of Supervisors approved the May 12, 2025 Regular Board of Supervisors Meeting Minutes as presented for the Hammock Oaks Community Development District.

FOURTH ORDER OF BUSINESS

Ratification of Operation & Maintenance Expenditures for April 2025 & May 2025

On a Motion by Mr. Williams, seconded by Mr. Fife, with all in favor, the Board of Supervisors, ratified the Operation and Maintenance Expenditures for April 2025 (\$50,259.14) and May 2025 (\$84,268.71) for the Hammock Oaks Community Development District.

FIFTH ORDER OF BUSINESS

Ratification of Change Orders

Mr. Hayes reviewed with the Board of Supervisors the Hughes Brothers Construction, Inc. infrastructure change orders 9, 10, 11, 21 and 23 with the Board of Supervisors to raise sewer laterals for Phases 1 A and 1 B and to temporary reuse meters for townhomes and for Phase 1 C deductions for later performed work.

On a Motion by Mr. Williams, seconded by Mr. Beliveau, with all in favor, the Board of Supervisors, ratified change orders 9, 10, 11, 21 and 23 with Hughes Brothers Construction, Inc. for the Hammock Oaks Community Development District.

SIXTH ORDER OF BUSINESS

Ratification of Construction Requisitions 2024

Mr. Hayes reviewed the Series 2024 Construction Requisition # 7 with the Board of Supervisors.

On a Motion by Mr. Williams, seconded by Ms. Vaughn, with all in favor, the Board of Supervisors, ratified Series 2024 construction requisition # 7 with SK Hammock Oaks, LLC in the amount of \$4,483,483.03 for the Hammock Oaks Community Development District.

HAMMOCK OAKS COMMUNITY DEVELOPMENT DISTRICT

July 14, 2025

Page 3

SEVENTH ORDER OF BUSINESS

**Public Hearing on Fiscal Year
2025/2026 Final Budget**

On a Motion by Mr. Williams, seconded by Mr. Fife, with all in favor, the Board of Supervisors, Opened the Public Hearing on the Fiscal Year 2025/2026 Final Proposed Budget for the Hammock Oaks Community Development District.

Mr. Hayes presented and reviewed the Fiscal Year 2025/2026 Final budget to the Board of Supervisors. Mr. Hayes reviewed with the Board of Supervisors the specific lots in Assessment Area 2 (AA2) in which the assessments were paid down.

On a Motion by Mr. Williams, seconded by Mr. Fife, with all in favor, the Board of Supervisors, Closed the Public Hearing on the Fiscal Year 2025/2026 Final Proposed Budget, for the Hammock Oaks Community Development District.

EIGHTH ORDER OF BUSINESS

**Consideration of Resolution 2025-14
Approving Fiscal 2025/2026
Final Budget**

Mr. Hayes presented Resolution 2025-14 to the Board of Supervisors.

On a Motion by Mr. Williams seconded by Mr. Fife, with all in favor, the Board of Supervisors, adopted Resolution 2025-14 Approving the Fiscal Year 2025/2026 Final Budget for the Hammock Oaks Community Development District.

NINTH ORDER OF BUSINESS

**Consideration of Fiscal Year
2025/2026 Deficit Funding Agreement**

On a Motion by Mr. Williams, seconded by Mr. Beliveau, with all in favor, the Board of Supervisors approved the Fiscal Year 2025/2026 Deficit Funding Agreement between Hammock Oaks Community Development District and SK Hammock Oaks LLC for the Hammock Oaks Community Development District.

TENTH ORDER OF BUSINESS

**Public Hearing on Fiscal Year
2025/2026 Assessments**

On a Motion by Mr. Williams, seconded by Ms. Vaughn, with all in favor, the Board of Supervisors, Opened the Public Hearing on the Fiscal Year 2025/2026 Assessments for the Hammock Oaks Community Development District.

HAMMOCK OAKS COMMUNITY DEVELOPMENT DISTRICT

July 14, 2025

Page 4

On a Motion by Mr. Williams, seconded by Ms. Vaughn, with all in favor, the Board of Supervisors, Closed the Public Hearing on the Fiscal Year 2025/2026 Assessments, for the Hammock Oaks Community Development District.

ELEVENTH ORDER OF BUSINESS

**Consideration of Resolution 2025-15;
Levying O&M Assessments for Fiscal
Year 2025/2026**

Mr. Hayes presented Resolution 2025-15 Levying Operations & Maintenance Assessments for Fiscal Year 2025/2026.

On a Motion by Mr. Beliveau, seconded by Mr. Williams, with all in favor, the Board of Supervisors, adopted Resolution 2025-15, Levying Operations & Maintenance Assessments for Fiscal Year 2025/2026 for the Hammock Oaks Community Development District.

TWELFTH ORDER OF BUSINESS

**Ratification of Interlocal Agreement for
Offsite Roundabout**

The Board of Supervisors tabled the ratification of the Interlocal Agreement for Offsite Roundabout for the next meeting scheduled for August 11, 2025.

THIRTEENTH ORDER OF BUSINESS

**Acceptance of Audit Committee
Recommendation for Audit Services**

On a Motion by Mr. Williams, seconded by Mr. Fife, with all in favor, the Board of Supervisors, accepted the Audit Committee recommendation and authorize District staff to enter a contract with Grau & Associates for the Hammock Oaks Community Development District.

FOURTEENTH ORDER OF BUSINESS

**Consideration of Resolution 2025-16;
Setting the Fiscal Year 2025-2026
Meeting Schedule**

Mr. Hayes presented the Resolution 2025-16, reviewing scheduling options for the October meeting, as the original date of October 13, 2025, falls on Columbus Day. Mr. Hayes proposed alternative dates of Monday, October 6, 2025 or Monday, October 20, 2025. The Board chose to have the meeting held on Monday October, 6, 2025 for the Hammock Oaks Community Development District.

On a Motion by Mr. Williams, seconded by Mr. Fife, with all in favor, the Board of Supervisors, approved the Resolution 2025-16, Setting the Fiscal Year 2025/2026 Meeting Schedule for the Hammock Oaks Community Development District.as amended

FIFTEENTH ORDER OF BUSINESS

**Consideration of 2024-2025
Goals & Objectives Report**

Mr. Hayes presented the 2024/2025 Goals & Objectives Report to the Board of Supervisors and explained that this report is for Board Performance Measures/Standards and is the Annual Reporting form for Fiscal Year 2024/2025 based on House Bill 7013 law requirements that all Community Development District Boards must complete annually.

On a Motion by Mr. Beliveau, seconded by Mr. Williams, with all in favor, the Board of Supervisors, approved the 2024/2025 Goals & Objectives Report for the Hammock Oaks Community Development District.

SIXTEENTH ORDER OF BUSINESS

**Consideration of Hammock Oaks
Phase 1 Underground Work Utilities
Letters**

Mr. Hayes reviewed the Hammock Oaks Phase 1A, 1B, and 1C from the letter. This is the internal subdivision streets, sidewalks and stormwater infrastructure and stormwater ponds for the Hammock Oaks Community Development District properties shall be owned and maintained by the Hammock Oaks Community Development District Furthermore, Phase 1A gated roads and common areas other than stormwater ponds shall be owned and maintained by the Hammock Oaks Community Association Inc. Mr. Earlywine went on to explain the purpose of this letter is to state that the Hammock Oaks Community Development District and the Hammock Oaks Community Association Inc. would be responsible to fix any underground utilities damages during construction.

On a Motion by Mr. Fife, seconded by Mr. Williams, with all in favor, the Board of Supervisors, accepted the Hammock Oaks Community Development District letter to Public Works Town of Lady Lake for the Hammock Oaks Community Development District Phases 1A, 1B and 1C Underground Utilities Work for the Hammock Oaks Community Development District.

SEVENTEENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Mr. Earlywine was present but had no report.

B. District Engineer

Mr. Walpole was not present and there was no report.

C. Field Inspection Report

HAMMOCK OAKS COMMUNITY DEVELOPMENT DISTRICT

July 14, 2025

Page 6

Ms. Vaughn requested an update from United Land regarding the completion of work as outlined in their contract with the Hammock Oaks Community Development District. Ms. Vaughn stated that the Rolling Acres roundabout needs a lot of work and needs weeds removed. Mr. Englert informed the Board of Supervisors that the Rolling Acres roundabout weeds and all other landscape areas with weeds will be addressed this week. Additionally, Mr. Englert requested the landscape plan for the roundabouts and the name of the mulch that the Hammock Oaks Community Development District would like to use. Ms. Vaughn responded and will send over the landscape plan and the name of the mulch to use for the Hammock Oaks Community Development District.

D. District Manager Report

Mr. Hayes presented his report. Mr. Hayes reminded the Board of Supervisors that the next regular meeting will be on August 11, 2025 at 11:30 a.m. Mr. Hayes presented the Fiscal Year 2023/2024 Financial Audit report and stated that it was a clean financial audit with no findings. Mr. Hayes stated that Mr. Fife reviewed and accepted the financial audit outside this meeting.

On a Motion by Mr. Fife, seconded by Mr. Williams, with all in favor, the Board of Supervisors, ratified the Fiscal Year 2023/2024 Financial Audit Report for the Hammock Oaks Community Development District.

EIGHTEENTH ORDER OF BUSINESS

Supervisor Requests

There were no supervisor requests.

NINETEENTH ORDER OF BUSINESS

Adjournment

On a motion from Mr. Williams, seconded by Mr. Beliveau, the Board with all in favor, the Board of Supervisors adjourned the meeting at 12:28 p.m., for the Hammock Oaks Community Development District.

Assistant Secretary

Chairman / Vice-Chairman

Tab 3

HAMMOCK OAKS COMMUNITY DEVELOPMENT DISTRICT

District Office · Tampa, Florida · (813) 933-5571

Mailing Address – 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614

Operation and Maintenance Expenditures June 2025 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from June 1, 2025 through June 30, 2025. This does not include expenditures previously approved by the Board.

The total items being presented: **\$4,749.97**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Hammock Oaks Community Development District

Paid Operation & Maintenance Expenditures

June 1, 2025 Through June 30, 2025

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Rizzetta & Company, Inc.	300038	INV0000099708	District Management Fees 06/25	\$ 4,386.67
Rizzetta & Company, Inc.	300037	INV0000100273	Mass Mailing - Budget Notice 06/25	\$ 225.70
The Villages Daily Sun	300036	305739066	Account# 90172218 Legal Advertising 05/25	<u>\$ 137.60</u>
Report Total				<u>\$ 4,749.97</u>

Rizzetta & Company, Inc.
3434 Colwell Avenue
Suite 200
Tampa FL 33614

Invoice

Date	Invoice #
6/2/2025	INV0000099708

Bill To:

Hammock Oaks CDD
3434 Colwell Avenue
Suite 200
Tampa FL 33614

Services for the month of	Terms	Client Number
June	Upon Receipt	00643

Description	Qty	Rate	Amount
Accounting Services	1.00	\$1,648.00	\$1,648.00
Administrative Services	1.00	\$360.50	\$360.50
Dissemination Services	1.00	\$166.67	\$166.67
Financial & Revenue Collections Services	1.00	\$309.00	\$309.00
Landscape Consulting Services	1.00	\$500.00	\$500.00
Management Services	1.00	\$1,802.50	\$1,802.50
Website Compliance & Management	1.00	\$100.00	\$100.00
<div> <div>RECEIVED</div> <div>05-28-2025</div> </div>	Subtotal		\$4,886.67
	Total		\$4,886.67

CREDIT MEMO

Rizzetta & Company, Inc.
3434 Colwell Avenue
Suite 200
Tampa FL 33614

Return	RET0000001810
Date	6/11/2025
Page	1

Bill To:

Hammock Oaks CDD
3434 Colwell Avenue
Suite 200
Tampa FL 33614

Ship To:

Hammock Oaks CDD
3434 Colwell Avenue
Suite 200
Tampa FL 33614

Purchase Order No.	Customer ID	Salesperson ID	Shipping Method	Payment Terms	Req Ship Date	Master No.
	00643	LYNN HAYES			6/11/2025	116,191
Quantity	Item Number	Description	UOM	Discount	Unit Price	Ext. Price
1.00	00643 FS FLD SVC	Landscape Consulting Services - April Credit	One	\$0.00	\$500.00	\$500.00
<div>RECEIVED</div> <div>06/12/2025</div>						

Subtotal	\$500.00
Misc	\$0.00
Tax	\$0.00
Freight	\$0.00
Trade Discount	\$0.00
Total	\$500.00

Rizzetta & Company, Inc.
3434 Colwell Avenue
Suite 200
Tampa FL 33614

Invoice

Date	Invoice #
6/20/2025	INV0000100273

Bill To:

Hammock Oaks CDD
3434 Colwell Avenue
Suite 200
Tampa FL 33614

Services for the month of	Terms	Client Number
June	Upon Receipt	00643

[illegible]

Advertising Invoice

The Villages Daily Sun

1/1

1100 Main St.
The Villages, FL 32159

Phone: (352)753-1119

Fax: (352)751-7999

URL: <http://www.thevillagesdailysun.com>

JOHN CURTIS
HAMMOCK OAKS CDD
3434 COLWELL AVE #200
TAMPA, FL 33614

Acct. #: 90172218
Phone #: (813)933-5571
Post Date: 05/25/2025
Due Date: 06/24/2025
Invoice #: 305739066
PO #:

Ad #	Text	Start	Stop	Ins.	Amount	Prepaid	Due
01252586	HAMMOCK OAKS COMMUNITY	05/25/2025	05/25/2025	1	137.60	0.00	137.60

Please return a copy with payment

RECEIVED
05-25-2025

Total Due

137.60

Advertising Receipt

The Villages Daily Sun

1100 Main St.
The Villages, FL 32159

Phone: (352)753-1119

Fax: (352)751-7999

URL: <http://www.thevillagesdailysun.com>

JOHN CURTIS
HAMMOCK OAKS CDD
3434 COLWELL AVE #200
TAMPA, FL 33614

Acct #: 90172163
Phone: (813)933-5571
Date: 05/21/2025
Ad #: 01252586
Salesperson: RB Ad Taker: RB

Class: 0100

Description	Start	Stop	Ins.	Cost/Day	Extras	Amount
HAMMOCK OAKS	05/25/2025	05/25/2025	1	137.60	0.00	137.60

Ad Text:

HAMMOCK OAKS COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF REGULAR MEETING AND AUDIT COMMITTEE
MEETING

Notice is hereby given that the Board of Supervisors ("Board") of the Hammock Oaks Community Development District ("District") will hold a regular meeting of the Board of Supervisors on June 9, 2025 at 11:30 a.m. at Fruitland Park Library located at 604 W. Berckman Street, Fruitland Park, Florida 34731. The Audit Committee will review, discuss and evaluate the proposals submitted in response to the RFP for audit services. The regular meeting of the Board of Supervisors will immediately follow the audit committee meeting.

Payment Reference:

RECEIVED
05-21-2025

Total: 137.60
Tax: 0.00
Net: 137.60
Prepaid: 0.00

Total Due 137.60

Advertising Invoice

The Villages Daily Sun

1100 Main St.
The Villages, FL 32159

Phone: (352)753-1119

Fax: (352)751-7999

URL: <http://www.thevillagesdailysun.com>

RECEIVED
JUN - 2 2025
BY:

JOHN CURTIS
HAMMOCK OAKS CDD
3434 COLWELL AVE #200
TAMPA, FL 33614

Acct #: 90172218
Phone: (813)933-5571
Date: 05/23/2025
Ad #: 01252586
Salesperson: RB Ad Taker: RB

Class: 0100

Description	Start	Stop	Ins.	Cost/Day	Extras	Amount
HAMMOCK OAKS	05/25/2025	05/25/2025	1	137.60	0.00	137.60

Ad Text:

HAMMOCK OAKS COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF REGULAR MEETING AND AUDIT COMMITTEE
MEETING

Notice is hereby given that the Board of Supervisors ("Board") of the Hammock Oaks Community Development District ("District") will hold a regular meeting of the Board of Supervisors on June 9, 2025 at 11:30 a.m. at Fruitland Park Library located at 604 W. Berckman Street, Fruitland Park, Florida 34731. The Audit Committee will review, discuss and evaluate the proposals submitted in response to the RFP for audit services. The regular meeting of the Board of Supervisors will immediately follow the audit committee meeting.

Payment Reference:

Total:	137.60
Tax:	0.00
Net:	137.60
Prepaid:	0.00
Total Due	137.60

The Villages DAILY SUN

Published Daily
Lady Lake, Florida - 2 2025
State of Florida
County Of Lake

Before the undersigned authority personally appeared **Amber Sevison**, who on oath says that she is Legal Ad Coordinator of the DAILY SUN, a daily newspaper published at Lady Lake in Lake County, Florida with circulation in Lake, Sumter and Marion Counties; that the attached copy of advertisement, being a Legal # **01252586** in the matter of

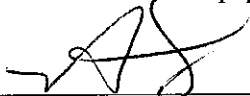
NOTICE OF MEETING

was published in said newspaper in the issues of

MAY 25, 2025

Affiant further says that the said Daily Sun is a newspaper published at Lady Lake in said Lake County, Florida, and that the said newspaper has heretofore been continuously

published in said Lake County, Florida each week and has been entered as second-class mail matter at the post office in Lady Lake, in said Lake County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisements; and affiant further says that he has neither paid nor promised any person, firm, or Corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for Publication in the said newspaper.

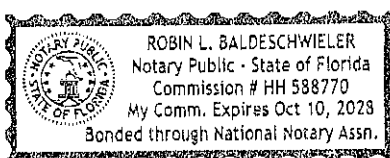


(Signature Of Affiant)

Sworn to and subscribed before me this 27
day of May 2025.


Robin L. Baldeschwieler, Notary

Personally Known X or
Production Identification _____
Type of Identification Produced _____



HAMMOCK OAKS COMMUNITY DEVELOPMENT DISTRICT NOTICE OF REGULAR MEETING AND AUDIT COMMITTEE MEETING

Notice is hereby given that the Board of Supervisors ("Board") of the Hammock Oaks Community Development District ("District") will hold a regular meeting of the Board of Supervisors on June 9, 2025 at 11:30 a.m. at Fruitland Park Library located at 604 W. Berckman Street, Fruitland Park, Florida 34731. The Audit Committee will review, discuss and evaluate the proposals submitted in response to the RFP for audit services. The regular meeting of the Board of Supervisors will immediately follow the audit committee meeting.

A copy of the agenda may be obtained at the office of the District Manager, Rizzetta & Company, Inc., located at 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614, during normal business hours. Additionally, a copy of the agenda, along with any meeting materials available in an electronic format, may be obtained by emailing the District Manager at lhayes@rizzetta.com and/or by telephoning (813) 933-5571 during normal business hours. The meetings are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The meetings may be continued to a date, time, and place to be specified on the record at such meeting.

Any person requiring special accommodations to access and participate in the meeting because of a disability or physical impairment, should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the Meetings is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Lynn Haues
District Manager
#01252586 May 25, 2025

Tab 4

Arbitrage Rebate Counselors, LLC

Arbitrage Rebate Compliance for Issuers of Tax-Exempt Bonds

July 10, 2025

Board of Supervisors
Hammock Oaks Development District
c/o Ms. Shandra Torres, District Compliance Associate
Rizzetta & Company
3434 Colwell Ave., Suite 200
Tampa, FL 33614

Re: Hammock Oaks Community Development District
(Town of Lady Lake, Florida)
\$5,965,000 Special Assessment Bonds, Series 2023 (Assessment Area One)
Annual Arbitrage Report for the period June 28, 2024 to June 28, 2025

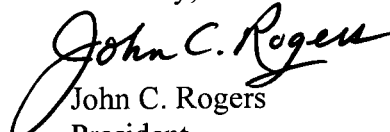
Dear Hammock Oaks Community Development District Board of Supervisors:

Please find attached the Annual Arbitrage Report for Hammock Oaks Community Development District (Town of Lady Lake, Florida), \$5,965,000 Special Assessment Bonds, Series 2023 (the "Series 2023 Bonds")

As calculated in the Annual Arbitrage Report, **no arbitrage liability was incurred** on the Series 2023 Bonds during the period June 28, 2024 to June 28, 2025, and therefore there is **no need to file** with the U.S. Treasury Department (I.R.S.).

Please note that the next annual arbitrage report for the Series 2023 Bonds is due June 28, 2026.

Sincerely,


John C. Rogers
President

Arbitrage Rebate Counselors, LLC

Arbitrage Rebate Compliance for Issuers of Tax-Exempt Bonds

July 10, 2025

Board of Supervisors
Hammock Oaks Development District
c/o Ms. Shandra Torres, District Compliance Associate
Rizzetta & Company
3434 Colwell Ave., Suite 200
Tampa, FL 33614

Re: Hammock Oaks Community Development District
(Town of Lady Lake, Florida)
\$5,965,000 Special Assessment Bonds, Series 2023 (Assessment Area One)
Annual Arbitrage Report for the period June 28, 2024 to June 28, 2025

Dear Hammock Oaks Community Development District Board of Supervisors:

This opinion is being delivered to you pursuant to our engagement to calculate the annual arbitrage liability, if any, under section 148 of the Internal Revenue Code of 1986, as amended, and the regulations promulgated thereunder (the "Code") for Hammock Oaks Community Development District (Town of Lady Lake, Florida) (the "District"), \$5,965,000 Special Assessment Bonds, Series 2023 (Assessment Area One) (the "Series 2023 Bonds") for the annual period June 28, 2024 to June 28, 2025 (the "Annual Arbitrage Period"). Our opinion is accompanied by an Annual Arbitrage Report (the "Annual Arbitrage Report").

The scope of our engagement was limited to preparing a computation of annual arbitrage liability, if any, for the Series 2023 Bonds, based upon the following information from the referenced sources:

Trust fund and account statements for the Series 2023 Bonds for the period June 28, 2024 to June 28, 2025

Source: Regions Bank, Birmingham, Alabama

Closing Documents for the Series 2023 Bonds, including Official Statement, Arbitrage and Tax Certificate and I.R.S. Form "8038-G"

Source: Rizzetta & Company, Tampa, Florida

Annual Arbitrage Report for the Series 2023 Bonds for the period June 28, 2023 to June 28, 2024, dated July 15, 2024, prepared by Arbitrage Rebate Counselors (the "Prior Arbitrage Report")

In accordance with the terms of our engagement, we did not audit the aforementioned information, and we express no opinion as to the completeness or the accuracy of such information for purposes of calculating the annual arbitrage liability amount, if any.

32 Whitemarsh Road, Ardmore, PA 19003 Tel. 610-764-7998 Email: jcrogers279@gmail.com

This Annual Arbitrage Report incorporates all the facts, assumptions, procedures, and conclusions of the Prior Arbitrage Report.

Our Understanding of the Financing

According to the Official Statement, proceeds of the Series 2023 Bonds will be used to provide funds for (i) the payment of the costs of acquiring and/or constructing a portion of public infrastructure improvements, (ii) funding interest on the Series of 2023 Bonds through at least November 1, 2023, (iii) funding the Series 2023 Bonds Reserve Account, and (iv) paying the costs of issuance of the Series 2023 Bonds.

Factors Entering Our Computations

- a) Our examination of the trust funds and accounts established with respect to the Series 2023 Bonds included the Series 2023 Costs of Issuance Account, the Series 2023 Acquisition and Construction Account, the Series 2023 Interest Account, the Series 2023 Reserve Account, the Series 2023 Sinking Fund Account, and the 2023 Prepayment Account.
- b) According to the Code, proceeds of the Series 2023 Bonds deposited to the Series 2023 Costs of Issuance Account could be invested at a yield greater than the yield on the Series 2023 Bonds for the three-year period June 28, 2023 to April 27, 2026 (the “three-year temporary period”), but were subject to arbitrage rebate.
- c) According to the Code, proceeds of the Series 2023 Bonds deposited to the Series 2023 Acquisition and Construction Account could be invested at a yield greater than the yield on the Series 2023 Bonds during the three-year temporary period, but were subject to arbitrage rebate.

According to the Code, proceeds remaining in the Series 2023 Acquisition and Construction Account after the expiration of the three-year period were restricted to the yield on the Series 2023 Bonds.

- d) According to the Code, proceeds of the Series 2023 Bonds deposited to the Series 2023 Interest Account could be invested at a yield greater than the yield on the Series 2023 Bonds during the three-year temporary period, but were subject to arbitrage rebate.
- e) According to the Code, proceeds of the Series of 2023 Bonds deposited to the Series 2023 Reserve Account could be invested at an unrestricted yield in perpetuity, but were subject to arbitrage rebate.

- f) The Series 2023 Sinking Fund constituted a “bona fide debt service fund” as defined in the Code during the Annual Computation Period if (1) such fund were used primarily to achieve a proper matching of revenues and debt service payable on the Series 2023 Bonds, (2) monies deposited therein were spent within a thirteen-month period from the date of receipt thereof, and (3) such funds were exhausted in each Bond Year (as defined in paragraph “h” below), except for a reasonable carryover amount not to exceed the greater of one year’s earnings in such funds or one-twelfth of annual debt service.

In accordance with the Code, a “bona fide debt service fund” is “unrestricted” as to yield, and not subject to arbitrage rebate.

- g) Proceeds of the 2023 Bonds were not on deposit in the 2023 Prepayment Account during the Annual Computation Period.
- h) “Bond Year” is defined, in accordance with the Code, as the one-year period beginning on June 28, 2024 and ending on June 28, 2025.
- i) According to the Arbitrage and Tax Certificate, the District did not use any proceeds of the Series 2023 Bonds to reimburse costs incurred by the District prior to June 28, 2023.
- j) According to the Arbitrage and Tax Certificate, the District did not enter into any hedging transaction with respect to the Series 2023 Bonds.
- k) All amounts withdrawn from the trust funds and accounts were assumed to be spent on the day they were withdrawn.
- l) Computations of yield are based on a 360-day year and semiannual compounding.
- m) No investment acquired (or sold) by the District was acquired (or sold) for an amount that was more (or less) than the fair market value of such investment during the Annual Computation Period.
- n) The calculation of arbitrage rebate liability for the Annual Computation Period is made as of June 28, 2025 (the “Annual Computation Date”).

Hammock Oaks Community Development District
Annual Arbitrage Report
Page Four

Based upon the assumptions referred to in the preceding paragraphs and the related information referred to above, the computations presented in the accompanying Annual Arbitrage Report and are presented below:

1. The Sources and Uses of Funds Upon Issuance of the Series of 2023 Bonds are shown on Page A-1.
2. The yield on the Series of 2023 Bonds is 5.77548156% (the "Series of 2023 Bonds Yield"), as calculated on Pages B-1, B-2 and B-3.
3. The District earned \$5,945.95 less on its investments of proceeds of the Series of 2023 Bonds during the Annual Computation Period than it would have earned had such proceeds been invested at the Series of 2023 Bonds Yield and therefore **did not incur an arbitrage liability on the Series 2023 Bonds** during the Annual Computation Period, as calculated on Page C-1.
4. Our examination of the Series 2023 Sinking Fund showed that such fund constituted a "bona fide debt service fund" the Bond Year and therefore was not subject to arbitrage rebate during such period.

Arbitrage Rebate Counselors, LLC
ARBITRAGE REBATE COUNSELORS, LLC

Hammock Oaks Community Development District
(Town of Lady Lake, Florida)
\$5,965,000
Special Assessment Bonds, Series 2023

Annual Arbitrage Report
For the Period June 28, 2024 to June 28, 2025

July 10, 2025

Hammock Oaks Community Development District
(Town of Lady Lake, Florida)
\$5,965,000.00
Special Assessment Bonds, Series 2023
(Assessment Area One)

Sources and Uses of Funds Upon Issuance of the Series of 2023 Bonds (1)

Sources:

Par Amount of Series of 2023 Bonds	\$5,965,000.00
Plus: Original Issue Discount	<u>(62,038.70)</u>
Total Sources	<u>\$5,902,961.30</u>

Uses:

Deposit to Series 2023 Acquisition and Construction Account	\$5,066,449.94
Deposit to Series 2023 Interest Account	114,283.23
Deposit to Series 2023 Reserve Account	416,928.13
Costs of Issuance, including Underwriter's Discount	<u>305,300.00</u>
Total Uses	<u>\$5,902,961.30</u>

Note:

(1) Source: Official Statement for the 2023 Bonds, dated May 24, 2023.

Hammock Oaks Community Development District
(Town of Lady Lake, Florida)
\$5,965,000.00
Special Assessment Bonds, Series 2023
(Assessment Area One)

Series of 2023 Bonds - Pricing Report

Dated Date: 6/28/2023
Issuance Date: 6/28/2023

	Principal	Interest		Bond		Original Issue	
Date	Amount	Rate	Yield	Years	Price	Discount (-) / Premium (+)	Production
5/1/2024	\$80,000.00	4.875%	4.875%	67.33	100.000%	\$0.00	\$80,000.00
5/1/2025	85,000.00	4.875%	4.875%	156.54	100.000%	0.00	85,000.00
5/1/2026	90,000.00	4.875%	4.875%	255.75	100.000%	0.00	90,000.00
5/1/2027	95,000.00	4.875%	4.875%	364.96	100.000%	0.00	95,000.00
5/1/2028	100,000.00	4.875%	4.875%	484.17	100.000%	0.00	100,000.00
5/1/2029	105,000.00	4.875%	4.875%	613.38	100.000%	0.00	105,000.00
5/1/2030	110,000.00	4.875%	4.875%	752.58	100.000%	0.00	110,000.00
5/1/2031	115,000.00	5.625%	5.650%	901.79	99.695%	(350.75)	114,649.25
5/1/2032	120,000.00	5.625%	5.650%	1,061.00	99.695%	(366.00)	119,634.00
5/1/2033	130,000.00	5.625%	5.650%	1,279.42	99.695%	(396.50)	129,603.50
5/1/2034	135,000.00	5.625%	5.650%	1,463.63	99.695%	(411.75)	134,588.25
5/1/2035	145,000.00	5.625%	5.650%	1,717.04	99.695%	(442.25)	144,557.75
5/1/2036	155,000.00	5.625%	5.650%	1,990.46	99.695%	(472.75)	154,527.25
5/1/2037	160,000.00	5.625%	5.650%	2,214.67	99.695%	(488.00)	159,512.00
5/1/2038	170,000.00	5.625%	5.650%	2,523.08	99.695%	(518.50)	169,481.50
5/1/2039	180,000.00	5.625%	5.650%	2,851.50	99.695%	(549.00)	179,451.00
5/1/2040	190,000.00	5.625%	5.650%	3,199.92	99.695%	(579.50)	189,420.50
5/1/2041	205,000.00	5.625%	5.650%	3,657.54	99.695%	(625.25)	204,374.75
5/1/2042	215,000.00	5.625%	5.650%	4,050.96	99.695%	(655.75)	214,344.25
5/1/2043	225,000.00	5.625%	5.650%	4,464.38	99.695%	(686.25)	224,313.75
5/1/2044	240,000.00	5.750%	5.875%	5,002.00	98.241%	(4,221.60)	235,778.40
5/1/2045	255,000.00	5.750%	5.875%	5,569.63	98.241%	(4,485.45)	250,514.55
5/1/2046	270,000.00	5.750%	5.875%	6,167.25	98.241%	(4,749.30)	265,250.70
5/1/2047	285,000.00	5.750%	5.875%	6,794.88	98.241%	(5,013.15)	279,986.85
5/1/2048	300,000.00	5.750%	5.875%	7,452.50	98.241%	(5,277.00)	294,723.00
5/1/2049	320,000.00	5.750%	5.875%	8,269.33	98.241%	(5,628.80)	314,371.20
5/1/2050	340,000.00	5.750%	5.875%	9,126.17	98.241%	(5,980.60)	334,019.40
5/1/2051	360,000.00	5.750%	5.875%	10,023.00	98.241%	(6,332.40)	353,667.60
5/1/2052	380,000.00	5.750%	5.875%	10,959.83	98.241%	(6,684.20)	373,315.80
5/1/2053	<u>405,000.00</u>	5.750%	5.875%	<u>12,085.88</u>	98.241%	<u>(7,123.95)</u>	<u>397,876.05</u>
Total	<u>\$5,965,000.00</u>			<u>115,520.54</u>		<u>(\$62,038.70)</u>	<u>\$5,902,961.30</u>
Principal Amount	\$5,965,000.00						
Plus: Original Issue Premium	<u>(62,038.70)</u>						
	<u>\$5,902,961.30</u>						
Gross Interest Cost	\$6,579,633.23						
Less: Net Original Issue Premium	<u>62,038.70</u>						
	<u>\$6,641,671.93</u>						
NIC %	5.7493%						
Bond Years	115,520.54						
Average Coupon	5.6956%						
Average Life (Years)	19.37						

Note: (1) Source: Official Statement for the 2023 Bonds, dated May 24, 2023.

Hammock Oaks Community Development District
(Town of Lady Lake, Florida)
\$5,965,000.00
Special Assessment Bonds, Series 2023
(Assessment Area One)

Series of 2023 Bonds - Debt Service Payable

Dated Date: 6/28/2023
First Interest
Payment Date: 11/1/2023

<u>Date</u>	<u>Principal Amount</u>	<u>Interest Rate</u>	<u>Interest</u>	<u>Semiannual Debt Service</u>	<u>Annual Debt Service</u>
11/1/2023			\$114,283.23	\$114,283.23	\$114,283.23
5/1/2024	\$80,000.00	4.875%	167,243.75	247,243.75	
11/1/2024			165,293.75	165,293.75	412,537.50
5/1/2025	85,000.00	4.875%	165,293.75	250,293.75	
11/1/2025			163,221.88	163,221.88	413,515.63
5/1/2026	90,000.00	4.875%	163,221.88	253,221.88	
11/1/2026			161,028.13	161,028.13	414,250.00
5/1/2027	95,000.00	4.875%	161,028.13	256,028.13	
11/1/2027			158,712.50	158,712.50	414,740.63
5/1/2028	100,000.00	4.875%	158,712.50	258,712.50	
11/1/2028			156,275.00	156,275.00	414,987.50
5/1/2029	105,000.00	4.875%	156,275.00	261,275.00	
11/1/2029			153,715.63	153,715.63	414,990.63
5/1/2030	110,000.00	4.875%	153,715.63	263,715.63	
11/1/2030			151,034.38	151,034.38	414,750.00
5/1/2031	115,000.00	5.625%	151,034.38	266,034.38	
11/1/2031			147,800.00	147,800.00	413,834.38
5/1/2032	120,000.00	5.625%	147,800.00	267,800.00	
11/1/2032			144,425.00	144,425.00	412,225.00
5/1/2033	130,000.00	5.625%	144,425.00	274,425.00	
11/1/2033			140,768.75	140,768.75	415,193.75
5/1/2034	135,000.00	5.625%	140,768.75	275,768.75	
11/1/2034			136,971.88	136,971.88	412,740.63
5/1/2035	145,000.00	5.625%	136,971.88	281,971.88	
11/1/2035			132,893.75	132,893.75	414,865.63
5/1/2036	155,000.00	5.625%	132,893.75	287,893.75	
11/1/2036			128,534.38	128,534.38	416,428.13
5/1/2037	160,000.00	5.625%	128,534.38	288,534.38	
11/1/2037			124,034.38	124,034.38	412,568.75
5/1/2038	170,000.00	5.625%	124,034.38	294,034.38	
11/1/2038			119,253.13	119,253.13	413,287.50
5/1/2039	180,000.00	5.625%	119,253.13	299,253.13	
11/1/2039			114,190.63	114,190.63	413,443.75
5/1/2040	190,000.00	5.625%	114,190.63	304,190.63	
11/1/2040			108,846.88	108,846.88	413,037.50
5/1/2041	205,000.00	5.625%	108,846.88	313,846.88	
11/1/2041			103,081.25	103,081.25	416,928.13
5/1/2042	215,000.00	5.625%	103,081.25	318,081.25	
11/1/2042			97,034.38	97,034.38	415,115.63
5/1/2043	225,000.00	5.625%	97,034.38	322,034.38	
11/1/2043			90,706.25	90,706.25	412,740.63
5/1/2044	240,000.00	5.750%	90,706.25	330,706.25	
11/1/2044			83,806.25	83,806.25	414,512.50
5/1/2045	255,000.00	5.750%	83,806.25	338,806.25	
11/1/2045			76,475.00	76,475.00	415,281.25
5/1/2046	270,000.00	5.750%	76,475.00	346,475.00	
11/1/2046			68,712.50	68,712.50	415,187.50
5/1/2047	285,000.00	5.750%	68,712.50	353,712.50	
11/1/2047			60,518.75	60,518.75	414,231.25
5/1/2048	300,000.00	5.750%	60,518.75	360,518.75	
11/1/2048			51,893.75	51,893.75	412,412.50
5/1/2049	320,000.00	5.750%	51,893.75	371,893.75	
11/1/2049			42,693.75	42,693.75	414,587.50
5/1/2050	340,000.00	5.750%	42,693.75	382,693.75	
11/1/2050			32,918.75	32,918.75	415,612.50
5/1/2051	360,000.00	5.750%	32,918.75	392,918.75	
11/1/2051			22,568.75	22,568.75	415,487.50
5/1/2052	380,000.00	5.750%	22,568.75	402,568.75	
11/1/2052			11,643.75	11,643.75	414,212.50
5/1/2053	<u>405,000.00</u>	5.750%	<u>11,643.75</u>	<u>416,643.75</u>	<u>416,643.75</u>
	<u>\$5,965,000.00</u>		<u>\$6,579,633.23</u>	<u>\$12,544,633.23</u>	<u>\$12,544,633.23</u>

Notes: (1) Source: Official Statement for the 2023 Bonds, dated May 24, 2023.

Hammock Oaks Community Development District
(Town of Lady Lake, Florida)
\$5,965,000.00
Special Assessment Bonds, Series 2023
(Assessment Area One)

Series of 2023 Bonds - Proof of Yield

P.V. Date: 6/28/2023
Series of 2023
Bond Yield: 5.77548156%

<u>Date (1)</u>	<u>Semiannual Debt Service (1)</u>	<u>Muni Days To Computation Date</u>	<u>Present Value Factor</u>	<u>Present Value</u>
11/1/2023	\$114,283.23	123	0.98073465	\$112,081.52
5/1/2024	247,243.75	303	0.95320846	235,674.83
11/1/2024	165,293.75	483	0.92645484	153,137.20
5/1/2025	250,293.75	663	0.90045212	225,377.54
11/1/2025	163,221.88	843	0.87517921	142,848.39
5/1/2026	253,221.88	1023	0.85061564	215,394.49
11/1/2026	161,028.13	1203	0.82674149	133,128.63
5/1/2027	256,028.13	1383	0.80353741	205,728.18
11/1/2027	158,712.50	1563	0.78098460	123,952.02
5/1/2028	258,712.50	1743	0.75906478	196,379.55
11/1/2028	156,275.00	1923	0.73776018	115,293.47
5/1/2029	261,275.00	2103	0.71705353	187,348.16
11/1/2029	153,715.63	2283	0.69692805	107,128.73
5/1/2030	263,715.63	2463	0.67736744	178,632.38
11/1/2030	151,034.38	2643	0.65835583	99,434.36
5/1/2031	266,034.38	2823	0.63987782	170,229.49
11/1/2031	147,800.00	3003	0.62191842	91,919.54
5/1/2032	267,800.00	3183	0.60446310	161,875.22
11/1/2032	144,425.00	3363	0.58749769	84,849.35
5/1/2033	274,425.00	3543	0.57100844	156,698.99
11/1/2033	140,768.75	3723	0.55498200	78,124.12
5/1/2034	275,768.75	3903	0.53940537	148,751.15
11/1/2034	136,971.88	4083	0.52426593	71,809.69
5/1/2035	281,971.88	4263	0.50955141	143,679.17
11/1/2035	132,893.75	4443	0.49524987	65,815.61
5/1/2036	287,893.75	4623	0.48134974	138,577.58
11/1/2036	128,534.38	4803	0.46783974	60,133.49
5/1/2037	288,534.38	4983	0.45470893	131,199.16
11/1/2037	124,034.38	5163	0.44194665	54,816.58
5/1/2038	294,034.38	5343	0.42954258	126,300.28
11/1/2038	119,253.13	5523	0.41748665	49,786.59
5/1/2039	299,253.13	5703	0.40576909	121,427.67
11/1/2039	114,190.63	5883	0.39438040	45,034.54
5/1/2040	304,190.63	6063	0.38331136	116,599.72
11/1/2040	108,846.88	6243	0.37255300	40,551.23
5/1/2041	313,846.88	6423	0.36209659	113,642.88
11/1/2041	103,081.25	6603	0.35193366	36,277.76
5/1/2042	318,081.25	6783	0.34206597	108,801.59
11/1/2042	97,034.38	6963	0.33245551	32,259.61
5/1/2043	322,034.38	7143	0.32312451	104,057.20
11/1/2043	90,706.25	7323	0.31405541	28,486.79
5/1/2044	330,706.25	7503	0.30524084	100,945.05
11/1/2044	83,806.25	7683	0.29667368	24,863.11
5/1/2045	338,806.25	7863	0.28834696	97,693.75
11/1/2045	76,475.00	8043	0.28025396	21,432.42
5/1/2046	346,475.00	8223	0.27238809	94,375.67
11/1/2046	68,712.50	8403	0.26474300	18,191.15
5/1/2047	353,712.50	8583	0.25731249	91,014.64
11/1/2047	60,518.75	8763	0.25009052	15,135.17
5/1/2048	360,518.75	8943	0.24307125	87,631.74
11/1/2048	51,893.75	9123	0.23624899	12,259.85
5/1/2049	371,893.75	9303	0.22961821	85,393.58
11/1/2049	42,693.75	9483	0.22317354	9,528.12
5/1/2050	382,693.75	9663	0.21690975	83,010.01
11/1/2050	32,918.75	9843	0.21082176	6,939.99
5/1/2051	392,918.75	10023	0.20490465	80,510.88
11/1/2051	22,568.75	10203	0.19915361	4,494.65
5/1/2052	402,568.75	10383	0.19356398	77,922.81
11/1/2052	11,643.75	10563	0.18813124	2,190.55
5/1/2053	<u>416,643.75</u>	10743	0.18285098	<u>76,183.72</u>
Total				<u>\$5,902,961.30 (2)</u>

Notes: (1) See Page B-2.

(2) \$8,740,414.65 = \$5,965,000.00 [Principal Amount] - \$62,038.70 [Original Issue Discount].

Hammond Oaks Community Development District
(Town of Lady Lake, Florida)
\$5,965,000.00
Special Assessment Bonds, Series 2023
(Assessment Area One)

Series of 2023 Bonds - Arbitrage Credit - Annual Computation Period

1st Annual
Computation Date:
Series of 2023
Bond Yield:

6/28/2025

5.77548156%

Date (2)	Transaction Description (2)	Acquisition and Construction Account		Reserve Account		Balance (2)	N/A	Invested (-) / Disbursed (+) (2)	N/A	Interest (2)	N/A	Total	Muni Days To Computation Date	2021 Bond Yield		Investment Yield:	@ Investment Yield Future Value
		Invested (-) / Disbursed (+) (2)	Interest (2)	Invested (-) / Disbursed (+) (2)	Interest (2)									Yield	Future Value		
6/28/2024	Prior Arbitrage Credit (3)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A					4.43979800%	
6/28/2024	Balance In	(\$11,865.53)		(\$422,210.48)		\$11,865.53		(\$422,210.48)		\$0.00			360	1.05858872	(\$317,261.05)		N/A
7/1/2024	Int. Earn. (+) / Reinvest (-)	(48.34)	48.34	(1,719.95)	1,719.95	11,913.87		(1,719.95)		1,719.95		\$434,076.01	360	1.05858872	(\$459,507.97)		(\$453,562.02)
8/1/2024	Int. Earn. (+) / Reinvest (-)	(50.12)	50.12	(1,783.35)	1,783.35	11,963.99		(1,783.35)		1,783.35		0.00	357	1.05808657	0.00		0.00
9/3/2024	Int. Earn. (+) / Reinvest (-)	(50.17)	50.17	(1,785.28)	1,785.28	12,014.16		(1,785.28)		1,785.28		0.00	327	1.05307814	0.00		0.00
9/27/2024	Trf In (-) / Trf Out (+)	(10,570.93)	0.00	10,570.93	0.00	22,585.09		10,570.93		0.00		0.00	295	1.04776194	0.00		0.00
10/1/2024	Int. Earn. (+) / Reinvest (-)	(52.52)	52.52	(1,674.25)	1,674.25	22,637.61		(1,674.25)		1,674.25		0.00	271	1.04379241	0.00		0.00
10/1/2024	Int. Earn. (+) / Reinvest (-)	(87.32)	87.32	(1,614.52)	1,614.52	22,724.93		(1,614.52)		1,614.52		0.00	267	1.04313228	0.00		0.00
11/1/2024	Int. Earn. (+) / Reinvest (-)	(81.56)	81.56	(1,508.08)	1,508.08	22,806.49		(1,508.08)		1,508.08		0.00	206	1.03311695	0.00		0.00
12/2/2024	Int. Earn. (+) / Reinvest (-)	(81.83)	81.83	(1,513.10)	1,513.10	22,888.32		(1,513.10)		1,513.10		0.00	176	1.02822672	0.00		0.00
1/2/2025	Int. Earn. (+) / Reinvest (-)	(78.84)	78.84	(1,457.81)	1,457.81	22,967.16		(1,457.81)		1,457.81		0.00	145	1.02319779	0.00		0.00
2/3/2025	Int. Earn. (+) / Reinvest (-)	(70.98)	70.98	(1,312.60)	1,312.60	23,038.14		(1,312.60)		1,312.60		0.00	115	1.01835450	0.00		0.00
3/3/2025	Int. Earn. (+) / Reinvest (-)	(78.24)	78.24	(1,446.73)	1,446.73	23,116.38		(1,446.73)		1,446.73		0.00	87	1.01385478	0.00		0.00
4/1/2025	Int. Earn. (+) / Reinvest (-)	(9,080.36)	0.00	9,080.36	0.00	32,196.74		9,080.36		0.00		0.00	60	1.00953460	0.00		0.00
4/28/2025	Trf In (-) / Trf Out (+)	(78.67)	78.67	(1,396.66)	1,396.66	32,275.41		(1,396.66)		1,396.66		0.00	57	1.00905572	0.00		0.00
5/1/2025	Int. Earn. (+) / Reinvest (-)	(108.18)	108.18	(1,406.91)	1,406.91	32,383.59		(1,406.91)		1,406.91		0.00	26	1.00412056	0.00		0.00
6/2/2025	Int. Earn. (+) / Reinvest (-)											0.00	0	1.00000000	453,562.02		453,562.02
6/28/2025	Balance	32,383.59	0.00	421,178.43	0.00			421,178.43		0.00							
	Total	\$0.00	\$866.72	\$0.00	\$18,619.24			\$18,619.24				\$19,486.01					\$0.00
														Arbitrage Credit	(\$945.95)		
														Cumulative Arbitrage Credit	(\$22,207.00)		

Notes: (1) See Page B-3.
(2) Source: Regions Bank.
(3) See Page C-1 of Prior Arbitrage Report.

Arbitrage Rebate Counselors, LLC

Arbitrage Rebate Compliance for Issuers of Tax-Exempt Bonds

July 10, 2025

Board of Supervisors
Hammock Oaks Development District
c/o Ms. Shandra Torres, District Compliance Associate
Rizzetta & Company
3434 Colwell Ave., Suite 200
Tampa, FL 33614

Re: Hammock Oaks Community Development District
(Town of Lady Lake, Florida)
\$16,000,000 Special Assessment Bonds, Series 2024 (Assessment Area Two)
Annual Arbitrage Report for the period May 20, 2024 to May 20, 2025

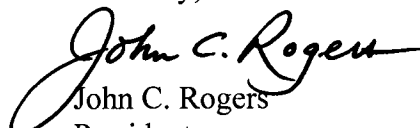
Dear Hammock Oaks Community Development District Board of Supervisors:

Please find attached the Annual Arbitrage Report for Hammock Oaks Community Development District (Town of Lady Lake, Florida), \$16,000,000 Special Assessment Bonds, Series 2024 (Assessment Area Two) (the "Series 2024 Bonds").

As calculated in the Annual Arbitrage Report, **no arbitrage liability was incurred** on the Series 2024 Bonds during the period May 20, 2024 to May 20, 2025, and therefore there is **no need to file** with the U.S. Treasury Department (I.R.S.).

Please note that the next annual arbitrage report for the Series 2024 Bonds is due May 20, 2026.

Sincerely,


John C. Rogers
President

Arbitrage Rebate Counselors, LLC

Arbitrage Rebate Compliance for Issuers of Tax-Exempt Bonds

July 10, 2025

Board of Supervisors
Hammock Oaks Development District
c/o Ms. Shandra Torres, District Compliance Associate
Rizzetta & Company
3434 Colwell Ave., Suite 200
Tampa, FL 33614

Re: Hammock Oaks Community Development District
(Town of Lady Lake, Florida)
\$16,000,000 Special Assessment Bonds, Series 2024 (Assessment Area Two)
Annual Arbitrage Report for the period May 20, 2024 to May 20, 2025

Dear Hammock Oaks Community Development District Board of Supervisors:

This opinion is being delivered to you pursuant to our engagement to calculate the annual arbitrage liability, if any, under section 148 of the Internal Revenue Code of 1986, as amended, and the regulations promulgated thereunder (the "Code") for Hammock Oaks Community Development District (Town of Lady Lake, Florida) (the "District"), \$16,000,000 Special Assessment Bonds, Series 2024 (Assessment Area Two) (the "Series 2024 Bonds") for the annual period May 20, 2024 to May 20, 2025 (the "Annual Arbitrage Period"). Our opinion is accompanied by an Annual Arbitrage Report (the "Annual Arbitrage Report").

The scope of our engagement was limited to preparing a computation of annual arbitrage liability, if any, for the Series 2024 Bonds, based upon the following information from the referenced sources:

Trust fund and account statements for the Series 2024 Bonds for the period May 20, 2024 to May 20, 2025

Source: Regions Bank, Birmingham, Alabama

Closing Documents for the Series 2023 Bonds, including Official Statement, Arbitrage and Tax Certificate and I.R.S. Form "8038-G"

Source: Rizzetta & Company, Tampa, Florida

In accordance with the terms of our engagement, we did not audit the aforementioned information, and we express no opinion as to the completeness or the accuracy of such information for purposes of calculating the annual arbitrage liability amount, if any.

32 Whitemarsh Road, Ardmore, PA 19003 Tel. 610-764-7998 Email: jcrogers279@gmail.com

Our Understanding of the Financing

According to the Official Statement, proceeds of the Series 2024 Bonds will be used to provide funds for (i) the payment of the costs of acquiring and/or constructing a portion of public infrastructure improvements, (ii) funding interest on the Series of 2024 Bonds through at least November 1, 2024, (iii) funding the Series 2024 Bonds Reserve Account, and (iv) paying the costs of issuance of the Series 2024 Bonds.

Factors Entering Our Computations

- a) Our examination of the trust funds and accounts established with respect to the Series 2024 Bonds included the Series 2024 Costs of Issuance Account, the Series 2024 Acquisition and Construction Account, the Series 2024 Interest Account, the Series 2024 Reserve Account, the Series 2024 Sinking Fund Account, and the 2024 Prepayment Account.
- b) According to the Code, proceeds of the Series 2024 Bonds deposited to the Series 2024 Costs of Issuance Account could be invested at a yield greater than the yield on the Series 2024 Bonds for the three-year period May 20, 2024 to May 20, 2027 (the “three-year temporary period”), but were subject to arbitrage rebate.
- c) According to the Code, proceeds of the Series 2024 Bonds deposited to the Series 2024 Acquisition and Construction Account could be invested at a yield greater than the yield on the Series 2024 Bonds during the three-year temporary period, but were subject to arbitrage rebate.

According to the Code, proceeds remaining in the Series 2024 Acquisition and Construction Account after the expiration of the three-year period were restricted to the yield on the Series 2024 Bonds.

- d) According to the Code, proceeds of the Series 2024 Bonds deposited to the Series 2024 Interest Account could be invested at a yield greater than the yield on the Series 2024 Bonds during the three-year temporary period, but were subject to arbitrage rebate.
- e) According to the Code, proceeds of the Series of 2024 Bonds deposited to the Series 2024 Reserve Account could be invested at an unrestricted yield in perpetuity, but were subject to arbitrage rebate.

- f) The Series 2024 Sinking Fund constituted a “bona fide debt service fund” as defined in the Code during the Annual Computation Period if (1) such fund were used primarily to achieve a proper matching of revenues and debt service payable on the Series 2023 Bonds, (2) monies deposited therein were spent within a thirteen-month period from the date of receipt thereof, and (3) such funds were exhausted in each Bond Year (as defined in paragraph “h” below), except for a reasonable carryover amount not to exceed the greater of one year’s earnings in such funds or one-twelfth of annual debt service.

In accordance with the Code, a “bona fide debt service fund” is “unrestricted” as to yield, and not subject to arbitrage rebate.

- g) Proceeds of the 2024 Bonds were not on deposit in the 2024 Prepayment Account during the Annual Computation Period.
- h) “Bond Year” is defined, in accordance with the Code, as the one-year period beginning on May 20, 2024 and ending on May 20, 2025.
- i) According to the Arbitrage and Tax Certificate, the District did not use any proceeds of the Series 2024 Bonds to reimburse costs incurred by the District prior to May 20, 2024.
- j) According to the Arbitrage and Tax Certificate, the District did not enter into any hedging transaction with respect to the Series 2024 Bonds.
- k) All amounts withdrawn from the trust funds and accounts were assumed to be spent on the day they were withdrawn.
- l) Computations of yield are based on a 360-day year and semiannual compounding.
- m) No investment acquired (or sold) by the District was acquired (or sold) for an amount that was more (or less) than the fair market value of such investment during the Annual Computation Period.
- n) The calculation of arbitrage rebate liability for the Annual Computation Period is made as of May 20, 2025 (the “Annual Computation Date”).

Hammock Oaks Community Development District
Annual Arbitrage Report
Page Four

Based upon the assumptions referred to in the preceding paragraphs and the related information referred to above, the computations presented in the accompanying Annual Arbitrage Report and are presented below:

1. The Sources and Uses of Funds Upon Issuance of the Series of 2024 Bonds are shown on Page A-1.
2. The yield on the Series of 2024 Bonds is 6.01559764% (the "Series of 2024 Bonds Yield"), as calculated on Pages B-1, B-2 and B-3.
3. The District earned \$137,520.24 less on its investments of proceeds of the Series of 2024 Bonds during the Annual Computation Period than it would have earned had such proceeds been invested at the Series of 2024 Bonds Yield and therefore **did not incur an arbitrage liability on the Series 2024 Bonds** during the Annual Computation Period, as calculated on Page C-1
4. Our examination of the Series 2024 Sinking Fund showed that such fund constituted a "bona fide debt service fund" the Bond Year and therefore was not subject to arbitrage rebate during such period.

ARBITRAGE REBATE COUNSELORS, LLC
ARBITRAGE REBATE COUNSELORS, LLC

Hammock Oaks Community Development District
(Town of Lady Lake, Florida)
\$16,000,000
Special Assessment Bonds, Series 2024
(Assessment Area Two)

Annual Arbitrage Report
For the Period May 20, 2024 to May 20, 2025

July 10, 2025

Hammock Oaks Community Development District
(Town of Lady Lake, Florida)
\$16,000,000
Special Assessment Bonds, Series 2024
(Assessment Area Two)

Sources and Uses of Funds Upon Issuance of the Series of 2024 Bonds (1)

Sources:

Par Amount of Series of 2023 Bonds	\$16,000,000.00
Plus: Original Issue Discount	<u>0.00</u>
Total Sources	<u>\$16,000,000.00</u>

Uses:

Deposit to Series 2024 Acquisition and Construction Account	\$13,907,051.64
Deposit to Series 2023 Interest Account	423,613.36
Deposit to Series 2023 Reserve Account	1,154,835.00
Costs of Issuance, including Underwriter's Discount	<u>514,500.00</u>
Total Uses	<u>\$16,000,000.00</u>

Note:

(1) Source: Official Statement for the 2024 Bonds, dated April 30, 2024.

Hammock Oaks Community Development District
(Town of Lady Lake, Florida)
\$16,000,000
Special Assessment Bonds, Series 2024
(Assessment Area Two)

Series of 2024 Bonds - Pricing Report

Dated Date: 5/20/2024
Issuance Date: 5/20/2024

						Original Issue Discount (-) / Premium (+)	
Date	Principal Amount	Interest Rate	Yield	Bond Years	Price		Production
5/1/2025	\$210,000.00	5.000%	5.000%	198.92	100.000%	\$0.00	\$210,000.00
5/1/2026	220,000.00	5.000%	5.000%	428.39	100.000%	0.00	220,000.00
5/1/2027	235,000.00	5.000%	5.000%	692.60	100.000%	0.00	235,000.00
5/1/2028	245,000.00	5.000%	5.000%	967.07	100.000%	0.00	245,000.00
5/1/2029	255,000.00	5.000%	5.000%	1,261.54	100.000%	0.00	255,000.00
5/1/2030	270,000.00	5.000%	5.000%	1,605.75	100.000%	0.00	270,000.00
5/1/2031	285,000.00	5.000%	5.000%	1,979.96	100.000%	0.00	285,000.00
5/1/2032	300,000.00	5.850%	5.850%	2,384.17	100.000%	0.00	300,000.00
5/1/2033	320,000.00	5.850%	5.850%	2,863.11	100.000%	0.00	320,000.00
5/1/2034	335,000.00	5.850%	5.850%	3,332.32	100.000%	0.00	335,000.00
5/1/2035	355,000.00	5.850%	5.850%	3,886.26	100.000%	0.00	355,000.00
5/1/2036	380,000.00	5.850%	5.850%	4,539.94	100.000%	0.00	380,000.00
5/1/2037	400,000.00	5.850%	5.850%	5,178.89	100.000%	0.00	400,000.00
5/1/2038	425,000.00	5.850%	5.850%	5,927.57	100.000%	0.00	425,000.00
5/1/2039	450,000.00	5.850%	5.850%	6,726.25	100.000%	0.00	450,000.00
5/1/2040	480,000.00	5.850%	5.850%	7,654.67	100.000%	0.00	480,000.00
5/1/2041	510,000.00	5.850%	5.850%	8,643.08	100.000%	0.00	510,000.00
5/1/2042	540,000.00	5.850%	5.850%	9,691.50	100.000%	0.00	540,000.00
5/1/2043	570,000.00	5.850%	5.850%	10,799.92	100.000%	0.00	570,000.00
5/1/2044	605,000.00	5.850%	5.850%	12,068.07	100.000%	0.00	605,000.00
5/1/2045	640,000.00	6.150%	6.150%	13,406.22	100.000%	0.00	640,000.00
5/1/2046	685,000.00	6.150%	6.150%	15,033.85	100.000%	0.00	685,000.00
5/1/2047	725,000.00	6.150%	6.150%	16,636.74	100.000%	0.00	725,000.00
5/1/2048	775,000.00	6.150%	6.150%	18,559.10	100.000%	0.00	775,000.00
5/1/2049	820,000.00	6.150%	6.150%	20,456.72	100.000%	0.00	820,000.00
5/1/2050	875,000.00	6.150%	6.150%	22,703.82	100.000%	0.00	875,000.00
5/1/2051	930,000.00	6.150%	6.150%	25,060.92	100.000%	0.00	930,000.00
5/1/2052	990,000.00	6.150%	6.150%	27,667.75	100.000%	0.00	990,000.00
5/1/2053	1,050,000.00	6.150%	6.150%	30,394.58	100.000%	0.00	1,050,000.00
5/1/2054	<u>1,120,000.00</u>	6.150%	6.150%	<u>33,540.89</u>	100.000%	<u>0.00</u>	<u>1,120,000.00</u>
Total	<u>\$16,000,000.00</u>			<u>314,290.56</u>		<u>\$0.00</u>	<u>\$16,000,000.00</u>
Principal Amount	\$16,000,000.00						
Plus: Original Issue Premium	<u>0.00</u>						
	<u>\$16,000,000.00</u>						
Gross Interest Cost	\$18,995,738.36						
Less: Net Original Issue Premium	<u>0.00</u>						
	<u>\$18,995,738.36</u>						
NIC %	6.0440%						
Bond Years	314,290.56						
Average Coupon	6.0440%						
Average Life (Years)	19.64						

Note: (1) Source: Official Statement for the 2024 Bonds, dated April 30, 2024.

Hammock Oaks Community Development District
(Town of Lady Lake, Florida)
\$16,000,000
Special Assessment Bonds, Series 2024
(Assessment Area Two)

Series of 2024 Bonds - Debt Service Payable

Dated Date: 5/20/2024
First Interest
Payment Date: 11/1/2023

<u>Date</u>	<u>Principal Amount</u>	<u>Interest Rate</u>	<u>Interest</u>	<u>Semiannual Debt Service</u>	<u>Annual Debt Service</u>
11/1/2024			\$423,613.36	\$423,613.36	\$423,613.36
5/1/2025	\$210,000.00	5.000%	473,605.00	683,605.00	
11/1/2025			468,355.00	468,355.00	1,151,960.00
5/1/2026	220,000.00	5.000%	468,355.00	688,355.00	
11/1/2026			462,855.00	462,855.00	1,151,210.00
5/1/2027	235,000.00	5.000%	462,855.00	697,855.00	
11/1/2027			456,980.00	456,980.00	1,154,835.00
5/1/2028	245,000.00	5.000%	456,980.00	701,980.00	
11/1/2028			450,855.00	450,855.00	1,152,835.00
5/1/2029	255,000.00	5.000%	450,855.00	705,855.00	
11/1/2029			444,480.00	444,480.00	1,150,335.00
5/1/2030	270,000.00	5.000%	444,480.00	714,480.00	
11/1/2030			437,730.00	437,730.00	1,152,210.00
5/1/2031	285,000.00	5.000%	437,730.00	722,730.00	
11/1/2031			430,605.00	430,605.00	1,153,335.00
5/1/2032	300,000.00	5.850%	430,605.00	730,605.00	
11/1/2032			421,830.00	421,830.00	1,152,435.00
5/1/2033	320,000.00	5.850%	421,830.00	741,830.00	
11/1/2033			412,470.00	412,470.00	1,154,300.00
5/1/2034	335,000.00	5.850%	412,470.00	747,470.00	
11/1/2034			402,671.25	402,671.25	1,150,141.25
5/1/2035	355,000.00	5.850%	402,671.25	757,671.25	
11/1/2035			392,287.50	392,287.50	1,149,958.75
5/1/2036	380,000.00	5.850%	392,287.50	772,287.50	
11/1/2036			381,172.50	381,172.50	1,153,460.00
5/1/2037	400,000.00	5.850%	381,172.50	781,172.50	
11/1/2037			369,472.50	369,472.50	1,150,645.00
5/1/2038	425,000.00	5.850%	369,472.50	794,472.50	
11/1/2038			357,041.25	357,041.25	1,151,513.75
5/1/2039	450,000.00	5.850%	357,041.25	807,041.25	
11/1/2039			343,878.75	343,878.75	1,150,920.00
5/1/2040	480,000.00	5.850%	343,878.75	823,878.75	
11/1/2040			329,838.75	329,838.75	1,153,717.50
5/1/2041	510,000.00	5.850%	329,838.75	839,838.75	
11/1/2041			314,921.25	314,921.25	1,154,760.00
5/1/2042	540,000.00	5.850%	314,921.25	854,921.25	
11/1/2042			299,126.25	299,126.25	1,154,047.50
5/1/2043	570,000.00	5.850%	299,126.25	869,126.25	
11/1/2043			282,453.75	282,453.75	1,151,580.00
5/1/2044	605,000.00	5.850%	282,453.75	887,453.75	
11/1/2044			264,757.50	264,757.50	1,152,211.25
5/1/2045	640,000.00	6.150%	264,757.50	904,757.50	
11/1/2045			245,077.50	245,077.50	1,149,835.00
5/1/2046	685,000.00	6.150%	245,077.50	930,077.50	
11/1/2046			224,013.75	224,013.75	1,154,091.25
5/1/2047	725,000.00	6.150%	224,013.75	949,013.75	
11/1/2047			201,720.00	201,720.00	1,150,733.75
5/1/2048	775,000.00	6.150%	201,720.00	976,720.00	
11/1/2048			177,888.75	177,888.75	1,154,608.75
5/1/2049	820,000.00	6.150%	177,888.75	997,888.75	
11/1/2049			152,673.75	152,673.75	1,150,562.50
5/1/2050	875,000.00	6.150%	152,673.75	1,027,673.75	
11/1/2050			125,767.50	125,767.50	1,153,441.25
5/1/2051	930,000.00	6.150%	125,767.50	1,055,767.50	
11/1/2051			97,170.00	97,170.00	1,152,937.50
5/1/2052	990,000.00	6.150%	97,170.00	1,087,170.00	
11/1/2052			66,727.50	66,727.50	1,153,897.50
5/1/2053	1,050,000.00	6.150%	66,727.50	1,116,727.50	
11/1/2053			34,440.00	34,440.00	1,151,167.50
5/1/2054	<u>1,120,000.00</u>	6.150%	<u>34,440.00</u>	<u>1,154,440.00</u>	<u>1,154,440.00</u>
	<u>\$16,000,000.00</u>		<u>\$18,995,738.36</u>	<u>\$34,995,738.36</u>	<u>\$34,995,738.36</u>

Note: (1) Source: Official Statement for the 2024 Bonds, dated April 30, 2024.

Hammock Oaks Community Development District
(Town of Lady Lake, Florida)
\$16,000,000
Special Assessment Bonds, Series 2024
(Assessment Area Two)

Series of 2024 Bonds - Proof of Yield

P.V. Date: 5/20/2024
Series of 2024
Bond Yield: 6.01559764%

<u>Date (1)</u>	<u>Semiannual Debt Service (1)</u>	<u>Muni Days To Computation Date</u>	<u>Present Value Factor</u>	<u>Present Value</u>
11/1/2024	\$423,613.36	161	0.97384178	\$412,532.39
5/1/2025	683,605.00	341	0.94540588	646,284.18
11/1/2025	468,355.00	521	0.91780029	429,856.36
5/1/2026	688,355.00	701	0.89100078	613,324.84
11/1/2026	462,855.00	881	0.86498381	400,362.08
5/1/2027	697,855.00	1061	0.83972652	586,007.35
11/1/2027	456,980.00	1241	0.81520674	372,533.18
5/1/2028	701,980.00	1421	0.79140294	555,549.03
11/1/2028	450,855.00	1601	0.76829419	346,389.28
5/1/2029	705,855.00	1781	0.74586022	526,469.16
11/1/2029	444,480.00	1961	0.72408131	321,839.66
5/1/2030	714,480.00	2141	0.70293834	502,235.38
11/1/2030	437,730.00	2321	0.68241274	298,712.53
5/1/2031	722,730.00	2501	0.66248647	478,798.85
11/1/2031	430,605.00	2681	0.64314206	276,940.18
5/1/2032	730,605.00	2861	0.62436249	456,162.36
11/1/2032	421,830.00	3041	0.60613128	255,684.36
5/1/2033	741,830.00	3221	0.58843242	436,516.82
11/1/2033	412,470.00	3401	0.57125035	235,623.63
5/1/2034	747,470.00	3581	0.55457000	414,524.44
11/1/2034	402,671.25	3761	0.53837672	216,788.82
5/1/2035	757,671.25	3941	0.52265627	396,001.63
11/1/2035	392,287.50	4121	0.50739485	199,044.66
5/1/2036	772,287.50	4301	0.49257906	380,412.65
11/1/2036	381,172.50	4481	0.47819589	182,275.12
5/1/2037	781,172.50	4661	0.46423271	362,645.82
11/1/2037	369,472.50	4841	0.45067724	166,512.85
5/1/2038	794,472.50	5021	0.43751759	347,595.70
11/1/2038	357,041.25	5201	0.42474220	151,650.49
5/1/2039	807,041.25	5381	0.41233985	332,775.27
11/1/2039	343,878.75	5561	0.40029964	137,654.54
5/1/2040	823,878.75	5741	0.38861100	320,168.35
11/1/2040	329,838.75	5921	0.37726367	124,436.18
5/1/2041	839,838.75	6101	0.36624768	307,588.99
11/1/2041	314,921.25	6281	0.35555335	111,971.31
5/1/2042	854,921.25	6461	0.34517129	295,094.27
11/1/2042	299,126.25	6641	0.33509239	100,234.93
5/1/2043	869,126.25	6821	0.32530778	282,733.53
11/1/2043	282,453.75	7001	0.31580889	89,201.40
5/1/2044	887,453.75	7181	0.30658736	272,082.10
11/1/2044	264,757.50	7361	0.29763509	78,801.12
5/1/2045	904,757.50	7541	0.28894423	261,424.46
11/1/2045	245,077.50	7721	0.28050714	68,745.99
5/1/2046	930,077.50	7901	0.27231641	253,275.37
11/1/2046	224,013.75	8081	0.26436485	59,221.36
5/1/2047	949,013.75	8261	0.25664547	243,560.08
11/1/2047	201,720.00	8441	0.24915149	50,258.84
5/1/2048	976,720.00	8621	0.24187634	236,245.46
11/1/2048	177,888.75	8801	0.23481362	41,770.70
5/1/2049	997,888.75	8981	0.22795713	227,475.85
11/1/2049	152,673.75	9161	0.22130084	33,786.83
5/1/2050	1,027,673.75	9341	0.21483892	220,784.32
11/1/2050	125,767.50	9521	0.20856568	26,230.78
5/1/2051	1,055,767.50	9701	0.20247562	213,767.18
11/1/2051	97,170.00	9881	0.19656339	19,100.06
5/1/2052	1,087,170.00	10061	0.19082380	207,457.91
11/1/2052	66,727.50	10241	0.18525179	12,361.39
5/1/2053	1,116,727.50	10421	0.17984249	200,835.06
11/1/2053	34,440.00	10601	0.17459114	6,012.92
5/1/2054	<u>1,154,440.00</u>	10781	0.16949313	<u>195,669.65</u>
Total	<u>\$34,995,738.36</u>			<u>\$16,000,000.00</u> (2)

Notes: (1) See Page B-2.

(2) Equal to \$16,000,00.00 Principal Amount of 2024 Series.

Hammond Oaks Community Development District
(Town of Lady Lake, Florida)
\$16,000,000
Special Assessment Bonds, Series 2024
(Assessment Area Two)

Series of 2024 Bonds - Arbitrage Credit - Annual Computation Period

1st Annual Computation Date: Series of 2024 Bond Yield:	5/20/2025 6.01559764%	Transaction (2)	Costs of Issuance Account		Acquisition and Construction Account		Interest Account		Reserve Account		Muni Days To Compu- tation	Investment Yield:		4.66379785%	
			Disbursed (+)	Invested (-) / Disbursed (+) (2)	Disbursed (+) / Interest (2)	Interest (2)	Disbursed (+) / Interest (2)	Interest (2)	2021 Bond Yield			Future Value			
									Yield	Value					
5/20/2024		Balance In	(\$194,500.00)	\$0.00	(\$423,613.36)	\$0.00	\$0.00	(\$1,154,835.00)	\$0.00	0.00	360	1.06106066	(\$16,637,431.18)	(\$16,419,809.90)	
5/20/2024		Disbursement	189,250.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	360	1.06106066	200,805.73	198,179.15	
5/22/2024		Disbursement	5,250.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	358	1.06071134	5,568.73	5,496.30	
6/3/2024		Int. Earn. (+) / Reinvest (-)	(1.43)	1.43	(691.43)	691.43	0.00	(1,884.95)	1,884.95	0.00	347	1.05879213	0.00	0.00	
7/1/2024		Int. Earn. (+) / Reinvest (-)	(0.01)	0.01	(1,728.93)	1,728.93	0.00	(4,713.32)	4,713.32	0.00	319	1.05392253	0.00	0.00	
8/1/2024		Int. Earn. (+) / Reinvest (-)	(0.01)	0.01	(56,760.01)	56,760.01	0.00	(4,865.81)	4,865.81	0.00	289	1.04672955	0.00	0.00	
9/3/2024		Int. Earn. (+) / Reinvest (-)	(0.01)	0.01	(58,837.22)	58,837.22	0.00	(4,891.10)	4,891.10	0.00	257	1.04321939	0.00	0.00	
9/16/2024		Requisition # 01	0.00	0.00	(58,900.87)	58,900.87	0.00	0.00	0.00	0.00	244	1.04098901	1,249,192.84	1,238,094.67	
9/27/2024		Trf In (-) / Trf Out (+)	1.46	0.00	1,200,005.79	0.00	0.00	0.00	0.00	0.00	233	1.03910549	0.00	0.00	
9/27/2024		Trf In (-) / Trf Out (+)	0.00	0.00	(16,375.18)	0.00	0.00	16,375.18	0.00	0.00	233	1.03910549	0.00	0.00	
10/1/2024		Int. Earn. (+) / Reinvest (-)	0.00	0.00	(53,126.24)	53,126.24	0.00	(4,593.23)	4,593.23	0.00	229	1.03842142	0.00	0.00	
10/23/2024		Requisition # 02	0.00	0.00	3,857,625.18	0.00	0.00	0.00	0.00	0.00	207	1.03466706	3,991,357.70	3,961,254.23	
11/1/2024		Int. Earn. (+) / Reinvest (-)	0.00	0.00	(45,732.28)	45,732.28	0.00	(4,471.85)	4,471.85	0.00	199	1.03330521	0.00	0.00	
11/1/2024		Pay Debt Service	0.00	0.00	423,613.37	0.00	0.00	0.00	0.00	0.00	199	1.03330521	437,721.90	434,547.66	
11/20/2024		Requisition # 03	0.00	0.00	1,379,989.17	0.00	0.00	0.00	0.00	0.00	198	1.03007799	1,421,496.47	1,412,169.12	
12/2/2024		Int. Earn. (+) / Reinvest (-)	0.00	0.00	(31,087.73)	31,087.73	0.00	(4,177.03)	4,177.03	0.00	168	1.02804494	0.00	0.00	
1/2/2025		Int. Earn. (+) / Reinvest (-)	0.00	0.00	(28,031.24)	28,031.24	0.00	(4,190.93)	4,190.93	0.00	138	1.02597866	3,658,570.22	3,642,948.21	
1/23/2025		Requisition # 04	0.00	0.00	3,588,771.65	0.00	0.00	0.00	0.00	0.00	117	1.01844262	1,405,859.79	1,400,164.03	
1/29/2025		Int. Earn. (+) / Reinvest (-)	0.00	0.00	1,380,401.57	0.00	0.00	0.00	0.00	0.00	117	1.01777215	0.00	0.00	
2/3/2025		Int. Earn. (+) / Reinvest (-)	0.00	0.00	(22,556.70)	22,556.70	0.00	(4,037.79)	4,037.79	0.00	77	1.01757568	0.00	0.00	
3/3/2025		Int. Earn. (+) / Reinvest (-)	0.00	0.00	(8,941.36)	8,941.36	0.00	(3,635.59)	3,635.59	0.00	49	1.00899880	0.00	0.00	
4/1/2025		Int. Earn. (+) / Reinvest (-)	0.00	0.00	(9,859.69)	9,859.69	0.00	(4,007.11)	4,007.11	0.00	26	1.00428872	2,104,452.24	2,102,452.04	
4/24/2025		Requisition # 06	0.00	0.00	2,095,463.30	0.00	0.00	0.00	0.00	0.00	22	1.00362856	0.00	0.00	
4/28/2025		Trf In (-) / Trf Out (+)	0.00	0.00	(25,106.42)	0.00	0.00	25,106.42	0.00	0.00	22	1.00362856	0.00	0.00	
5/1/2025		Int. Earn. (+) / Reinvest (-)	0.00	0.00	(7,948.80)	7,948.80	0.00	(3,868.44)	3,868.44	0.00	19	1.00313299	9,734.11	9,727.35	
5/1/2025		Pay Debt Service	0.00	0.00	9,703.71	0.00	0.00	0.00	0.00	0.00	19	1.00313299	852,440.65	852,066.61	
5/8/2025		Requisition # 07	0.00	0.00	850,758.20	0.00	0.00	0.00	0.00	0.00	12	1.00197759	1,162,710.55	1,162,710.55	
5/20/2025		Balance	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0	1.00000000	0.00	0.00	
Total			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00			\$463,542.49	\$0.00	
												Arbitrage Credit		(\$337,230.24)	

Notes: (1) See Page B-3.
(2) Source: Regions Bank.

Tab 5

Arbitrage Rebate Counselors, LLC

Arbitrage Regulations Compliance for Issuers of Tax-Exempt Bonds

July 14, 2025

Hammock Oaks Community Development District
c/o Ms. Shandra Torres
Rizzetta & Company
3434 Colwell Ave., Suite 200
Tampa, FL 33614

Re: Proposal – Annual Arbitrage Calculations – \$17,700,000 Hammock Oaks CDD –
Special Assessment Bonds, Series 2025 (Assessment Area Three) (“Series 2025”)

Dear Hammock Oaks Community Development District:

Arbitrage Rebate Counselors is pleased to provide you with this Proposal to perform annual arbitrage calculations for the above-referenced Series 2025.

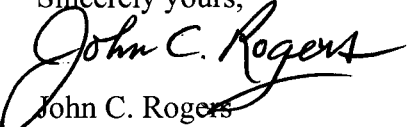
We propose to perform three annual arbitrage calculations: the first, for the period April 8, 2025 to April 8, 2026; the second, for the period April 8, 2026 to April 8, 2027; and the third, for the period April 8, 2027 to April 8, 2028.

We will provide the following services: obtaining and reviewing all relevant records to understand specifics of bond issue; compiling a computerized record of investments, interest earnings and disbursement; calculating arbitrage yield; performing spending exceptions analysis; computing an estimated arbitrage rebate liability (if any); preparing an arbitrage opinion letter; and assisting with payment of any arbitrage due.

To do the annual arbitrage calculations, we will need: (1) trust fund statements, and (2) bond closing documents, including Arbitrage and Tax Certificate, Closing Memorandum, and IRS Form “8038-G”.

Our fee to prepare each annual arbitrage calculation is \$400.00, or a total of \$1,200.00 for all three calculations.

Sincerely yours,


John C. Rogers
President

Acknowledged and accepted:

Signed: _____
Name: _____
Title: _____
Date: _____

Tab 6

RECORDED
ELECTRONICALLY
BY STEWART TITLE

THIS INSTRUMENT PREPARED BY AND
AFTER RECORDING SHOULD BE
RETURNED TO:

SCOTT A. COOKSON, ESQ.
SHUFFIELD, LOWMAN & WILSON, P.A.
1000 LEGION PLACE, SUITE 1700
ORLANDO, FL 32801
407-581-9800

RECIPROCAL EASEMENT AGREEMENT

THIS RECIPROCAL EASEMENT AGREEMENT (this "Agreement") is made this 20th day of August, 2024 ("Effective Date") by and among SK HAMMOCK OAKS LLC, a Delaware limited liability company ("SK"), HAMMOCK OAKS COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes ("HO CDD"), and VSI LADY LAKE, LLC, a Georgia limited liability company ("VSI").

(Whenever used herein the terms "SK", "HO CDD" and "VSI" include their heirs, legal representatives, assigns and successors in title.)

RECITALS:

WHEREAS, of even date herewith, SK conveyed to VSI that certain land located in the Town of Lady Lake (the "Town"), Lake County, State of Florida, more particularly described on Exhibit "A" attached hereto and by this reference made a part hereof (the "VSI Property") on which VSI intends on constructing a commercial project as initially depicted on Exhibit "A-1" attached hereto and by this reference made a part hereof (the "VSI Project");

WHEREAS, SK is the owner of certain land located adjacent to the VSI Property more particularly described on Exhibit "B" attached hereto and by this reference made a part hereof (the "SK Property") on which SK intends to construct and develop that certain residential project known as Hammock Oaks as initially depicted on Exhibit "B-1" attached hereto and by this reference made a part hereof (the "SK Project" and, together with the VSI Project, collectively, the "Projects");

WHEREAS, HO CDD is, or will be, the owner of certain land located adjacent to both the VSI Property and SK Property as more particularly described on Exhibit "B-2" attached hereto and by this reference made a part hereof (the "HO CDD Property") on which HO CDD intends to construct and develop certain improvements which will serve both the VSI Project and the SK Project (the "CDD Improvements"); and

WHEREAS, VSI, HO CDD and SK desire to enter into this Agreement to agree upon certain mutual access and drainage easements necessary for the construction, development and use of the of the Projects as more particularly set forth herein.

**THIS INSTRUMENT PREPARED BY AND
AFTER RECORDING SHOULD BE
RETURNED TO:**

SCOTT A. COOKSON, ESQ.
SHUFFIELD, LOWMAN & WILSON, P.A.
1000 LEGION PLACE, SUITE 1700
ORLANDO, FL 32801
407-581-9800

RECIPROCAL EASEMENT AGREEMENT

THIS RECIPROCAL EASEMENT AGREEMENT (this “**Agreement**”) is made this 20th day of August, 2024 (“**Effective Date**”) by and among **SK HAMMOCK OAKS LLC**, a Delaware limited liability company (“**SK**”), **HAMMOCK OAKS COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes (“**HO CDD**”), and **VSI LADY LAKE, LLC**, a Georgia limited liability company (“**VSI**”).

(Whenever used herein the terms “**SK**”, “**HO CDD**” and “**VSI**” include their heirs, legal representatives, assigns and successors in title.)

R E C I T A L S:

WHEREAS, of even date herewith, SK conveyed to VSI that certain land located in the Town of Lady Lake (the “**Town**”), Lake County, State of Florida, more particularly described on **Exhibit “A”** attached hereto and by this reference made a part hereof (the “**VSI Property**”) on which VSI intends on constructing a commercial project as initially depicted on **Exhibit “A-1”** attached hereto and by this reference made a part hereof (the “**VSI Project**”);

WHEREAS, SK is the owner of certain land located adjacent to the VSI Property more particularly described on **Exhibit “B”** attached hereto and by this reference made a part hereof (the “**SK Property**”) on which SK intends to construct and develop that certain residential project known as Hammock Oaks as initially depicted on **Exhibit “B-1”** attached hereto and by this reference made a part hereof (the “**SK Project**” and, together with the VSI Project, collectively, the “**Projects**”);

WHEREAS, HO CDD is, or will be, the owner of certain land located adjacent to both the VSI Property and SK Property as more particularly described on **Exhibit “B-2”** attached hereto and by this reference made a part hereof (the “**HO CDD Property**”) on which HO CDD intends to construct and develop certain improvements which will serve both the VSI Project and the SK Project (the “**CDD Improvements**”); and

WHEREAS, VSI, HO CDD and SK desire to enter into this Agreement to agree upon certain mutual access and drainage easements necessary for the construction, development and use of the of the Projects as more particularly set forth herein.

NOW, THEREFORE, in consideration of the sum of **TEN AND NO/100 DOLLARS (\$10.00)** and covenants contained herein below and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties do hereby agree as follows:

1. **Recitals.** The Recitals set forth hereinabove are true and correct in all respects and are incorporated herein by this reference.

2. **Grant of Easements.**

(a) **Temporary Construction Easement and Access Easement.** On behalf of itself, its successors and assigns, VSI does hereby grant unto SK or its assigns, a temporary construction easement (the “**Temporary Construction Easement**”) over, upon and across the VSI Property for the limited purpose of allowing SK to enter upon the VSI Property to perform certain construction work (“**SK’s Work**”) on and adjacent to the VSI Property pursuant to the terms and conditions of that certain Construction Agreement by and between SK and VSI of even date herewith (the “**Construction Agreement**”). The Temporary Construction Easement shall automatically terminate and be of no further force or effect without any further action needing to be taken by the parties upon the completion of SK’s Work pursuant to the Construction Agreement, but subject to earlier termination pursuant to the terms of the Construction Agreement.

(b) **Future Town Signage Easement.** On behalf of itself, its successors and assigns, VSI does hereby covenant and agree to grant to the Town, its successors and assigns, a perpetual easement (the “**Town Sign Easement**”) for the construction, maintenance, repair and replacement by the Town at its sole cost and expense of a “Welcome to Lady Lakes” sign upon that portion of the VSI Property generally located along the Southeast corner of the intersection of County Road 466 and Cherry Lake Road as mutually agreed upon by VSI and the Town (the “**Town Sign Easement Area**”). VSI hereby acknowledges that VSI shall be responsible, at VSI’s sole cost and expense, for coordinating with the Town to finalize the form of the Town Sign Easement. Upon the recording of the Town Sign Easement in the applicable land records, this Section 2(c) shall automatically terminate and be deemed of no further force or effect and the rights and obligations of VSI and the Town shall be governed by the recorded Town Sign Easement.

(c) **SK Signage Easement.** On behalf of itself, its successors and assigns, VSI does hereby grant, transfer and convey unto SK and HO CDD, their respective successors and assigns, a perpetual easement (the “**SK Sign Easement**”) for the construction, maintenance, repair and replacement by SK or HO CDD, at their sole cost and expense of a “Hammock Oaks” monument sign (the “**SK Monument Sign**”), and all necessary or desirable appurtenances on, over and upon that portion of the VSI Property generally depicted on and legally described in **Exhibit “C”** attached hereto and incorporated herein (the “**SK Sign Easement Area**”). The SK Sign Easement shall consist of perpetual servitudes of use that run with the land and shall include the right to service, maintain, improve, modify the SK Monument Sign, as allowed by local and state law or replace the SK Monument Sign. The specific location of the SK Monument Sign shall be limited to the SK Sign Easement Area and shall not exceed the dimensions of the SK Monument Sign more particularly depicted on **Exhibit “C-1”** attached hereto and incorporated herein by this reference. VSI or the then owner of the VSI Property, shall have the right to approve any changes to the SK Monument Sign, such approval not to be unreasonably withheld or delayed. The SK Sign Easement shall include the right of ingress and egress across that portion of the VSI Property

reasonably necessary to install, repair, replace and maintain the SK Monument Sign. SK may, at its sole cost and expense, trim any then-existing plants, trees or vegetation located on the VSI Property that would obstruct the view of the sign, provided that SK may not remove any landscaping located on the VSI Property which may be required by applicable laws, codes or ordinances.

(d) SK Signal Easement. On behalf of itself, its successors and assigns, VSI does hereby grant, transfer and convey unto SK, its successors and assigns, a perpetual easement (the “**SK Signal Easement**”) for the construction, maintenance, repair, operation and replacement of improvements relating to the traffic signal to be constructed by SK, and all necessary or desirable appurtenances (collectively, the “**Traffic Signal Improvements**”) on, over and upon that portion of the VSI Property generally depicted on and legally described in Exhibit “D” attached hereto and incorporated herein (the “**SK Signal Easement Area**”). The SK Signal Easement shall consist of perpetual servitudes of use that run with the land and shall include the right to service, maintain, improve, modify the Traffic Signal Improvements, as allowed by local and state law or replace the improve Traffic Signal Improvements. The specific location of the Traffic Signal Improvements shall be limited to the SK Signal Easement Area. This right shall include, but not be limited to, a right of ingress and egress across that portion of the VSI Property reasonably necessary to install, repair, replace and maintain the Traffic Signal Improvements. SK may, at its sole cost and expense, trim any then-existing plants, trees or vegetation located on the VSI Property that would obstruct the Traffic Signal Improvements, provided that SK may not remove any landscaping located on the VSI Property which may be required by applicable laws, codes or ordinances. The Traffic Signal Improvements may be conveyed and the SK Signal Easement may be assigned to the County or other governmental authority at the discretion of SK upon delivery of not less than thirty (30) days’ prior written notice to VSI.

(e) SK Temporary Signage Easement. On behalf of itself and its successors and assigns, VSI does hereby grant, transfer and convey unto SK, its successors and assigns, a temporary easement (the “**SK Temporary Sign Easement**”) for the construction, maintenance, repair and replacement of two (2) temporary signs (collectively, the “**SK Temporary Signs**”), and all necessary or desirable appurtenances on, over and upon that portion of the VSI Property in the locations labeled as S2 and MM? on Exhibit “E” attached hereto and incorporated herein (the “**SK Temporary Sign Easement Area**”). Either party may cause to be prepared a legal description of the SK Temporary Sign Easement Area and, if prepared, the parties agree to work together in good faith to amend this Agreement to incorporate an agreed-upon legal description for the SK Temporary Sign Easement Area. The SK Temporary Sign Easement shall run with the land for so long as such SK Temporary Easement remains in effect and shall include the right to service, maintain, improve, modify the SK Temporary Signs, as allowed by local and state law or replace the signs. The specific location of the SK Temporary Signs shall be limited to the SK Temporary Sign Easement Area with the SK Temporary Sign at location S2 consisting of a sign no larger than 4’ x 8’ (2-sided) wayfinding sign at the corner of County Road 466 and Hammock Oaks Blvd. and the SK Temporary Sign at location MM? consisting of a mobile mini sign at the corner of County Road 466 and Cherry Lake Road. This right shall include but not be limited to a right of ingress and egress across that portion of the VSI Property reasonably necessary to install, repair, replace and maintain SK Temporary Signs and a right of view, prohibiting vegetation or improvements within the Project that would obstruct the view of the SK Temporary Signs. VSI agrees that the SK may trim any or all trees and vegetation in, on or about the SK Temporary Sign Easement Area

as often as the SK deems necessary to prevent obstruction or to improve the appearance of the SK Temporary Signs provided that SK may not remove any landscaping located on the VSI Property which may be required by applicable laws, codes or ordinances. Within ten (10) business days following notice from VSI that either (i) VSI intends to convey the property encumbered by the SK Temporary Sign Easement or (ii) VSI intends to commence grading within the SK Temporary Sign Easement Area, SK shall cause the SK Temporary Signs to be removed at SK's sole cost and expense. Upon delivery of such notice by VSI, the SK Temporary Sign Easement shall automatically terminate upon the expiration of such 10-business day period and shall thereafter be deemed null and void and of no further force or effect and without requiring any further action by SK and VSI. If SK fails to cause such removal of the SK Temporary Signs within such 10-business day period, VSI shall have the right, but not the obligation, to remove the SK Temporary Signs. In such event, SK shall reimburse VSI for the out-of-pocket costs and expenses incurred by VSI in causing such removal to occur together with interest thereon at the rate of 10% from the date demanded until the date when paid within fifteen (15) days following SK's receipt of an invoice and reasonable supporting documentation evidencing such costs. Upon a termination of the SK Temporary Sign Easement pursuant hereto, if desired by either party, the parties agree to work together in good faith to prepare, execute and record an amendment to this Agreement which terminates SK Temporary Sign Easement, which amendment shall be recorded at the requesting party's expense.

(f) SK Stormwater Line Easement. On behalf of itself and its successors and assigns, VSI does hereby grant, transfer and convey unto SK and HO CDD and their respective successors and assigns a perpetual, non-exclusive easement (the "**SK Drainage Easement**") for the construction, maintenance, repair, operation and replacement of that certain stormwater utility line (the "**SK Drainage Line**") in the location on the VSI Property more particularly depicted on **Exhibit "F"** attached hereto and incorporated herein (the "**SK Drainage Easement Area**") for the benefit of the SK Project and the CDD Improvements. SK and HO CDD and their respective successors and assigns shall have the right to construct and maintain, within the SK Drainage Easement Area, the SK Drainage Line for the benefit of the SK Project and the CDD Improvements, and SK and/or HO CDD shall obtain all applicable permits required in connection therewith. If the exercise of the repair and maintenance rights hereunder by SK or its successors or assigns causes all or any portion of the improvements located on the surface of the SK Drainage Easement Area or any other drainage improvements located within the SK Drainage Easement Area, whether above or below ground, to be damaged, SK or such successor or assign of SK, as applicable, shall promptly repair, at its sole cost and expense, such affected improvements.

(g) VSI Drainage Easement. On behalf of themselves and their respective successors and assigns, SK and HO CDD hereby grant, transfer and convey to VSI and its successors and assigns, a perpetual, non-exclusive easement for drainage (the "**VSI Drainage Easement**") allowing for the drainage, flowage, retention and detention of stormwater from the VSI Property on, over and across the portions of the lands more particularly depicted on **Exhibit "F"** attached hereto and incorporated herein within the SK Property and/or HO CDD Property, as applicable (the "**VSI Drainage Easement Areas**") and for the benefit of the VSI Project. VSI, and its successors and assigns, shall have the right to construct and maintain, within the VSI Drainage Easement Areas, drainage improvements benefitting the VSI Property, and VSI shall obtain all applicable permits required in connection therewith. If the exercise of the drainage improvement construction and maintenance rights hereunder by VSI or its successors or assigns

cause all or any portion of the improvements located on the surface of the VSI Drainage Easement Areas or any other drainage improvements located within the VSI Drainage Easement Areas, whether above or below ground, to be damaged, VSI or such successor or assign of VSI, as applicable, shall promptly repair, at its sole cost and expense, such affected improvements.

3. **Maintenance and Repair.** All of the Easement Areas referred to in Paragraph 2 above (collectively, the “**Easement Areas**”) and the improvements located thereon shall be maintained in good and useful condition and state of repair by SK or VSI, as applicable. All maintenance required to be performed pursuant to this Agreement shall be completed in a good and workmanlike manner and in compliance with all applicable laws, codes, and ordinances. In the event that either party does not timely perform such party’s maintenance obligations hereunder, then the other party hereto shall have the right, but not the obligation, to perform such maintenance obligations on or after sixty (60) days following delivery of written notice to such non-performing party in the event such non-performing party has not within such time period commenced such maintenance obligations and is diligently pursuing the same; provided that, in the event of an emergency, the requesting party may make any emergency repair upon delivery of such notice to the other party as is reasonable under the circumstances without waiting for the expiration of such 60-day period. Such non-performing party shall reimburse such performing party for all costs and expenses incurred by such performing party in performing such maintenance obligations (including reasonable attorney’s fees to enforce this provision), on demand, together with interest thereon at the rate of 10% from the date demanded until the date when paid.

4. **Common Improvement Costs.** VSI shall pay to either SK or HO CDD (at SK’s election), as its share of the reasonable costs of maintenance, repair and replacement (“**Common Improvement Cost**”) of the common curb cuts, driveways, utilities and other common easement areas and facilities existing, or to be erected from time to time and serving the Projects (collectively, the “**Common Improvements**”). SK and HO CDD shall cause the repair, maintenance and replacement of the Common Improvements to be performed in a first class manner and in compliance with all applicable laws, codes and ordinances, including the prompt repair of any potholes which arise in the driveways. SK and HO CDD further agree that, except for partial closures in connection with any required repairs or maintenance to the roadways which are diligently pursued, neither party will alter or change the location in any material way of either Copacabana Road or that portion of Hammock Oaks Boulevard located immediately adjacent to the VSI Property from the locations shown on **Exhibit “B-1”** nor shall either party prohibit access to and from the VSI Property across such roads. The Common Improvement Cost paid by VSI shall be equal to **TWENTY-FIVE THOUSAND AND NO/100 DOLLARS (\$25,000.00)** per year commencing on the date that the first certificate of occupancy is issued for the first building constructed on the VSI Project (the “**CI Commencement Date**”). The Common Improvement Cost shall be prorated for the first calendar year if the CI Commencement Date does not occur on January 1st. VSI agrees to provide SK with written notice of the issuance of such first certificate of occupancy so that the CI Commencement Date shall be established by the parties. On the third anniversary of the CI Commencement Date (i.e., the commencement of Year 4), the Common Improvement Cost shall increase by three percent (3%) for an annual payment of \$25,750.00. The Common Improvement Cost shall then increase by three percent (3%) each year for the next four (4) consecutive years (Years 5-8), on a cumulative basis (to wit: \$26,522.50, \$27,318.18, \$28,137.72 and \$28,981.85). Commencing on the eighth anniversary of the CI Commencement Date (i.e., the commencement of Year 9), the Common Improvement Cost shall increase by five

percent (5%) and be equal to the annual amount of \$29,851.31. The Common Improvement Cost shall increase by five percent (5%), on a cumulative basis, once every five (5) years thereafter (to wit: the commencement of Years 14, 19, 24, etc.). VSI shall pay the Common Improvement Cost to SK or HO CDD or other designee (at SK's election) within thirty (30) days following the CI Commencement Date, prorated for the first partial calendar year, and then such payment shall be made on or before January 10th of each year thereafter, with the above increases properly calculated based on applicable anniversaries of the CI Commencement Date. Upon request by VSI, documentation as to Common Improvement Costs shall be provided by SK to VSI.

5. **Covenants Running with the Land.** Except to the extent a specific easement terminates pursuant to the terms of this Agreement, the easements contained in this Agreement are not personal and are covenants which shall run with the land and shall be binding upon and inure to the benefit of the parties hereto and their respective successors and assigns.

6. **Insurance.** VSI and SK (as to its Property only) shall maintain or cause to be maintained in full force and effect the minimum insurance coverages in Constant Dollars (as defined below) described below (provided that VSI may, in its commercially reasonable discretion, lower the limits set forth below as they relate to any outparcels located on the VSI Property):

(a) Commercial General Liability Insurance with a combined single limit of liability Two Million Dollars (\$2,000,000.00) in Constant Dollars per occurrence and Five Million Dollars (\$5,000,000.00) in Constant Dollars in the aggregate; (b) Workers' compensation insurance as required by any applicable law or regulation; (c) Employer's liability insurance in the amount of One Million Dollars (\$1,000,000) each accident for bodily injury, One Million Dollars (\$1,000,000) in Constant Dollars policy limit for bodily injury by disease and One Million Dollars (\$1,000,000) in Constant Dollars each employee for bodily injury by disease; (d) Automobile Liability Insurance for owned, hired and non-owned automobiles, the limits of liability for which shall not be less than One Million Dollars (\$1,000,000) in Constant Dollars combined single limit each accident for bodily injury and property damage; (e) a policy of fire and insurance covering damage to tangible real and personal property ("**Property Insurance**") in the form of the Insurance Services Offices' ISO Property form 1030 - Causes of Loss Special Form or equivalent ("**Special Form Policy**") insuring against damage to its Property, and with an owner's rating based upon a completed project as opposed to a property under development; and (f) if a Property is located within a Hazard Zone (as defined below), then the owner thereof shall also maintain at all times coverage with respect to such applicable peril under its Special Form Policy. A "**Hazard Zone**" means (1) a wind zone for which reasonable and prudent commercial landlords in the area carry supplemental insurance coverage for wind-related casualties, or (2) areas designated by the Federal Emergency Management Agency (FEMA) as a "**High Risk Area**" or "**High Risk-Coastal Area**" in which mandatory flood insurance purchase requirements apply for communities that participate in the National Flood Insurance Program (defined in Flood Zones A, AE, A1-30, AH, AO, AR, A99, V, VE, and V1-30 as of July 1, 2013) (each, a "**High Risk Flood Zone**"), or (3) an earthquake zone for which reasonable and prudent commercial landlords in the area carry supplemental insurance coverage for earthquake-related casualties

(b) All Special Form Policy(ies) shall be in the amount of the full replacement cost of the insured improvements. VSI and SK shall, upon request of the other party, provide the

requesting party with a certificate of each of the foregoing insurance coverages from an insurer authorized to do business in Florida, with an insurance company holding a financial rating of at least A- and IX in *Best's Casualty Reports*, or equivalent.

(c) As used herein, “**Constant Dollars**” shall mean the value of the U.S. dollar to which such phrase refers, as adjusted from time to time. An adjustment shall occur on the 1st day of June of the sixth (6th) full calendar year following the date of this Agreement, and thereafter at five (5) year intervals. Constant Dollars shall be determined by multiplying the dollar amount to be adjusted by a fraction, the numerator of which is the Current Index Number and the denominator of which is the Base Index Number. The “Base Index Number” shall be the level of the Index for the year this Agreement commences; the “Current Index Number” shall be the level of the Index for the year preceding the adjustment year; the “Index” shall be the Consumer Price Index for All Urban Consumers, published by the Bureau of Labor Statistics of the United States Department of Labor for U.S. City Average, All Items (1982-84=100), or any successor index thereto as hereinafter provided. If publication of the Index is discontinued, or if the basis of calculating the Index is materially changed, then SK and VSI (or their respective successors), shall mutually agree to substitute for the Index comparable statistics as computed by an agency of the United States Government or, if none, by a substantial and responsible periodical or publication of recognized authority most closely approximating the result which would have been achieved by the Index.

7. **Indemnity.**

(h) VSI shall indemnify, defend and hold SK harmless from and against any and all losses, costs, damages, liens, claims, liabilities, and expenses (including, but not limited to, reasonable attorneys’ fees, court costs, and disbursements) incurred by SK arising from or by reason of the failure to pay the Common Improvement Cost and by reason of the use of Easement Areas, or any ongoing maintenance, repairs or replacement of improvements located within the Easement Areas, by VSI or anyone acting by, through, or under VSI, except to the extent resulting from the gross negligence or willful misconduct of SK or anyone acting by, through, or under SK.

(i) SK shall indemnify, defend and hold VSI harmless from and against any and all losses, costs, damages, liens, claims, liabilities, and expenses (including, but not limited to, reasonable attorneys’ fees, court costs, and disbursements) incurred by VSI arising from or by reason of the use of Easement Areas, or any ongoing maintenance, repairs or replacement of improvements located within the Easement Areas, by SK or anyone acting by, through, or under SK, except to the extent resulting from the gross negligence or willful misconduct of VSI or anyone acting by, through, or under VSI.

(j) Notwithstanding anything set forth herein to the contrary, in no event shall either party hereto be liable to the other party for any consequential, punitive, speculative or special damages, other than as may arise in connection with an indemnifying party’s indemnity obligations to the other party.

8. **Self Help; Lien Rights Disputes.**

a. If any party shall default in the performance of an obligation required of such party (such party being herein called a “**Defaulting Party**”), which default affects another

party or any occupant thereof (an “**Affected Party**”), such Affected Party, in addition to all other remedies it may have at law or in equity, after thirty (30) days’ prior written notice to the Defaulting Party, shall have the right to perform such obligation on behalf of the Defaulting Party. In such event, the Defaulting Party shall promptly reimburse the Affected Party the cost thereof, together with interest thereon from the date of outlay at a rate equal to the lesser of (i) six percent (6%) in excess of the rate published from time to time by the Wall Street Journal as the “prime rate” (or a comparable rate selected by the Affected Party if such rate is no longer published by the Wall Street Journal) or (ii) the highest rate permitted by applicable law, but not ever higher than 18% annually (the “**Interest Rate**”).

b. Any such claim for reimbursement, together with interest thereon as aforesaid, shall be secured by a lien on the property of the Defaulting Party and improvements thereon, which lien shall be effective upon the recording of a notice thereof in the Clerk of Court of Lake County, Florida. The lien shall be subordinate to any first mortgage or deed of trust now or hereafter affecting the subject parcel (a “**First Mortgage**”); and any purchaser at any foreclosure or trustee’s sale (as well as any grantee by deed in lieu of foreclosure or trustee’s sale) under any such First Mortgage shall take title subject only to this Agreement and liens thereafter accruing pursuant to this Section.

9. **Injunctive and Other Remedies.** In the event of a breach by any party of any obligation of this Agreement, the other parties shall be entitled to obtain an order specifically enforcing the performance of such obligation or an injunction prohibiting any such breach; the parties hereby acknowledge the inadequacy of legal remedies and the irreparable harm which would be caused by any such breach, and/or to relief by other available legal and equitable remedies from the consequences of such breach. Any action taken or document executed in violation of this Agreement shall be void and may be set aside upon the petition of the other parties of portions of the Projects. Any costs and expenses of any such proceeding, including attorneys’ fees in a reasonable amount, shall be paid by Defaulting Party and, shall constitute a lien (as described in and limited by the provisions of subsection 8(b) above) against the land, and improvements thereon, or the interests therein, until paid.

10. **Compliance.** All work and other activities performed or conducted by a party within the easements, including the repair, replacement or maintenance of any and all improvements located therein, shall be performed, constructed and otherwise conducted in conformity and consistent with the applicable approved plans, and all other provisions of applicable law. All work performed by a party within the easements pursuant to this Agreement shall, to the extent commercially reasonable, be performed in a manner which minimizes disruption of, or interference with, the other party’s use of its land.

11. **Development Approvals.** The parties hereby acknowledge and agree to cooperate in good faith and execute such further instruments as may be reasonably necessary to assign any permits, approvals, and/or entitlements which may be required by either party to facilitate the development of the VSI Project or SK Project as applicable, in accordance with this Agreement, provided however, SK hereby reserves to itself, and its successors and assigns, any development rights including but not limited to permits, approvals, and/or entitlements for use with the development of the SK Project provided such rights do not adversely affect VSI’s use of the VSI Property or the VSI Project in any way.

12. **No Gift or Dedication to Public Use.** Nothing contained herein shall be deemed to be a gift, dedication or grant of any portion of the encumbered lands to the general public or for any public use or purpose whatsoever, it being the intention of each of VSI, SK and HO CDD that all rights and easements granted herein are created solely for the use of VSI, SK, HO CDD and their respective successors and assigns.

13. **Representations and Warranties.** The parties hereby represents and warrants to the other that: (a) it has the full right, power, title, and interest to make the within grant of easements described herein; (b) the grant of the easements and any rights granted under this Agreement may be fully and thoroughly enjoyed and utilized by the parties pursuant to the terms hereof; and (c) the easement rights hereunder shall not be defeased, impaired, and adversely affected by superior title.

14. **Entire Agreement.** This Agreement constitutes the entire agreement and understanding between the parties relating to the subject matter hereof and may not be amended, waived or discharged, except by an instrument in writing executed by SK, HO CDD and VSI (or their respective successors and assigns), which written document shall be recorded in the Official Records of Lake County, Florida.

15. **Section Headings.** The section headings as used in this Agreement are for convenience of reference only and shall not be deemed to vary the content of this Agreement or the covenants, agreements, representations and warranties herein set forth, or limit the provisions or scope of any section hereof; they shall be ignored in construing this Agreement.

16. **Notices.** Any notices which may be permitted or required hereunder shall be in writing and shall be deemed to have been duly given (i) one day after depositing with a nationally recognized overnight courier service, or (ii) on the day of hand delivery (provided such delivery occurs prior to 5:00 pm, local Orlando, Florida time), to the address shown below or to such other address as either party may from time to time designate by written notice in accordance with this Section 13. All notices to VSI shall be sent to: VSI Lady Lake, LLC, Attn: Evan Conder and Rick Langhorne, 120 W Trinity Place, Suite 400, Decatur, Georgia 30030, with a copy to VSI Lady Lake, LLC, Attn: Robert Ledbetter, Jr., 106 East 8th Avenue, Rome, GA 30161. All notices to SK shall be sent to: SK Hammock Oaks LLC, 14025 Riveredge Drive, Suite 175, Tampa, Florida 33637, Attn: James P. Harvey, Eric Morrisette, Troy Simpson and Byron LoPreste with a copy to Kolter Group Acquisitions LLC, 105 NE 1st Street, Delray Beach, Florida 33444, Attn: Legal Department. All notices to HO CDD shall be sent to: Hammock Oaks Community Development District, c/o Rizzetta & Company, Inc., 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614.

17. **Counterparts.** This Agreement may be executed in two or more identical counterparts. If so executed, each such counterpart is to be deemed an original for all purposes and all such counterparts shall, collectively, constitute one agreement.

18. **Severability.** If any provision of this Agreement, the deletion of which would not adversely affect the receipt of any material benefit by any party hereunder or substantially increase the burden of any party hereto, shall be held to be invalid or unenforceable to any extent, the same shall not affect in any respect whatsoever the validity or enforceability of the remainder of this Agreement.

19. **Binding Effect.** Except as otherwise specifically provided herein, the rights and obligations created by this Agreement shall run with title to the Easement Areas and be binding upon and inure to the benefit of VSI, SK, HO CDD and their respective assigns and successors-in-interest and/or title.

20. **Time of the Essence.** The time of performance of this Agreement, and of each covenant and provision hereof, is of the essence of this Agreement.

21. **Recording of Agreement.** This Agreement shall be recorded in the Public Records of Lake County, Florida.

22. **Governing Law.** This Agreement shall be governed by and construed in accordance with the laws of the State of Florida. Venue for any proceeding brought pursuant to this Agreement shall be in Lake County, Florida.

23. **Attorneys' Fees and Costs.** In connection with any litigation, including appellate and/or bankruptcy proceedings, arising out of, under or relating to this Agreement, or in connection with any action for rescission of this Agreement or for declaratory or injunctive relief, the prevailing party shall be entitled to recover from the other party such prevailing party's out-of-pocket costs and reasonable attorneys' and paralegals' fees.

24. **Gender; Singular and Plural Usages.** Wherever in this Agreement the singular is used, the same shall include the plural, and vice-versa, and wherever in this Agreement the masculine gender is used, the same shall include the feminine and neuter genders, and vice-versa.

25. **Relationship of parties.** Nothing contained in this Agreement is intended to, or shall, or shall be deemed to, (a) create a joint venture, partnership or fiduciary relationship VSI, HO CDD and SK, or (b) authorize either party to bind the other in any manner whatsoever.

26. **Reserved Rights.** VSI reserves to itself, and its successors and assigns, rights to the Easement Area which are not inconsistent with the purpose of this Agreement and that do not interfere with the rights granted to SK hereunder.

27. **WAIVER OF TRIAL BY JURY.** THE PARTIES HEREBY WAIVE TO THE FULL EXTENT PERMITTED BY LAW THE RIGHT TO TRIAL BY JURY IN CONNECTION WITH ANY LITIGATION OR JUDICIAL PROCEEDING RELATING TO, DIRECTLY OR INDIRECTLY, OR CONCERNING THIS AGREEMENT OR THE CONDUCT, OMISSION, ACTION, OBLIGATION, DUTY, RIGHT, BENEFIT, PRIVILEGE OR LIABILITY OF A PARTY HEREUNDER. THIS WAIVER OF RIGHT TO TRIAL BY JURY IS SEPARATELY GIVEN AND IS KNOWINGLY, INTENTIONALLY AND VOLUNTARILY MADE BY THE PARTIES. THE PARTIES HAVE HAD AN OPPORTUNITY TO SEEK LEGAL COUNSEL CONCERNING THIS WAIVER. THIS WAIVER IS INTENDED TO AND DOES ENCOMPASS EACH INSTANCE AND EACH ISSUE AS TO WHICH THE RIGHT TO A JURY TRIAL WOULD OTHERWISE ACCRUE. THE PARTIES FURTHER CERTIFY AND REPRESENT TO EACH OTHER THAT NO PARTY, REPRESENTATIVE OR AGENT OF A PARTY (INCLUDING, BUT NOT LIMITED TO, THEIR RESPECTIVE COUNSEL) HAS REPRESENTED, EXPRESSLY OR OTHERWISE TO THE OTHER PARTY OR TO ANY AGENT OR REPRESENTATIVE OF THE OTHER PARTY (INCLUDING, BUT NOT LIMITED

TO, THEIR RESPECTIVE COUNSEL) THAT THEY WILL NOT SEEK TO ENFORCE THIS WAIVER OF RIGHT TO JURY TRIAL. THIS WAIVER SHALL APPLY TO THIS AGREEMENT AND ANY FUTURE AMENDMENTS, SUPPLEMENTS OR MODIFICATIONS OF THIS AGREEMENT.

(Remainder of page intentionally left blank; signature pages follow)

IN WITNESS WHEREOF, VSI, HO CDD and SK have executed and delivered this Agreement and have intended the same to be and become effective as of the Effective Date set forth above.

Signed, sealed and delivered in the presence of:

Temple S. Romberg
Print Name: Temple Romberg
Address: 1119 Park Blvd, SE
Rome, GA 30161

Tracy L. Abley
Print Name: Tracy L. Abley
Address: 109 N. Home Loop
Cedartown, GA 30125

VSI:

VSI LADY LAKE, LLC, a Georgia limited liability company

[Signature]
By: _____
Print Name: Robert H. Ledbetter, Jr.
Title: Manager

STATE OF GEORGIA)
) ss:
COUNTY OF FLOYD)

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 12th day of August, 2024, by Robert H. Ledbetter, Jr., as Manager of VSI LADY LAKE, LLC, a Georgia limited liability company, on its behalf. He/she ☒ is personally known to me or [] has produced _____ as identification.

[seal]



[Signature]
(Signature of Notary Public)
Angela Whiteaker Dunagan

Notary Public, State of Georgia
Commission No. W-00597213

Signed, sealed and delivered in
the presence of:

Dana Rhodes
Print Name: Dana Rhodes
Address: 14025 Riveredge Dr. #175
Tampa, FL 33637

Bryon T. LoPreste
Print Name: Bryon T. LoPreste
Address: 14025 Riveredge Dr. #175
Tampa, FL 33637

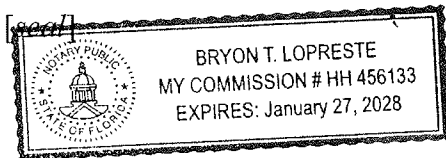
SK:

SK HAMMOCK OAKS, LLC, a Delaware
limited liability company

By: James P. Harvey
Name: James P. Harvey
Its: Authorized Signatory
Date: August 15, 2024

STATE OF FLORIDA)
) ss:
COUNTY OF HILLSBOROUGH)

The foregoing instrument was acknowledged before me [x] by personal appearance or [] electronically this 15th day of August, 2024, by James P. Harvey, as Authorized Signatory of **SK HAMMOCK OAKS LLC**, a Delaware limited liability company, on its behalf. He is [x] personally known to me or [] has produced _____ as identification.




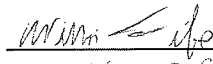
Bryon T. LoPreste
(Signature of Notary Public)
Bryon T. LoPreste
(Typed name of Notary Public)
Notary Public, State of Florida
Commission No. HH456133


Signed, sealed and delivered in
the presence of:

HO CDD:

**HAMMOCK OAKS COMMUNITY
DEVELOPMENT DISTRICT**, a local unit
of special-purpose government


Print Name: Michael Caputo
Address: 105 NE 2nd Ave
Delray Beach, FL 33444

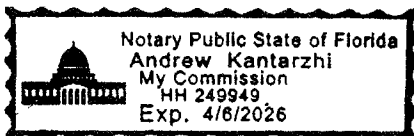
By: 
Name: William Fife
Its: Chair
Date: 4/16/24


Print Name: JON SEIFEL
Address: 105 NE 1st STREET
DELRAY BEACH, FL 33444

STATE OF FLORIDA)
 Miami-) ss:
COUNTY OF Dade)

The foregoing instrument was acknowledged before me ☒ by personal appearance or ☐
electronically this 16 day of August, 2024, by William Fife, as
Chair of **HAMMOCK OAKS COMMUNITY DEVELOPMENT
DISTRICT**, a local unit of special purpose government, on its behalf. He/she is ☒ personally
known to me or ☐ has produced _____ as identification.

[seal]



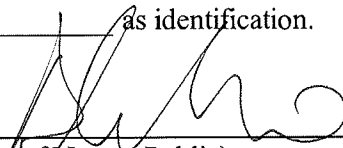

(Signature of Notary Public)
Andrew Kantarshi
(Typed name of Notary Public)
Notary Public, State of Florida
Commission No. HH249949

Exhibit "A"

The VSI Property

A PARCEL OF LAND SITUATED IN THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 18 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 19; THENCE SOUTH 00°24'16" EAST ALONG THE WEST LINE OF SAID SECTION 19, A DISTANCE OF 61.00 FEET; THENCE DEPARTING SAID WEST LINE, SOUTH 89°51'07" EAST, A DISTANCE OF 25.00 FEET TO AN INTERSECTION WITH THE EAST RIGHT OF WAY LINE OF CHERRY LAKE ROAD AND THE SOUTH RIGHT OF WAY LINE OF COUNTY ROAD NO. 466; THENCE CONTINUE SOUTH 89°51'07" EAST, ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 22.25 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°51'07" EAST, ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 899.76 FEET; THENCE SOUTH 0°08'43" WEST, A DISTANCE OF 11.95; THENCE SOUTH 89°51'17" EAST, A DISTANCE OF 238.59 FEET; THENCE SOUTH 87°00'00" EAST, A DISTANCE OF 31.57 FEET; THENCE SOUTH 89°51'45" EAST, A DISTANCE OF 20.53 FEET; THENCE SOUTH 0°08'15" WEST, A DISTANCE OF 2.93 FEET; THENCE SOUTH 89°51'17" EAST, A DISTANCE OF 26.29 FEET; THENCE SOUTH 00°43'42" EAST, 533.03 FEET; THENCE SOUTH 04°40'04" EAST, A DISTANCE OF 30.40 FEET TO THE BEGINNING OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 178.75 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 03°02'41" WEST, 72.20 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 23°18'15", AN ARC DISTANCE OF 72.70 FEET TO THE POINT OF CURVATURE OF A COMPOUND CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 58.75 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 36°44'33" WEST, 44.10 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 44°05'30", AN ARC DISTANCE OF 45.21 FEET TO THE POINT OF CURVATURE OF A COMPOUND CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 387.50 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 71°07'36" WEST, 165.61 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 24°40'36", AN ARC DISTANCE OF 166.89 FEET TO THE END OF SAID CURVE; THENCE SOUTH 83°27'54" WEST, A DISTANCE OF 69.89 FEET; THENCE SOUTH 85°25'14" WEST, A DISTANCE OF 73.00 FEET TO THE BEGINNING OF A CONCAVE NORTHERLY, HAVING A RADIUS OF 275.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 87°47'00" WEST, 22.67 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 04°43'32", AN ARC DISTANCE OF 22.68 FEET TO THE END OF SAID CURVE; THENCE NORTH 89°51'14" WEST, A DISTANCE OF 702.26 FEET TO THE WEST LINE OF THE 170 FOOT WIDE FLORIDA POWER CO. RIGHT OF WAY AS DESCRIBED IN OFFICIAL RECORDS BOOK 299, PAGE 312 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 00°19'01" WEST, ALONG SAID WEST LINE, A DISTANCE OF 279.55 FEET; THENCE NORTH 00°27'34" WEST, ALONG SAID WEST LINE, A DISTANCE OF 29.42 FEET; THENCE NORTH 90°00'00" WEST, A DISTANCE OF 156.76 FEET; THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 20.46 FEET; THENCE SOUTH 89°35'37" WEST, A DISTANCE OF 21.25 FEET; THENCE NORTH 00°24'23" WEST, A DISTANCE OF 454.84 FEET; THENCE NORTH 45°08'53" EAST, A DISTANCE OF 15.73 FEET; THENCE NORTH 0°00'00" EAST, A DISTANCE OF 2.48 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 19.802 ACRES, MORE OR LESS.

Exhibit "B"

The SK Property

Hammock Oaks Phase 1A according to the Map or Plat thereof as recorded in Plat Book 83, Pages 1 through 8, inclusive, of the Public Records of Lake County Florida.

Less and except the VSI Property, the HO CDD Property and Lots 46, 48, 116, 117, 118, 119, 120, 121, 122, 126, 127, 128, 129, 130, 131, 132 and 133, Hammock Oaks Phase 1A, according to the map or plat thereof, as recorded in Plat Book 83, Pages 1 through 8, inclusive, of the Public Records of Lake County, Florida.

Exhibit "B-1"

The SK Project

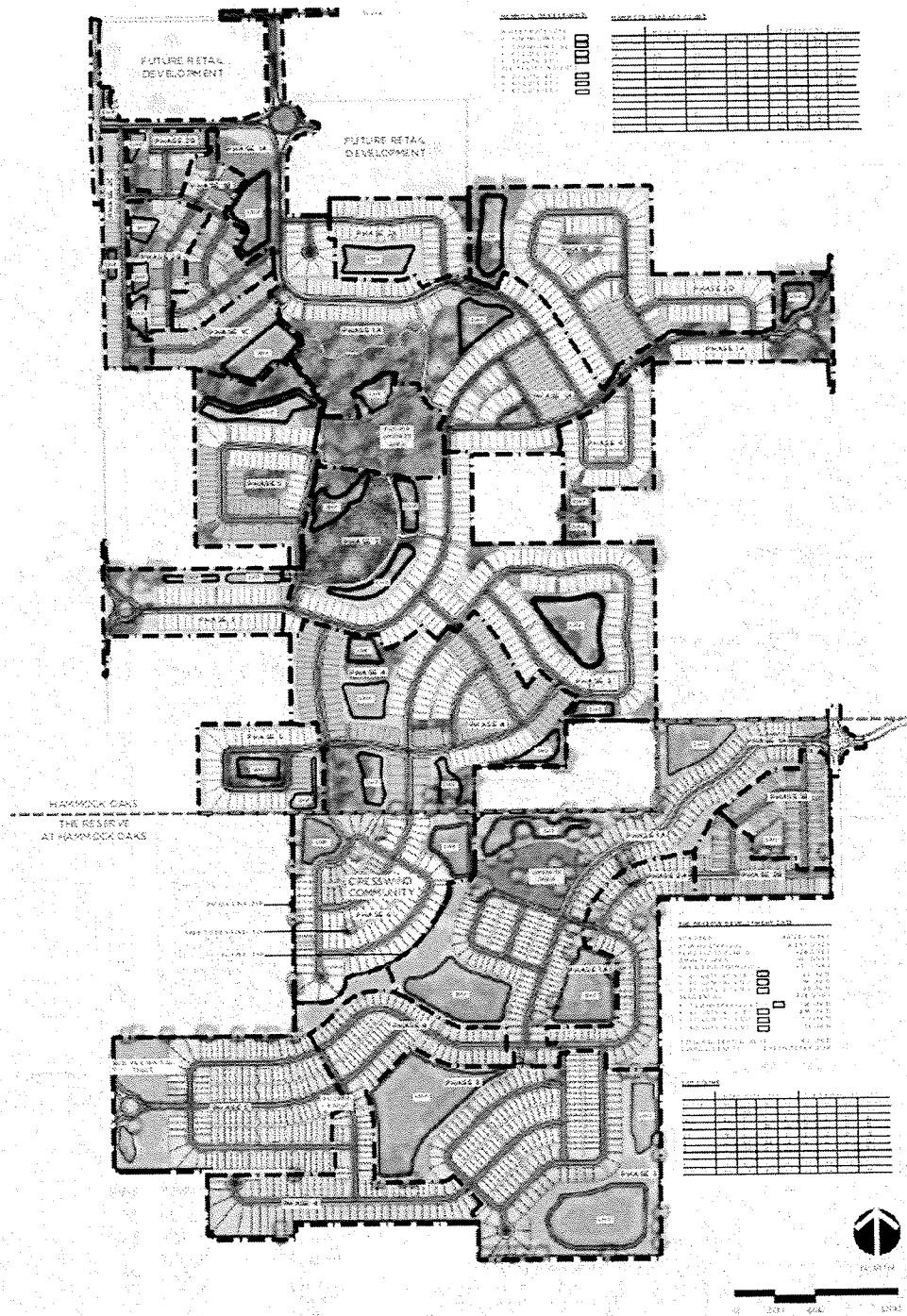


Exhibit "B-2"

Legal description of HO CDD Property

A PARCEL OF LAND LYING IN SECTIONS 19 AND 30, TOWNSHIP 18 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHWEST CORNER OF SECTION 19, TOWNSHIP 18 SOUTH, RANGE 24 EAST; THENCE RUN S 00°24'16" E ALONG THE WEST LINE OF SAID SECTION 19, A DISTANCE OF 61.00 FEET; THENCE DEPARTING SAID WEST SECTION LINE, RUN S 89°51'07" E, A DISTANCE 25.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF COUNTY ROAD 466 (A 80' PUBLIC RIGHT-OF-WAY), ACCORDING TO THE FLORIDA DEPARTMENT OF TRANSPORTATION MAP, SECTION 11560-2601, SAID POINT ALSO BEING THE **POINT OF BEGINNING**; THENCE CONTINUE S 89°51'07" E ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 1348.74 FEET; THENCE DEPARTING SAID SOUTH RIGHT-OF-WAY LINE OF COUNTY ROAD 466, RUN S 00°04'50" E, A DISTANCE OF 597.41 FEET; THENCE RUN S 89°51'37" E, A DISTANCE OF 1370.60 FEET; THENCE RUN S 00°18'10" W, A DISTANCE OF 657.22 FEET; THENCE RUN S 89°51'00" E, A DISTANCE OF 1328.12 FEET; THENCE RUN S 00°17'33" W, A DISTANCE OF 656.60 FEET; THENCE RUN S 89°54'16" E, A DISTANCE OF 1303.24 FEET TO THE WEST RIGHT-OF-WAY LINE OF ROLLING ACRES ROAD; THENCE RUN S 00°18'07" W ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 657.70 FEET; THENCE RUN N 89°54'16" W, A DISTANCE OF 1302.26 FEET; THENCE RUN S 00°17'05" W, A DISTANCE OF 661.95 FEET; THENCE RUN S 00°17'22" W, A DISTANCE OF 266.62 FEET; THENCE RUN N 89°50'06" W, A DISTANCE OF 445.00 FEET; THENCE S 00°17'22" W, A DISTANCE OF 396.00 FEET; THENCE RUN S 89°50'06" E, A DISTANCE OF 445.00 FEET; THENCE RUN S 00°17'14" W, A DISTANCE OF 1323.58 FEET TO THE NORTH LINE OF SECTION 30; THENCE RUN N 89°49'34" W, ALONG SAID NORTH LINE, A DISTANCE OF 663.56 FEET; THENCE DEPARTING SAID NORTH LINE, RUN S 00°19'10" W, A DISTANCE OF 331.32 FEET; THENCE RUN N 89°47'41" W, A DISTANCE OF 664.30 FEET; THENCE RUN S 00°23'04" W, A DISTANCE OF 331.12 FEET; THENCE RUN N 89°44'35" W, A DISTANCE OF 1353.09 FEET; THENCE RUN N 89°45'03" W, A DISTANCE OF 676.58 FEET; THENCE RUN N 00°08'11" E, A DISTANCE OF 662.13 FEET TO THE AFOREMENTIONED NORTH LINE OF SAID SECTION 30; THENCE RUN S 89°44'39" E ALONG SAID NORTH LINE, A DISTANCE OF 677.68 FEET; THENCE DEPARTING SAID NORTH LINE, RUN N 00°10'38" E, A DISTANCE OF 659.94 FEET; THENCE RUN N 89°46'50" W, A DISTANCE OF 1330.92 FEET TO THE EAST RIGHT OF WAY LINE OF CHERRY LAKE ROAD (COUNTY ROAD NO. 100); THENCE RUN N 00°06'22" E ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 493.04 FEET; THENCE DEPARTING SAID EAST RIGHT OF WAY LINE, RUN S 89°52'07" E, A DISTANCE OF 1331.53 FEET; THENCE RUN N 00°10'38" E, A DISTANCE OF 164.85 FEET; THENCE RUN N 89°50'56" W, A DISTANCE OF 678.32 FEET ; THENCE RUN N 00°09'07" E, A DISTANCE OF 1319.62 FEET; THENCE RUN N 89°57'13" W, A DISTANCE OF 654.47 FEET TO THE AFORESAID EAST RIGHT OF WAY LINE OF CHERRY LAKE ROAD (COUNTY ROAD NO. 100); THENCE RUN N 00°24'16" W ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 2575.50 FEET TO THE **POINT OF BEGINNING**.

LESS & EXCEPT PARCEL #1

A PARCEL OF LAND SITUATED IN THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 18 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 19; THENCE SOUTH 00°24'16" EAST ALONG THE WEST LINE OF SAID SECTION 19, A DISTANCE OF 61.00 FEET; THENCE DEPARTING SAID WEST LINE, SOUTH 89°51'07" EAST, A

DISTANCE OF 25.00 FEET TO AN INTERSECTION WITH THE EAST RIGHT OF WAY LINE OF CHERRY LAKE ROAD AND THE SOUTH RIGHT OF WAY LINE OF COUNTY ROAD NO. 466 AND THE **POINT OF BEGINNING**; THENCE CONTINUE SOUTH 89°51'07" EAST, ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 1238.69 FEET; THENCE DEPARTING SAID SOUTH RIGHT OF WAY LINE, SOUTH 00°43'42" EAST, 549.47 FEET; THENCE SOUTH 04°40'04" EAST, A DISTANCE OF 30.40 FEET TO THE BEGINNING OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 178.75 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 03°02'41" WEST, 72.20 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 23°18'15", AN ARC DISTANCE OF 72.70 FEET TO THE POINT OF CURVATURE OF A COMPOUND CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 58.75 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 36°44'33" WEST, 44.10 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 44°05'30", AN ARC DISTANCE OF 45.21 FEET TO THE POINT OF CURVATURE OF A COMPOUND CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 387.50 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 71°07'36" WEST, 165.61 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 24°40'36", AN ARC DISTANCE OF 166.89 FEET TO THE END OF SAID CURVE; THENCE SOUTH 83°27'54" WEST, A DISTANCE OF 69.89 FEET; THENCE SOUTH 85°25'14" WEST, A DISTANCE OF 73.00 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 275.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 87°47'00" WEST, 22.67 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 04°43'32", AN ARC DISTANCE OF 22.68 FEET TO THE END OF SAID CURVE; THENCE NORTH 89°51'14" WEST, A DISTANCE OF 702.26 FEET; THENCE NORTH 00°19'01" WEST, A DISTANCE OF 279.55 FEET; THENCE NORTH 00°27'34" WEST, A DISTANCE OF 29.42 FEET; THENCE NORTH 90°00'00" WEST, A DISTANCE OF 156.76 FEET; THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 20.46 FEET; THENCE SOUTH 89°35'37" WEST, A DISTANCE OF 32.26 FEET TO THE AFOREMENTIONED EAST RIGHT OF WAY LINE OF CHERRY LAKE ROAD; THENCE NORTH 00°24'25" WEST, A DISTANCE OF 468.55 FEET TO THE **POINT OF BEGINNING**.

LESS & EXCEPT PARCEL #2

A PARCEL OF LAND SITUATED IN THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 18 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 19; THENCE SOUTH 00°24'16" EAST ALONG THE WEST LINE OF SAID SECTION 19, A DISTANCE OF 61.00 FEET; THENCE DEPARTING SAID WEST LINE, SOUTH 89°51'07" EAST, A DISTANCE OF 25.00 FEET TO AN INTERSECTION WITH THE EAST RIGHT OF WAY LINE OF CHERRY LAKE ROAD AND THE SOUTH RIGHT OF WAY LINE OF COUNTY ROAD NO. 466; THENCE CONTINUE SOUTH 89°51'07" EAST, ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 1348.74 FEET TO THE EAST LINE OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 19; THENCE SOUTH 00°04'50" EAST, ALONG SAID EAST LINE, A DISTANCE OF 597.41 FEET TO THE NORTHWEST CORNER OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 19, AND THE **POINT OF BEGINNING**; THENCE SOUTH 89°51'37" EAST, ALONG THE NORTH LINE OF SAID SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 19, A DISTANCE OF 1370.60 FEET TO THE NORTHEAST CORNER OF SAID LANDS; THENCE SOUTH 00°18'10" WEST, ALONG THE EAST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 19, A DISTANCE OF 657.22

FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 19; THENCE SOUTH 00°26'29" WEST, A DISTANCE OF 79.83 FEET; THENCE NORTH 89°33'31" WEST, A DISTANCE OF 1036.47 FEET; THENCE SOUTH 00°26'29" WEST, A DISTANCE OF 132.77 FEET; THENCE NORTH 89°51'14" WEST, A DISTANCE OF 303.79 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 25.00 FEET, AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 44°51'14" WEST, 35.36 FEET; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 39.27 FEET TO THE END OF SAID CURVE; THENCE NORTH 00°08'46" EAST, A DISTANCE OF 179.02 FEET; THENCE NORTH 00°59'38" EAST, A DISTANCE OF 176.77 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 399.00 FEET, AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 16°33'39" EAST, 198.24 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 28°46'06", AN ARC DISTANCE OF 200.34 FEET TO THE POINT OF CURVATURE OF A COMPOUND CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 221.00 FEET, AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 29°47'06" EAST, 8.95 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°19'13", AN ARC DISTANCE OF 8.95 FEET TO THE POINT OF CURVATURE OF A COMPOUND CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 79.00 FEET, AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 48°58'10" EAST, 54.93 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 40°41'20", AN ARC DISTANCE OF 56.10 FEET TO THE POINT OF CURVATURE OF A COMPOUND CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 159.00 FEET, AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 83°22'35" EAST, 77.27 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 28°07'30", AN ARC DISTANCE OF 78.05 FEET TO THE END OF SAUD CURVE; THENCE SOUTH 82°33'40" EAST, A DISTANCE OF 54.97 FEET; THENCE NORTH 13°44'41" EAST, A DISTANCE OF 57.27 FEET; THENCE NORTH 69°38'50" WEST, A DISTANCE OF 64.97 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 117.50 FEET, AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 49°08'25" WEST, 84.98 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 42°23'55", AN ARC DISTANCE OF 86.95 FEET TO THE POINT OF CURVATURE OF A COMPOUND CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 87.50 FEET, AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 27°06'42" WEST, 15.48 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 10°09'05", AN ARC DISTANCE OF 15.50 FEET TO THE POINT OF CURVATURE OF A REVERSE CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 125.00 FEET, AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 46°33'11" WEST, 103.74 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 49°02'02", AN ARC DISTANCE OF 106.98 FEET TO THE END OF SAID CURVE; THENCE NORTH 56°22'05" WEST, A DISTANCE OF 52.29 FEET TO THE POINT OF BEGINNING.

LESS & EXCEPT PARCEL #3

A PARCEL OF LAND LYING IN SECTION 19, TOWNSHIP 18 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 19, THENCE RUN ALONG THE SOUTH LINE OF SAID SECTION 19, N 89°49'34" W, A DISTANCE OF 1327.70 FEET, THENCE DEPARTING SAID SOUTH LINE, RUN N 00°17'14" E, A DISTANCE OF 1323.58 FEET, THENCE N 89°50'06" W,

A DISTANCE OF 445.00 FEET, THENCE N 89°50'06" WEST, A DISTANCE OF 218.62 FEET TO THE **POINT OF BEGINNING**; THENCE N 89°52'59" W, A DISTANCE OF 664.02 FEET; THENCE N 00°17'51" E, A DISTANCE OF 661.41 FEET; THENCE S 89°51'00" E, A DISTANCE OF 663.45 FEET; THENCE S 00°14'53" W, A DISTANCE OF 661.02 FEET TO THE **POINT OF BEGINNING**.

TOGETHER WITH

(The Reserve at Hammock Oaks CDD Annex)

A PARCEL OF LAND SITUATED IN SECTION 30, TOWNSHIP 18 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 30; THENCE NORTH 89°49'34" WEST, ALONG THE NORTH LINE OF SAID SECTION 30, A DISTANCE OF 40.00 FEET TO THE WEST RIGHT OF WAY LINE OF ROLLING ACRES ROAD AND THE **POINT OF BEGINNING**; THENCE SOUTH 0°13'17" WEST, ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 1325.95 FEET; THENCE DEPARTING SAID WEST RIGHT OF WAY LINE, NORTH 89°47'00" WEST, A DISTANCE OF 1289.47 FEET; THENCE SOUTH 0°17'21" WEST, A DISTANCE OF 1326.23 FEET; THENCE SOUTH 0°25'13" WEST, A DISTANCE OF 1324.90 FEET; THENCE NORTH 89°41'22" WEST, A DISTANCE OF 1330.60 FEET; THENCE NORTH 0°22'50" EAST, A DISTANCE OF 264.01 FEET; THENCE NORTH 89°45'50" WEST, A DISTANCE OF 1347.92 FEET; THENCE SOUTH 0°15'33" WEST, A DISTANCE OF 105.23 FEET; THENCE NORTH 89°45'21" WEST, A DISTANCE OF 609.99 FEET; THENCE NORTH 0°14'10" EAST, A DISTANCE OF 36.00 FEET; THENCE NORTH 89°45'50" WEST, A DISTANCE OF 30.00 FEET; THENCE NORTH 0°13'41" EAST, A DISTANCE OF 467.82 FEET; THENCE NORTH 89°44'32" WEST, A DISTANCE OF 679.42 FEET TO THE EAST RIGHT OF WAY LINE OF CHERRY LAKE ROAD (C.R. NO. 100); THENCE NORTH 0°12'50" EAST, ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 662.23 FEET; THENCE NORTH 0°03'55" EAST, ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 331.54 FEET; THENCE DEPARTING SAID EAST RIGHT OF WAY LINE, SOUTH 89°43'08" EAST, A DISTANCE OF 1323.38 FEET; THENCE NORTH 0°13'54" EAST, A DISTANCE OF 1655.67 FEET; THENCE SOUTH 89°44'35" EAST, A DISTANCE OF 1353.09 FEET; THENCE SOUTH 0°23'04" WEST, A DISTANCE OF 74.77 FEET; THENCE NORTH 45°22'18" EAST, A DISTANCE OF 106.09 FEET; THENCE SOUTH 89°49'05" EAST, A DISTANCE OF 1253.48 FEET; THENCE NORTH 0°17'52" EAST, A DISTANCE OF 662.27 FEET TO THE AFOREMENTIONED NORTH LINE OF SECTION 30; THENCE SOUTH 89°49'34" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 1287.71 FEET TO THE **POINT OF BEGINNING**.

TOGETHER WITH

(Caudill - CDD Annex)

A PARCEL OF LAND SITUATED IN SECTION 30, TOWNSHIP 18 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 30; THENCE NORTH 89°49'34" WEST, ALONG THE NORTH LINE OF SAID SECTION 30, A DISTANCE OF 40.00 FEET TO THE WEST RIGHT OF WAY LINE OF ROLLING ACRES ROAD; THENCE SOUTH 0°13'17" WEST, ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 1325.95 FEET; THENCE DEPARTING SAID WEST RIGHT OF WAY LINE, NORTH 89°47'00" WEST, A DISTANCE OF 1289.47 FEET; THENCE SOUTH 0°17'21" WEST, A DISTANCE OF 1326.23 FEET; THENCE SOUTH 0°25'13" WEST, A DISTANCE OF 1324.90 FEET; THENCE NORTH 89°41'22" WEST, A DISTANCE OF 1330.60 FEET; THENCE NORTH 0°22'50" EAST, A DISTANCE OF 264.01

FEET; THENCE NORTH 89°45'50" WEST, A DISTANCE OF 344.03 FEET TO THE **POINT OF BEGINNING**; THENCE SOUTH 0°19'15" WEST, A DISTANCE OF 1553.95 FEET TO THE NORTH RIGHT OF WAY LINE OF LAKE ELLA ROAD (66' WIDE RIGHT OF WAY); THENCE NORTH 89°47'00" WEST, ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 672.21 FEET; THENCE DEPARTING SAID NORTH RIGHT OF WAY LINE, NORTH 0°15'33" EAST, A DISTANCE OF 1554.18 FEET; THENCE SOUTH 89°45'50" EAST, A DISTANCE OF 673.88 FEET TO THE **POINT OF BEGINNING**.

TOGETHER WITH

(Highlands – CDD Annex):

A TRACT OF LAND LYING IN THE NORTHWEST QUARTER (NW 1/4) OF SECTION 29, TOWNSHIP 18 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 29; THENCE SOUTH 89°40'04" EAST, ALONG THE NORTH LINE OF SAID SECTION 29, A DISTANCE OF 30.00 FEET TO THE EAST RIGHT OF WAY LINE OF ROLLING ACRES ROAD (RIGHT OF WAY WIDTH VARIES) AND TO THE **POINT OF BEGINNING**; THENCE, DEPARTING SAID EAST RIGHT OF WAY LINE, SOUTH 89°40'04" EAST, ALONG SAID NORTH LINE OF SECTION 29, A DISTANCE OF 1624.99 FEET TO THE NORTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4590, PAGE 1103, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE, DEPARTING SAID NORTH LINE, SOUTH 00°14'11" WEST, ALONG THE WEST LINE OF SAID LANDS; A DISTANCE OF 1328.25 FEET TO THE SOUTHWEST CORNER OF SAID LANDS SAID CORNER LYING ON THE NORTH LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2956, PAGE 992, OF AFOREMENTIONED PUBLIC RECORDS; THENCE SOUTH 89°35'21" EAST, ALONG THE NORTH LINE OF SAID LANDS, A DISTANCE OF 977.75 FEET TO THE NORTHEAST CORNER OF SAID LANDS; THENCE SOUTH 00°14'41" WEST, ALONG THE EAST LINE OF SAID LANDS, A DISTANCE OF 1314.21 FEET TO THE SOUTHEAST CORNER OF SAID LANDS; THENCE NORTH 89°31'09" WEST, ALONG THE SOUTH LINE OF SAID LANDS AND THE NORTH RIGHT OF WAY OF ABELE ROAD (30 FOOT RIGHT OF WAY), A DISTANCE OF 1720.38 FEET TO THE SOUTHEAST CORNER OF URICO, AS SHOWN IN PLAT BOOK "33", PAGE 82 OF AFOREMENTIONED PUBLIC RECORDS; THENCE THE FOLLOWING SIXTEEN (16) COURSES ALONG THE EASTERLY AND NORTHERLY LINE OF SAID URICO; (1) NORTH 00°29'03" EAST, A DISTANCE OF 59.92 FEET; (2) NORTH 69°53'59" WEST, A DISTANCE OF 142.82 FEET; (3) NORTH 57°45'19" EAST, A DISTANCE OF 28.62 FEET; (4) NORTH 74°19'07" EAST, A DISTANCE OF 117.27 FEET; (5) NORTH 25°26'20" EAST, A DISTANCE OF 72.27 FEET; (6) NORTH 11°11'15" EAST, A DISTANCE OF 211.94 FEET; (7) NORTH 03°21'32" EAST, A DISTANCE OF 140.21 FEET; (8) NORTH 18°26'52" WEST, A DISTANCE OF 98.57 FEET; (9) NORTH 25°00'54" WEST, A DISTANCE OF 140.77 FEET; (10) NORTH 34°36'05" WEST, A DISTANCE OF 74.37 FEET; (11) NORTH 39°57'30" WEST, A DISTANCE OF 223.51 FEET; (12) NORTH 17°22'36" EAST, A DISTANCE OF 14.85 FEET; (13) NORTH 39°57'27" WEST, A DISTANCE OF 88.12 FEET; (14) NORTH 89°33'14" WEST, A DISTANCE OF 70.00 FEET; (15) SOUTH 17°46'07" WEST, A DISTANCE OF 73.33 FEET; (16) NORTH 89°33'14" WEST, A DISTANCE OF 530.37 FEET TO THE NORTHWEST CORNER OF SAID URICO, SAID CORNER LYING ON AFOREMENTIONED EAST RIGHT OF WAY OF ROLLING ACRES ROAD; THENCE

NORTH 00°13'31" EAST, ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 279.07 FEET TO THE AFOREMENTIONED NORTH LINE OF LANDS DESCRIBED IN 2956, PAGE 992 AND TO THE SOUTH LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5673, PAGE 1479 OF AFOREMENTIONED PUBLIC RECORDS; THENCE, DEPARTING SAID EAST RIGHT OF WAY LINE, SOUTH 89°35'21" EAST, ALONG SAID NORTH LINE AND SAID SOUTH LINE, A DISTANCE OF 621.85 FEET TO THE SOUTHEAST CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5673, PAGE 1479; THENCE, DEPARTING SAID NORTH LINE, NORTH 00°13'37" EAST, ALONG THE EAST LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5673, PAGE 1479 AND ALONG THE EAST LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 697, PAGE 1409, OF AFOREMENTIONED PUBLIC RECORDS, A DISTANCE OF 663.50 FEET TO THE NORTHEAST CORNER OF LAND LANDS; THENCE NORTH 89°37'47" WEST, ALONG THE NORTH LINE OF SAID LANDS, A DISTANCE OF 631.93 FEET TO AFOREMENTIONED EAST RIGHT OF WAY LINE OF ROLLING ACRES ROAD; THENCE NORTH 00°13'22" EAST, ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 662.97 FEET TO THE **POINT OF BEGINNING**.

LESS AND EXCEPT #4:

THE EAST ONE-QUARTER (E 1/4) OF THE SOUTH ONE-HALF (S 1/2) OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF AFOREMENTIONED SECTION 29, TOWNSHIP 18 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA

THE ABOVE DESCRIBED LANDS CONTAIN A TOTAL NET ACREAGE OF 766.740 ACRES, MORE OR LESS.

Exhibit "C"

SK Sign Easement Area

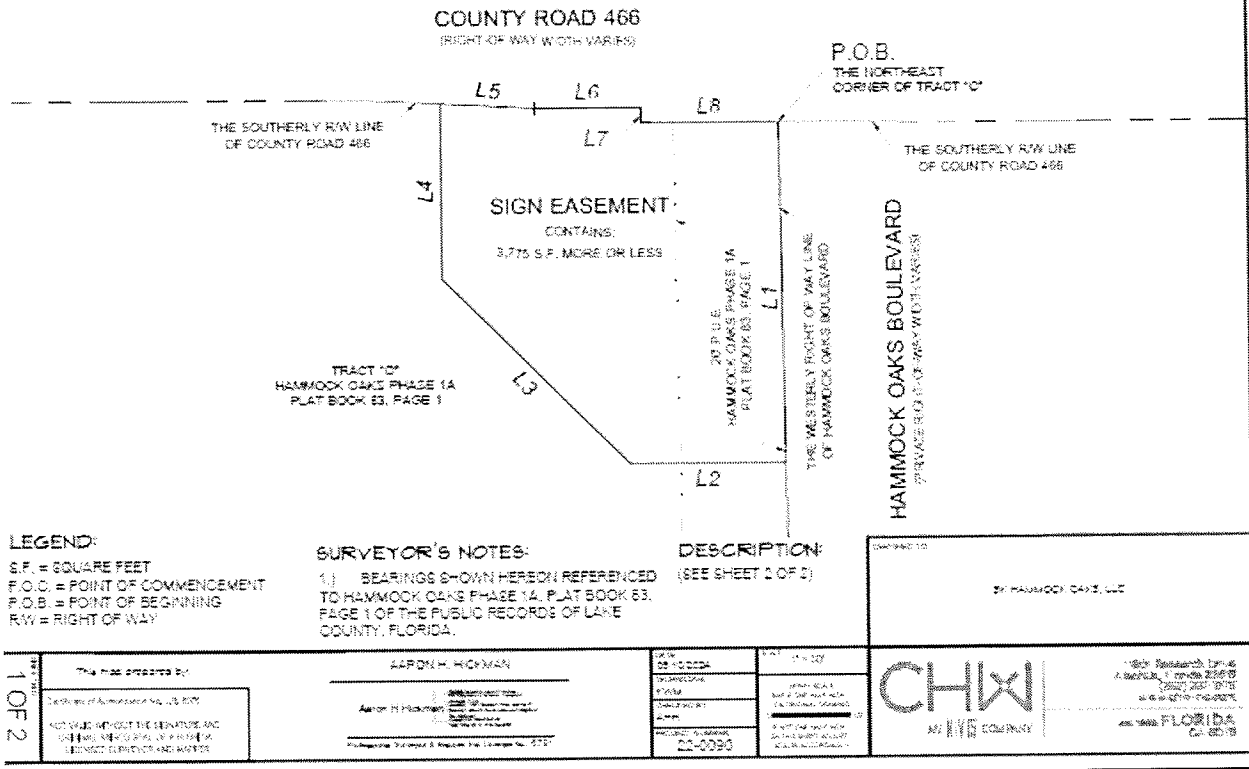
SKETCH TO ACCOMPANY LEGAL DESCRIPTION

SITUATED IN SECTION 19, TOWNSHIP 18 SOUTH, RANGE 24 EAST,
TOWN OF LADY LAKE, LAKE COUNTY, FLORIDA

SKETCH - NOT A BOUNDARY SURVEY



LINE DATA TABLE		
LINE	DIRECTION	LENGTH
L1	S 0° 43' 42" E	05.89
L2	N 90° 07' 20" W	29.72
L3	N 45° 00' 00" W	02.84
L4	N 0° 00' 00" E	33.87
L5	S 87° 00' 00" E	18.04
L6	S 82° 55' 45" E	20.53
L7	S 0° 16' 10" W	2.93
L8	S 89° 57' 17" E	20.05



EASEMENT DESCRIPTION

A SIGN EASEMENT BEING A PORTION OF TRACT "C", HAMMOCK OAKS PHASE 1A, ACCORDING TO THE PLAT THERE OF, AS RECORDED IN PLAT BOOK 83, PAGE 1 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, SAID EASEMENT BEING MORE PARTIALLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID TRACT "C", SAID POINT ALSO BEING THE INTERSECTION OF THE SOUTHERLY LINE OF COUNTY ROAD 466 (HAVING A RIGHT OF WAY WIDTH THAT VARIES) WITH THE WESTERLY RIGHT OF WAY LINE OF HAMMOCK OAKS BOULEVARD (HAVING A RIGHT OF WAY WIDTH THAT VARIES, AS SHOWN ON THE PLAT OF SAID HAMMOCK OAKS PHASE 1A), THENCE SOUTH 0°43'42" EAST, ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 65.83 FEET; THENCE DEPARTING SAID WESTERLY RIGHT OF WAY LINE, NORTH 90°00'00" WEST, A DISTANCE OF 29.72 FEET; THENCE NORTH 45°00'00" WEST, A DISTANCE OF 50.84 FEET; THENCE NORTH 0°00'00" EAST, A DISTANCE OF 33.87 FEET TO THE AFOREMENTIONED SOUTHERLY RIGHT OF WAY LINE OF COUNTY ROAD 466; THENCE ALONG SAID SOUTHERLY RIGHT OF WAY LINE THROUGH THE FOLLOWING FOUR COURSES: 1) SOUTH 87°00'00" EAST, A DISTANCE OF 18.04 FEET; 2) THENCE SOUTH 89°51'45" EAST, A DISTANCE OF 20.53 FEET; 3) THENCE SOUTH 0°08'15" WEST, A DISTANCE OF 2.93 FEET; 4) THENCE SOUTH 89°51'17" EAST, A DISTANCE OF 26.29 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED EASEMENT CONTAINS: 3,775 SQUARE FEET, MORE OR LESS.

ALL AS SHOWN ON THE MAP
ATTACHED HERewith AND MADE
A PART HEREOF

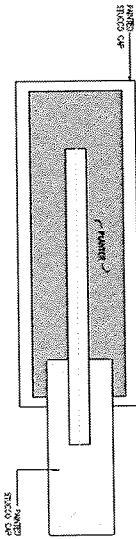
PREPARED BY: DATE: 02-10-2024 PROJECT: 22-0090 DRAWN BY: [blank] CHECKED BY: [blank] APPROVED BY: [blank]		DRAWING NO.: 22-0090
2 OF 2 This was prepared by: AARON H. HODGMAN SEE SHEET ONE OF TWO PROFESSIONAL SURVEYOR & MAPPER (No. 12727)	CHW CIVIL ENGINEERING 1801 Research Circle A. B. RAY, II, P.E. (No. 12345) (2022) 231-1111 www.chw.com www.FLORIDA 01-8019	31 HAMMOCK OAKS, LLC

Exhibit "C-1"

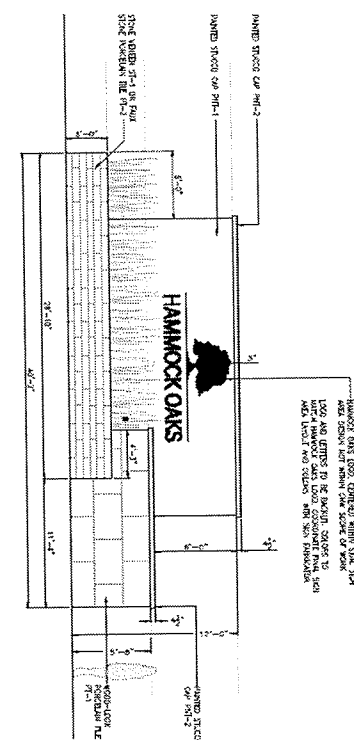
SK Monument Sign



1 MONUMENT SIGN - PLAN VIEW

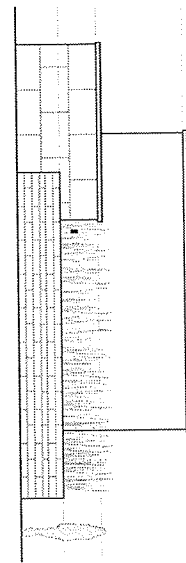


2 MONUMENT SIGN - FRONT ELEVATION

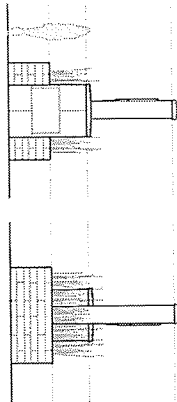


NOTE: ALL SYMBOL AND COLOR CODES ARE SUBJECT TO VARIATION. CHECK WITH THE LOCAL OFFICE OF THE LOCAL GOVERNMENT FOR MORE INFORMATION. CONTACT OWNER FOR MORE INFORMATION. LANSING ADVERTISING'S SIGNAGE AND DESIGN.

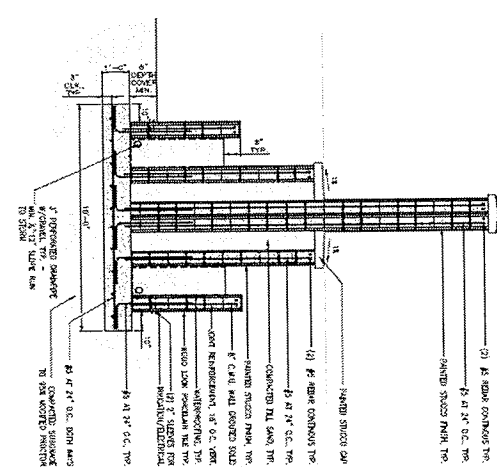
3 MONUMENT SIGN - REAR ELEVATION



4 MONUMENT SIGN - SIDE ELEVATIONS



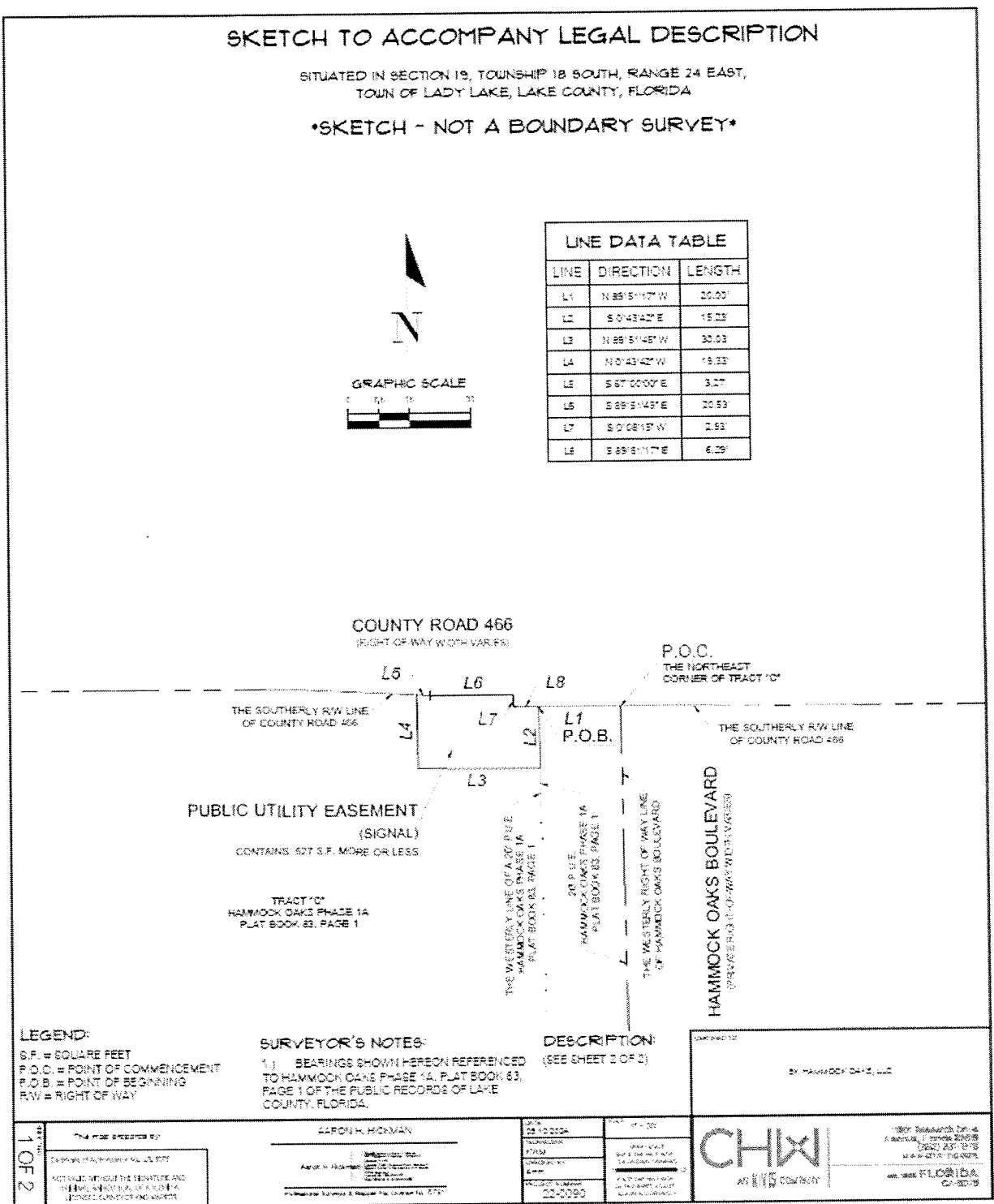
5 MONUMENT SIGN - DETAIL



<p>1-206</p>	<p>22-0090.02C</p>	<p>CHM</p>
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Exhibit "D"

SK Signal Easement Area



EASEMENT DESCRIPTION

A PUBLIC UTILITY EASEMENT BEING A PORTION OF TRACT "C", HAMMOCK OAKS PHASE 1A, ACCORDING TO THE PLAT THERE OF, AS RECORDED IN PLAT BOOK 83, PAGE 1 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, SAID EASEMENT BEING MORE PARTIALLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID TRACT "C", SAID POINT LYING ON THE SOUTHERLY LINE OF COUNTY ROAD 466 (HAVING A RIGHT OF WAY WIDTH THAT VARIES), THENCE NORTH 89°51'17" WEST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 20.00 FEET THE WESTERLY LINE OF A 20 FOOT WIDE PUBLIC UTILITY EASEMENT AS SHOWN ON THE PLAT OF SAID HAMMOCK OAKS PHASE 1A AND TO THE POINT OF BEGINNING; THENCE DEPARTING SAID SOUTHERLY RIGHT OF WAY LINE, SOUTH 0°43'42" EAST, ALONG THE WESTERLY LINE OF SAID PUBLIC UTILITY EASEMENT, A DISTANCE OF 15.23 FEET; THENCE DEPARTING THE WESTERLY LINE OF SAID PUBLIC UTILITY EASEMENT, NORTH 89°51'45" WEST, A DISTANCE OF 30.03 FEET; THENCE NORTH 0°43'42" WEST, A DISTANCE OF 18.33 FEET TO AFOREMENTIONED SOUTHERLY RIGHT OF WAY LINE; THENCE ALONG SAID SOUTHERLY RIGHT OF WAY LINE THROUGH THE FOLLOWING FOUR COURSES: 1) SOUTH 87°00'00" EAST, A DISTANCE OF 3.27 FEET; 2) THENCE SOUTH 89°51'45" EAST, A DISTANCE OF 20.53 FEET; 3) THENCE SOUTH 0°08'15" WEST, A DISTANCE OF 2.93 FEET; 4) THENCE SOUTH 89°51'17" EAST, A DISTANCE OF 6.29 FEET TO THE POINT OF BEGINNING.

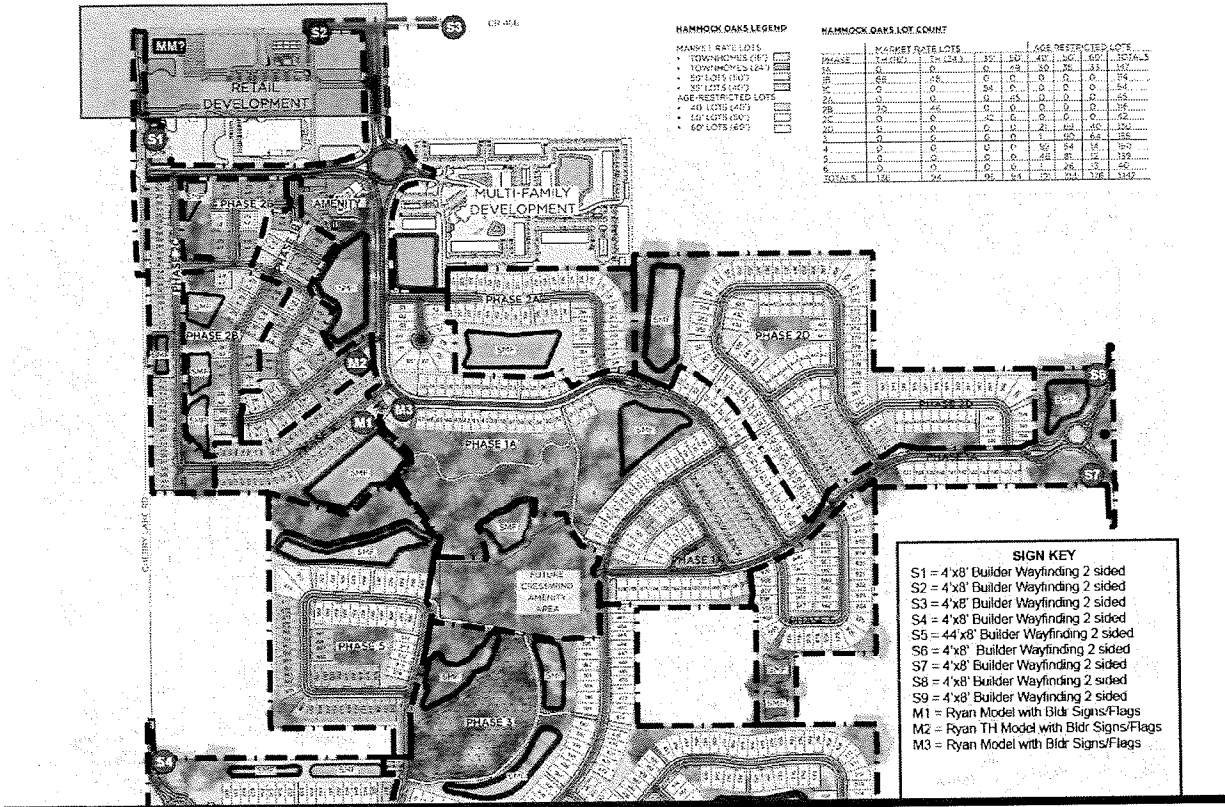
THE ABOVE DESCRIBED EASEMENT CONTAINS: 527 SQUARE FEET, MORE OR LESS.

ALL AS SHOWN ON THE MAP
ATTACHED HERewith AND MADE
A PART HEREOF

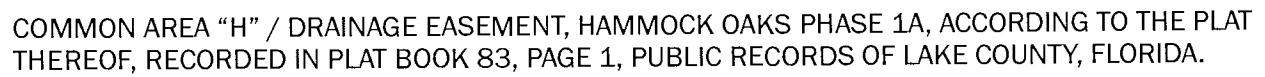
<p style="text-align: center;">2 OF 2</p>		<p style="text-align: center;">THIS MAP ENDORSED BY:</p> <p style="text-align: center;">_____ AARON H. HICKMAN</p> <p style="text-align: center;">_____ SEE SHEET ONE OF TWO</p> <p style="text-align: center;">_____ Professional Engineer & Member of the American Society of Professional Engineers</p>		<p style="text-align: center;">DATE OF RECORDING 08-10-2024</p> <p style="text-align: center;">RECORDING FIRM</p> <p style="text-align: center;">COUNTY LAKE</p> <p style="text-align: center;">PROJECT NUMBER 22-0090</p>		<p style="text-align: center;">DRAWN BY ST HAMMOCK OAKS, LLC</p>	
<p style="text-align: center;">NOT VALID WITHOUT THE SIGNATURE AND THE EXPIRATION DATE OF LICENSE LICENSED SURVEYOR AND METER</p>		<p style="text-align: center;">CHW</p> <p style="text-align: center;">AN NVS COMPANY</p>		<p style="text-align: center;">1801 BASSWOOD DRIVE APT. 101, SUITE 2000 TALLAHASSEE, FL 32303-3715 WWW.CHW-FL.COM</p> <p style="text-align: center;">EST. 1988 FLORIDA 04-0070</p>			

Exhibit "E"

SK Temporary Sign Locations on VSI Property (Signs MM? and S2)

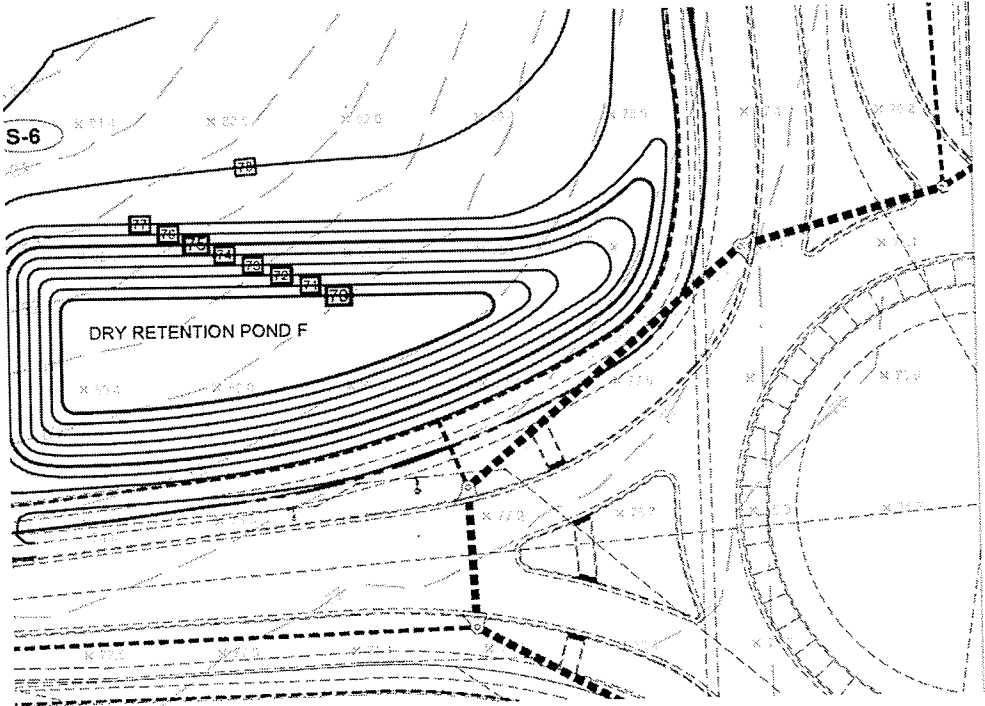


Drainage Easements



31

SK DRAINAGE LINE EASEMENT AREA



Tab 7

THIS INSTRUMENT PREPARED BY AND
AFTER RECORDING SHOULD BE
RETURNED TO:

SCOTT A. COOKSON, ESQ.
SHUFFIELD, LOWMAN & WILSON, P.A.
1000 LEGION PLACE, SUITE 1700
ORLANDO, FL 32801
407-581-9800

Cross Reference To:
Book 6387, Page 238
Public Records of
Lake County, Florida

FIRST AMENDMENT TO RECIPROCAL EASEMENT AGREEMENT

THIS FIRST AMENDMENT TO RECIPROCAL EASEMENT AGREEMENT (this "First Amendment") is made as of the 22nd day of July, 2025, by and among SK HAMMOCK OAKS LLC, a Delaware limited liability company ("SK"), HAMMOCK OAKS COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes ("HO CDD"), and VSI LADY LAKE, LLC, a Georgia limited liability company ("VSI").

RECITALS:

WHEREAS, SK, HO CDD and VSI entered into that certain Reciprocal Easement Agreement with an Effective Date of August 20, 2024 (the "Agreement"), to set forth certain mutual access and drainage easements necessary for the construction, development and use of the Projects, as more particularly described in the Agreement; and

WHEREAS, SK, HO CDD and VSI wish to amend the terms of the Agreement pursuant to the terms of this First Amendment.

NOW, THEREFORE, in consideration of the mutual covenants contained herein, and for other good and valuable consideration, the receipt and adequacy of which is hereby acknowledged, the parties covenant and agree as follows:

1. Recitals. The above recitals are true and correct and are incorporated herein by reference as if set forth in full herein.

2. Definitions. All capitalized terms used in this First Amendment shall have the same meanings indicated for all purposes as set forth in the Agreement unless a contrary meaning is set forth herein.

3. **VSI Drainage Easement Areas.** SK, HO CDD and VSI hereby agree that, for purposes of clarity, the VSI Drainage Easement Areas shall also include Common Area "G" / Drainage Easement, Hammock Oaks Phase 1A, according to the Plat thereof, recorded in Plat Book 83, Page 1, Public Records of Lake County, Florida (the "**Additional VSI Drainage Easement Area**") as more particularly depicted on **Exhibit "F-1"** attached hereto and by this reference made a part hereof and as such Additional VSI Drainage Easement Area will be enlarged by VSI (or its agents) pursuant to VSI's rights set forth in Paragraph 2(g) of the Agreement. Any enlargement of the Additional VSI Drainage Easement Area shall be done consistent with the Construction Plans for Walmart Neighborhood Market 2345-1000-NHM-NEW, prepared by CPH, LLC and dated 03/2025. SK or HO CDD, as applicable, shall repair and maintain such Additional VSI Drainage Easement Area following the completion of the enlargement thereof by VSI and VSI shall contribute to the costs thereof as part of the contribution set forth in Paragraph 4 of the Agreement.

4. **Agreement in Full Force.** Except as specifically hereby amended, the Agreement shall remain in full force and effect. In the event of any conflict between the terms of the Agreement and the terms of this First Amendment, the terms of this First Amendment shall govern.

5. **Counterparts.** This First Amendment may be executed in two or more identical counterparts. If so executed, each such counterpart is to be deemed an original for all purposes and all such counterparts shall, collectively, constitute one agreement.

6. **Recording of First Amendment.** This First Amendment shall be recorded in the Public Records of Lake County, Florida.

7. **First Amendment Effective Date.** This First Amendment shall become effective on the date last signed by SK, HO CDD or VSI (the "**First Amendment Effective Date**"). This First Amendment may be signed electronically and signed in multiple counterparts.

[Signature page follows]

IN WITNESS WHEREOF, VSI, HO CDD and SK have executed and delivered this First Amendment and have intended the same to be and become effective as of the Amendment Effective Date.

Signed, sealed and delivered in
the presence of:

Jessica Nadu
Print Name: Jessica Nadu
Address: 4412 Old Dalton Rd NE
Rome, GA 30165

Temple S. Rumborg
Print Name: Temple S. Rumborg
Address: 1119 Park Blvd. SE
Rome, GA 30161

VSI:

VSI LADY LAKE, LLC, a Georgia limited
liability company

By: Venture South Investments, LLC, its
Manager

By: [Signature]
Print Name: Robert H. Ledbetter, Jr.
Title: Manager

Date: July 16, 2025

STATE OF Georgia)
) ss:
COUNTY OF Floyd)

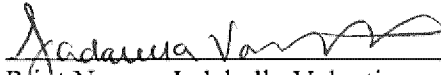
The foregoing instrument was acknowledged before me by means of ☒ physical presence
or ☐ online notarization, this 16th day of July, 2025, by Robert H. Ledbetter, Jr., as
Manager of Venture South Investments, LLC, as Manager of VSI LADY LAKE, LLC, a Georgia
limited liability company, on its behalf. He/she ☒ is personally known to me or ☐ has produced
_____ as identification.

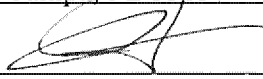
[seal]



[Signature]
(Signature of Notary Public)
Angela Whiteaker Duragan
(Typed name of Notary Public).
Notary Public, State of Georgia
Commission No. W-00597213

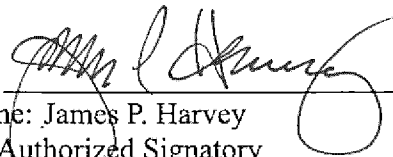
Signed, sealed and delivered in
the presence of:


Print Name: Jadabella Valentin
Address: 14025 Riveredge Dr. #175
Tampa, FL 33637


Print Name: Bryon T. LoPreste
Address: 14025 Riveredge Dr. #175
Tampa, FL 33637

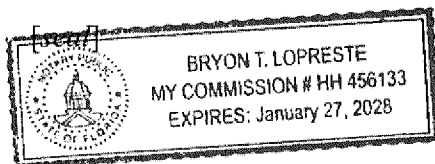
SK:

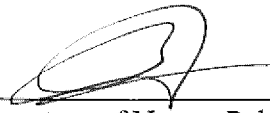
SK HAMMOCK OAKS, LLC, a Delaware
limited liability company

By: 
Name: James P. Harvey
Its: Authorized Signatory
Date: July 16, 2025

STATE OF FLORIDA)
) ss:
COUNTY OF HILLSBOROUGH

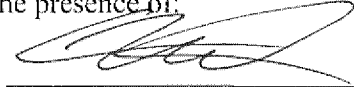
The foregoing instrument was acknowledged before me [x] by personal appearance or []
electronically this 16th day of July, 2025, by James P. Harvey, as Authorized Signatory
of **SK HAMMOCK OAKS LLC**, a Delaware limited liability company, on its behalf. He/she is
[x] personally known to me or [] has produced _____ as identification.



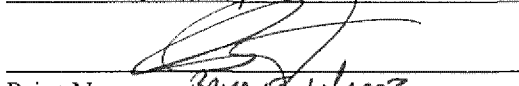

(Signature of Notary Public)
Bryon T. LoPreste

(Typed name of Notary Public)
Notary Public, State of Florida
Commission No. HH456133

Signed, sealed and delivered in
the presence of:



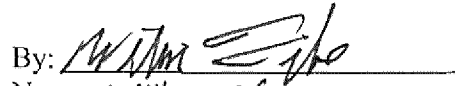
Print Name: THOMAS WATSON
Address: 14025 RIVERSIDE DR. #175
TAMPA, FL 33637



Print Name: BRYON T. LOPRESTE
Address: 14025 RIVERSIDE DR. #175
TAMPA, FL 33637

HO CDD:

**HAMMOCK OAKS COMMUNITY
DEVELOPMENT DISTRICT**, a local unit
of special-purpose government established
pursuant to Chapter 190, Florida Statutes

By: 

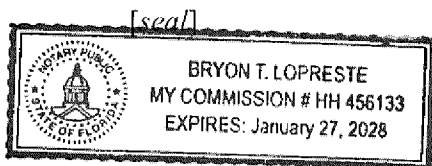
Name: William Fife

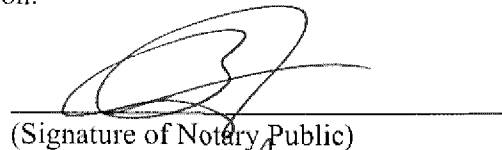
Its: Chair

Date: 7/21/25

STATE OF FLORIDA)
) ss:
COUNTY OF HILLSBOROUGH)

The foregoing instrument was acknowledged before me [☒] by personal appearance or [☐] electronically this 21st day of JULY, 2025, by WILLIAM FIFE, as CHAIRMAN of **HAMMOCK OAKS COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, on its behalf. He ~~she~~ is [☒] personally known to me or [☐] has produced _____ as identification.




(Signature of Notary Public)

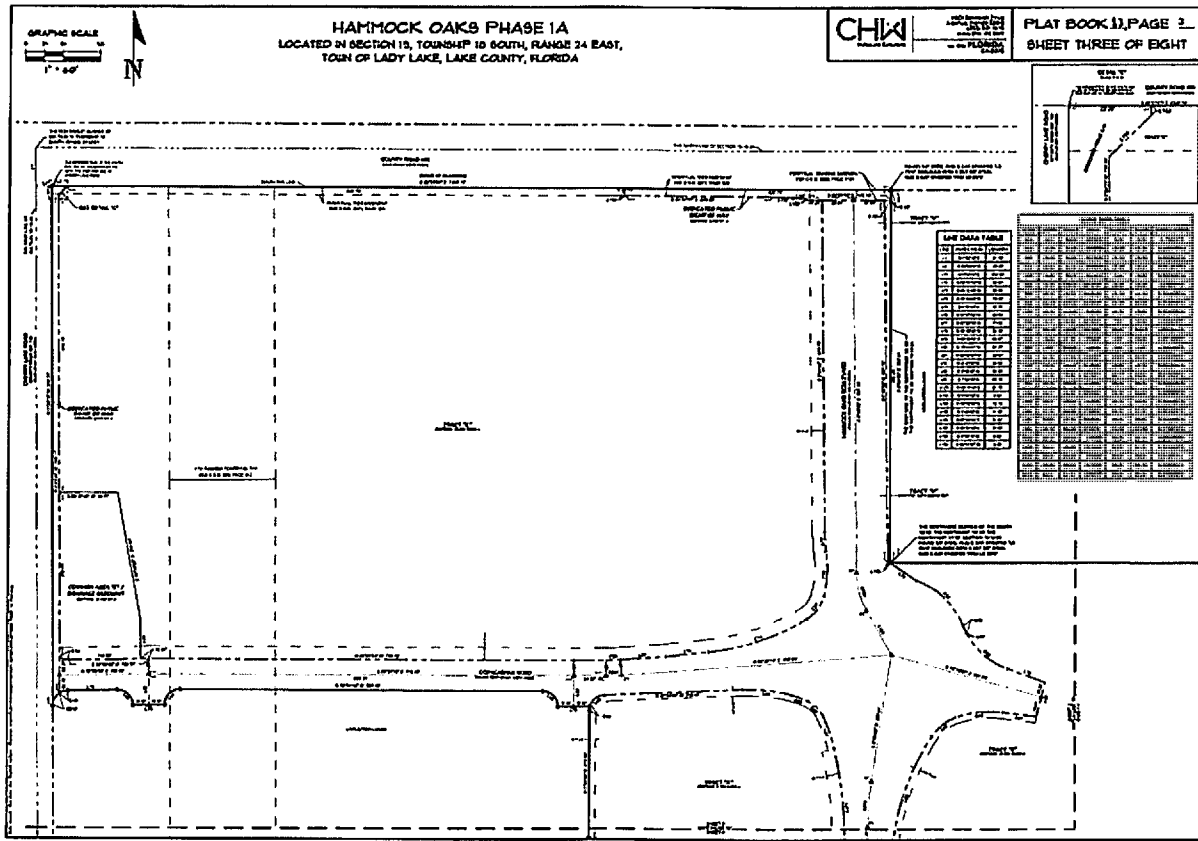
BRYON T. LOPRESTE
(Typed name of Notary Public)

Notary Public, State of FLORIDA

Commission No. HH 456133

Exhibit "F-1"

Additional VSI Drainage Easement Area



COMMON AREA "G" / DRAINAGE EASEMENT, HAMMOCK OAKS PHASE 1A,
ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 83, PAGE 1, PUBLIC
RECORDS OF LAKE COUNTY, FLORIDA.

CONSENT, JOINDER AND SUBORDINATION OF LENDER FOR VSI

The undersigned, United Community Bank, a South Carolina banking corporation ("Lender"), is the owner and holder of that certain Construction Mortgage, Assignment of Rents, Security Agreement and Fixture Filing dated August 19, 2024 and recorded in August 23, 2024 as Instrument No. 2024099503 in the Clerk of Circuit Court and Comptroller, Lake County, Florida (the "Mortgage"), from VSI Lady Lake, LLC, a Georgia limited liability company ("Borrower"). The Mortgage, together with all loan documents related thereto, are referred to herein, collectively, as the "Security Instruments".

Lender, as the owner and holder of the Security Instruments, hereby joins in, consents to and subordinates the Security Instruments to the foregoing First Amendment to Reciprocal Easement Agreement (the "REA Amendment") to which this Consent, Joinder and Subordination is attached, and Lender agrees that all of its right, title and interest in and to the real property described therein existing by virtue of the Security Instruments shall be bound by, subject to and subordinate to the easements and other terms and provisions of the Amendment and the original Reciprocal Easement Agreement recorded in Book 6387, Page 238 Public Records of Lake County, Florida (the "REA") and the REA, as amended by the Amendment, shall survive any foreclosure, deed in lieu of foreclosure and/or exercise of any remedy by Lender pursuant to these Security Instruments; provided, however, that nothing herein shall modify, alter, or amend the Security Instruments as between Lender and the Borrower thereunder.

Signed, sealed and delivered
in the presence of:


Signature -- Witness No. 1

Jake Mace
Printed Name -- Witness No. 1

Address: 38 Sycamore Drive
Greenville, SC 29607


Signature -- Witness No. 2

Alison C. Wasse
Printed Name -- Witness No. 2

Address: 302 Half Mile Way
Greenville SC 29609

STATE OF South Carolina


COUNTY OF Greenville

The foregoing instrument was acknowledged before me by means of ☒ physical presence, or ☐ online notarization, this 15 day of July, 2025, by Lisa A. Shelton, as SVP of United Community Bank, a South Carolina banking corporation, on behalf of the company, who ☒ is personally known to me, or who ☐ has produced a _____ driver's license as identification.

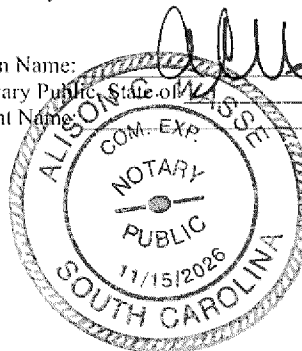
[NOTARIAL SEAL]

LENDER:

UNITED COMMUNITY BANK, a South
Carolina banking corporation

By: 
Name: Lisa A. Shelton
Title: Senior Vice President

Sign Name: _____
Notary Public, State of SC
Print Name: _____



Tab 8

DOG WASTE REMOVAL SERVICES AGREEMENT

THIS AGREEMENT ("Agreement") is made and entered into this 18th day of July 2025, by and between:

HAMMOCK OAKS COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, and whose mailing address is 3434 Colwell Ave, Suite 200, Florida 33614 ("**District**"); and

DOGGY DUTY, LLC, a Florida limited liability company, with a mailing address of 3043 Alessa Loop, Apopka, Florida 32703 ("**Contractor**").

RECITALS

WHEREAS, the District is a local unit of special-purpose government established pursuant to the Uniform Community Development District Act of 1980, as codified in Chapter 190, *Florida Statutes* (the "Act"); and

WHEREAS, the District was established for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure; and

WHEREAS, the District has a need to retain an independent contractor to provide weekly dog waste removal services for five (5) dog waste stations located within the District; and

WHEREAS, Contractor submitted a proposal and represents that it is qualified to provide dog waste removal services and has agreed to provide to the District those services identified in **Exhibit A**, attached hereto and incorporated by reference herein ("**Services**"); and

WHEREAS, the District and Contractor warrant and agree that they have all right, power and authority to enter into and be bound by this Agreement.

NOW, THEREFORE, in consideration of the recitals, agreements, and mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the Parties, the Parties agree as follows:

SECTION 1. INCORPORATION OF RECITALS. The recitals stated above are true and correct and by this reference are incorporated by reference as a material part of this Agreement.

SECTION 2. DESCRIPTION OF WORK AND SERVICES.

A. The District desires that the Contractor provide professional dog waste removal services within presently accepted standards. Upon all Parties signing this Agreement, the Contractor shall provide the District with the Services as shown in **Section 3** of this Agreement.

B. While providing the Services, the Contractor shall assign such staff as may be required, and such staff shall be responsible for coordinating, expediting, and controlling all aspects to assure completion of the Services.

C. Contractor shall solely be responsible for the means, manner and methods by which its duties, obligations and responsibilities are met to the satisfaction of the District.

D. This Agreement grants to Contractor the right to enter the lands that are subject to this Agreement, for those purposes described in this Agreement, and Contractor hereby agrees to comply with all applicable laws, rules, and regulations.

SECTION 3. SCOPE OF DOG WASTE REMOVAL SERVICES. The Contractor will provide weekly dog waste removal services for five (5) dog waste stations located within the District. The duties, obligations, and responsibilities of Contractor are to provide the material, tools, skill and labor necessary for the Services attached as **Exhibit A** on a weekly basis. To the extent any of the provisions of this Agreement are in conflict with the provisions of **Exhibit A**, this Agreement controls.

SECTION 4. MANNER OF CONTRACTOR'S PERFORMANCE. The Contractor agrees, as an independent contractor, to undertake work and/or perform such services as specified in this Agreement or any addendum executed by the Parties or in any authorized written work order by the District issued in connection with this Agreement and accepted by the Contractor. All work shall be performed in a neat and professional manner reasonably acceptable to the District and shall be in accordance with industry standards. The performance of the Services by the Contractor under this Agreement and related to this Agreement shall conform to any written instructions issued by the District.

A. Should any work and/or services be required which are not specified in this Agreement or any addenda, but which are nevertheless necessary for the proper provision of services to the District, such work or services shall be fully performed by the Contractor as if described and delineated in this Agreement.

B. The Contractor agrees that the District shall not be liable for the payment of any work or services not included in **Section 3** unless the District, through an authorized representative of the District, authorizes the Contractor, in writing, to perform such work.

C. The District shall designate in writing a person to act as the District's representative with respect to the services to be performed under this Agreement. The District's representative shall have complete authority to transmit instructions, receive information, interpret and define the District's policies and decisions with respect to materials, equipment, elements, and systems pertinent to the Contractor's services.

(1) The District hereby designates the District Manager to act as its

representative.

- (2) Upon request by the District Manager, the Contractor agrees to meet with the District's representative to walk the property to discuss conditions, schedules, and items of concern regarding this Agreement.

D. Contractor shall use all due care to protect the property of the District, its residents, and landowners from damage. Contractor agrees to repair any damage resulting from Contractor's activities and work within twenty-four (24) hours.

SECTION 5. COMPENSATION; TERM.

A. As compensation for the weekly Services described in this Agreement, the District agrees to pay the Contractor **Two Hundred Fifty Dollars (\$250.00) per month**. The District also agrees to pay a one time cost of **One Thousand Seven Hundred Forty-Five Dollars (\$1,745)** for the installation of 5 pet waste stations. The term of this Agreement shall be through September 30, 2026, unless terminated earlier by either party in accordance with the provisions of this Agreement. Thereafter, this Agreement shall be automatically renewed for additional one (1) year terms, unless written notice is provided by either Party thirty (30) days prior to the expiration of the Agreement. Any change in compensation or the scope of services must be approved in writing by the parties.

B. If the District should desire additional work or services, or to add additional areas to be maintained, the Contractor agrees to negotiate in good faith to undertake such additional work or services. Upon successful negotiations, the Parties shall agree in writing to an addendum, addenda, or change order to this Agreement. The Contractor shall be compensated for such agreed additional work or services based upon a payment amount acceptable to the Parties and agreed to in writing.

C. The District may require, as a condition precedent to making any payment to the Contractor that all subcontractors, materialmen, suppliers or laborers be paid and require evidence, in the form of Lien Releases or partial Waivers of Lien, to be submitted to the District by those subcontractors, material men, suppliers or laborers, and further require that the Contractor provide an Affidavit relating to the payment of said indebtedness. Further, the District shall have the right to require, as a condition precedent to making any payment, evidence from the Contractor, in a form satisfactory to the District, that any indebtedness of the Contractor, as to services to the District, has been paid and that the Contractor has met all of the obligations with regard to the withholding and payment of taxes, Social Security payments, Workmen's Compensation, Unemployment Compensation contributions, and similar payroll deductions from the wages of employees.

D. The Contractor shall maintain records conforming to usual accounting practices. As soon as may be practicable at the beginning of each month, the Contractor shall

invoice the District for all services performed in the prior month and any other sums due to the Contractor. The District shall pay the invoice amount within thirty (30) days after the invoice date. The Contractor may cease performing services under this Agreement if any payment due hereunder is not paid within thirty (30) days of the invoice date. Each monthly invoice will include such supporting information as the District may reasonably require the Contractor to provide.

SECTION 6. INSURANCE.

- A.** The Contractor shall maintain throughout the term of this Agreement the following insurance:
 - (1)** Worker's Compensation Insurance in accordance with the laws of the State of Florida.
 - (2)** Commercial General Liability Insurance covering the Contractor's legal liability for bodily injuries, with limits of not less than \$1,000,000 combined single limit bodily injury and property damage liability, and covering at least the following hazards:
 - (i)** Independent Contractors Coverage for bodily injury and property damage in connection with any subcontractors' operation.
 - (3)** Employer's Liability Coverage with limits of at least \$1,000,000 (one million dollars) per accident or disease.
 - (4)** Automobile Liability Insurance for bodily injuries in limits of not less than \$1,000,000 combined single limit bodily injury and for property damage, providing coverage for any accident arising out of or resulting from the operation, maintenance, or use by the Contractor of any owned, non-owned, or hired automobiles, trailers, or other equipment required to be licensed.
- B.** The District, its staff, consultants and supervisors shall be named as additional insured. The Contractor shall furnish the District with the Certificate of Insurance evidencing compliance with this requirement. No certificate shall be acceptable to the District unless it provides that any change or termination within the policy periods of the insurance coverage, as certified, shall not be effective within thirty (30) days of prior written notice to the District. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida.
- C.** If the Contractor fails to have secured and maintained the required

insurance, the District has the right but not the obligation to secure such required insurance in which event the Contractor shall pay the cost for that required insurance and shall furnish, upon demand, all information that may be required in connection with the District's obtaining the required insurance.

SECTION 7. INDEMNIFICATION.

- A.** Contractor agrees to defend, indemnify, and hold harmless the District and its officers, agents, employees, successors, assigns, members, affiliates, or representatives from any and all liability, claims, actions, suits, liens, demands, costs, interest, expenses, damages, penalties, fines, judgments against the District, or loss or damage, whether monetary or otherwise, arising out of, wholly or in part by, or in connection with the Services to be performed by Contractor, its subcontractors, its employees and agents in connection with this Agreement, including litigation, mediation, arbitration, appellate, or settlement proceedings with respect thereto. Additionally, nothing in this Agreement requires Contractor to indemnify the District for the District's percentage of fault if the District is adjudged to be more than 50% at fault for any claims against the District and Contractor as jointly liable parties; however, Contractor shall indemnify the District for any and all percentage of fault attributable to Contractor for claims against the District, regardless whether the District is adjudged to be more or less than 50% at fault.
- B.** Obligations under this section shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorneys' fees, paralegal fees, expert witness fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings), any interest, expenses, damages, penalties, fines, or judgments against the District.

SECTION 8. LIMITATIONS ON GOVERNMENTAL LIABILITY. Nothing in this Agreement shall be deemed as a waiver of the District's sovereign immunity or the District's limits of liability as set forth in Section 768.28, *Florida Statutes*, or other statute, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under such limitations of liability or by operation of law.

SECTION 9. COMPLIANCE WITH GOVERNMENTAL REGULATION. The Contractor shall keep, observe, and perform all requirements of applicable local, State, and Federal laws, rules, regulations, or ordinances. If the Contractor fails to notify the District in writing within five (5) days of the receipt of any notice, order, required to comply notice, or a report of a violation or an alleged violation, made by any local, State, or Federal governmental body or agency or

subdivision thereof with respect to the services being rendered under this Agreement or any action of the Contractor or any of its agents, servants, employees, or materialmen, or with respect to terms, wages, hours, conditions of employment, safety appliances, or any other requirements applicable to provision of services, or fails to comply with any requirement of such agency within five (5) days after receipt of any such notice, order, request to comply notice, or report of a violation or an alleged violation, the District may terminate this Agreement, such termination to be effective upon the giving of notice of termination.

SECTION 10. LIENS AND CLAIMS. The Contractor shall promptly and properly pay for all labor employed, materials purchased, and equipment hired by it to perform under this Agreement. The Contractor shall keep the District's property free from any materialmen's or mechanic's liens and claims or notices in respect to such liens and claims, which arise by reason of the Contractor's performance under this Agreement, and the Contractor shall immediately discharge any such claim or lien. In the event that the Contractor does not pay or satisfy such claim or lien within three (3) business days after the filing of notice thereof, the District, in addition to any and all other remedies available under this Agreement, may terminate this Agreement to be effective immediately upon the giving of notice of termination.

SECTION 11. DEFAULT AND PROTECTION AGAINST THIRD PARTY INTERFERENCE. A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of damages, injunctive relief, and/or specific performance. The District shall be solely responsible for enforcing its rights under this Agreement against any interfering third party. Nothing contained in this Agreement shall limit or impair the District's right to protect its rights from interference by a third party to this Agreement.

SECTION 12. CUSTOM AND USAGE. It is hereby agreed, any law, custom, or usage to the contrary notwithstanding, that the District shall have the right at all times to enforce the conditions and agreements contained in this Agreement in strict accordance with the terms of this Agreement, notwithstanding any conduct or custom on the part of the District in refraining from so doing; and further, that the failure of the District at any time or times to strictly enforce its rights under this Agreement shall not be construed as having created a custom in any way or manner contrary to the specific conditions and agreements of this Agreement, or as having in any way modified or waived the same.

SECTION 13. SUCCESSORS. This Agreement shall inure to the benefit of and be binding upon the heirs, executors, administrators, successors, and assigns of the Parties to this Agreement, except as expressly limited in this Agreement.

SECTION 14. TERMINATION. The District agrees that the Contractor may terminate this Agreement with cause by providing thirty (30) days' written notice of termination to the District stating a failure of the District to perform according to the terms of this Agreement; provided, however, that the District shall be provided a reasonable opportunity to cure any failure under this Agreement. The Contractor agrees that the District may terminate this Agreement

immediately for cause by providing written notice of termination to the Contractor. The District shall provide thirty (30) days' written notice of termination without cause. Upon any termination of this Agreement, the Contractor shall be entitled to payment for all work and/or services rendered up until the effective termination of this Agreement, subject to whatever claims or offsets the District may have against the Contractor.

SECTION 15. PERMITS AND LICENSES. All permits and licenses required by any governmental agency directly for the District shall be obtained and paid for by the District. All other permits or licenses necessary for the Contractor to perform under this Agreement shall be obtained and paid for by the Contractor.

SECTION 16. ASSIGNMENT. Neither the District nor the Contractor may assign this Agreement without the prior written approval of the other. Any purported assignment without such approval shall be void.

SECTION 17. INDEPENDENT CONTRACTOR STATUS. In all matters relating to this Agreement, the Contractor shall be acting as an independent contractor. Neither the Contractor nor employees of the Contractor, if there are any, are employees of the District under the meaning or application of any Federal or State Unemployment or Insurance Laws or Old Age Laws or otherwise. The Contractor agrees to assume all liabilities or obligations imposed by any one or more of such laws with respect to employees of the Contractor, if there are any, in the performance of this Agreement. The Contractor shall not have any authority to assume or create any obligation, express or implied, on behalf of the District and the Contractor shall have no authority to represent the District as an agent, employee, or in any other capacity, unless otherwise set forth in this Agreement.

SECTION 18. HEADINGS FOR CONVENIENCE ONLY. The descriptive headings in this Agreement are for convenience only and shall neither control nor affect the meaning or construction of any of the provisions of this Agreement.

SECTION 19. ENFORCEMENT OF AGREEMENT. A default by either Party under this Agreement shall entitle the other Party to all remedies available at law or in equity. In the event that either the District or the Contractor is required to enforce this Agreement by court proceedings or otherwise, then the prevailing Party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

SECTION 20. AGREEMENT. This instrument shall constitute the final and complete expression of this Agreement between the Parties relating to the subject matter of this Agreement. None of the provisions of **Exhibit A** shall apply to this Agreement and **Exhibit A** shall not be incorporated herein, except that **Exhibit A** is applicable to the extent that it states the scope of services for the labor and materials to be provided under this Agreement.

SECTION 21. AMENDMENTS. Amendments to and waivers of the provisions contained

in this Agreement may be made only by an instrument in writing which is executed by both Parties.

SECTION 22. AUTHORIZATION. The execution of this Agreement has been duly authorized by the appropriate body or official of the Parties, the Parties have complied with all the requirements of law, and the Parties have full power and authority to comply with the terms and provisions of this Agreement.

SECTION 23. NOTICES. All notices, requests, consents and other communications under this Agreement ("Notice" or "Notices") shall be in writing and shall be hand delivered, mailed by First Class Mail, postage prepaid, or sent by overnight delivery service, to the Parties, as follows:

A. If to District: Hammock Oaks Community Development
District
3434 Colwell Ave, Suite 200
Tampa, Florida 33614
Attn: District Manager

With a copy to: Kutak Rock LLP
107 West College Avenue
Tallahassee, Florida 32301
Attn: District Counsel

B. If to the Contractor: Doggy Duty, LLC
3043 Alessa Loop
Apopka, Florida 32703
Attn: Tatiana Anderson

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the District and counsel for the Contractor may deliver Notices on behalf of the District and the Contractor. Any party or other person to whom Notices are to be sent or copied may notify the Parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the Parties and addressees set forth in this Agreement.

SECTION 24. THIRD PARTY BENEFICIARIES. This Agreement is solely for the benefit of the Parties hereto and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this Agreement. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation

other than the Parties hereto any right, remedy, or claim under or by reason of this Agreement or any of the provisions or conditions of this Agreement; and all of the provisions, representations, covenants, and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the Parties hereto and their respective representatives, successors, and assigns.

SECTION 25. CONTROLLING LAW AND VENUE. This Agreement and the provisions contained in this Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida. All actions and disputes shall be brought in the proper court and venue, which shall be Lake County, Florida.

SECTION 26. COMPLIANCE WITH PUBLIC RECORDS LAWS. Contractor understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, Contractor agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, *Florida Statutes*. Contractor acknowledges that the designated public records custodian for the District is **Ernesto Torres** ("Public Records Custodian"). Among other requirements and to the extent applicable by law, the Contractor shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if the Contractor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Contractor's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by the Contractor, the Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, *FLORIDA STATUTES*, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF LHAYES@RIZZETTA.COM; OR 3434 COLWELL AVE, SUITE 200, TAMPA, FLORIDA 33614.

SECTION 27. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.

SECTION 28. ARM'S LENGTH TRANSACTION. This Agreement has been negotiated fully

between the Parties as an arm's length transaction. The Parties participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the Parties are each deemed to have drafted, chosen, and selected the language, and any doubtful language will not be interpreted or construed against any party.

SECTION 29. COUNTERPARTS. This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument. Additionally, the Parties acknowledge and agree that the Agreement may be executed by electronic signature, which shall be considered as an original signature for all purposes and shall have the same force and effect as an original signature. Without limitation, "electronic signature" shall include faxed versions of an original signature, electronically scanned and transmitted versions (e.g. via PDF) of an original signature, or signatures created in a digital format.

SECTION 30. E-VERIFY. The Contractor shall comply with and perform all applicable provisions of Section 448.095, *Florida Statutes*. Accordingly, beginning January 1, 2021, to the extent required by Florida Statute, Contractor shall register with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees. The District may terminate this Agreement immediately for cause if there is a good faith belief that the Contractor has knowingly violated Section 448.09(1), *Florida Statutes*.

If the Contractor anticipates entering into agreements with a subcontractor for the Work, Contractor will not enter into the subcontractor agreement without first receiving an affidavit from the subcontractor regarding compliance with Section 448.095, *Florida Statutes*, and stating that the subcontractor does not employ, contract with, or subcontract with an unauthorized alien. Contractor shall maintain a copy of such affidavit for the duration of the agreement and provide a copy to the District upon request.

In the event that the District has a good faith belief that a subcontractor has knowingly violated Section 448.095, *Florida Statutes*, but the Contractor has otherwise complied with its obligations hereunder, the District shall promptly notify the Contractor. The Contractor agrees to immediately terminate the agreement with the subcontractor upon notice from the District. Further, absent such notification from the District, the Contractor or any subcontractor who has a good faith belief that a person or entity with which it is contracting has knowingly violated s. 448.09(1), *Florida Statutes*, shall promptly terminate its agreement with such person or entity.

By entering into this Agreement, the Contractor represents that no public employer has terminated a contract with the Contractor under Section 448.095(2)(c), *Florida Statutes*, within the year immediately preceding the date of this Agreement.

SECTION 31. SCRUTINIZED COMPANIES STATEMENT. Contractor certifies it: (i) is not in violation of Section 287.135, *Florida Statutes*, (ii) is not on the Scrutinized Companies with

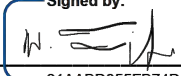
Activities in Sudan List; (iii) is not on the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List; (iv) does not have business operations in Cuba or Syria; (v) is not on the on the Scrutinized Companies that Boycott Israel List; and (vi) is not participating in a boycott of Israel. If the Contractor is found to have submitted a false statement with regards to the prior sentence, has been placed on the Scrutinized Companies with Activities in Sudan List, the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, or the Scrutinized Companies that Boycott Israel List, has engaged in business operations in Cuba or Syria, and/or has engaged in a boycott of Israel, the District may immediately terminate the Contract.

SECTION 32. COMPLIANCE WITH SECTION 20.055, FLORIDA STATUTES. The Contractor agrees to comply with Section 20.055(5), *Florida Statutes*, to cooperate with the inspector general in any investigation, audit, inspection, review, or hearing pursuant such section and to incorporate in all subcontracts the obligation to comply with Section 20.055(5), *Florida Statutes*.

[CONTINUED ON FOLLOWING PAGE]

IN WITNESS WHEREOF, the parties execute this Agreement the day and year first written above.

HAMMOCK OAKS COMMUNITY
DEVELOPMENT DISTRICT

Signed by: 
Chairperson, Board of Supervisors

DOGGY DUTY, LLC

Tatiana Anderson
By: Tatiana Anderson
Its: Owner

Exhibit A: Description of Services

Exhibit A
Description of Services

Description of Services:

- Weekly emptying and refill of approximately 5 pet waste stations.
- Double-bagging dog waste as per EPA standards.
- Monthly invoicing, pro-rated for the first month.

Services Standards:

These services are designed to maintain cleanliness, functionality, and operational efficiency of all dog waste stations serviced under this Agreement.

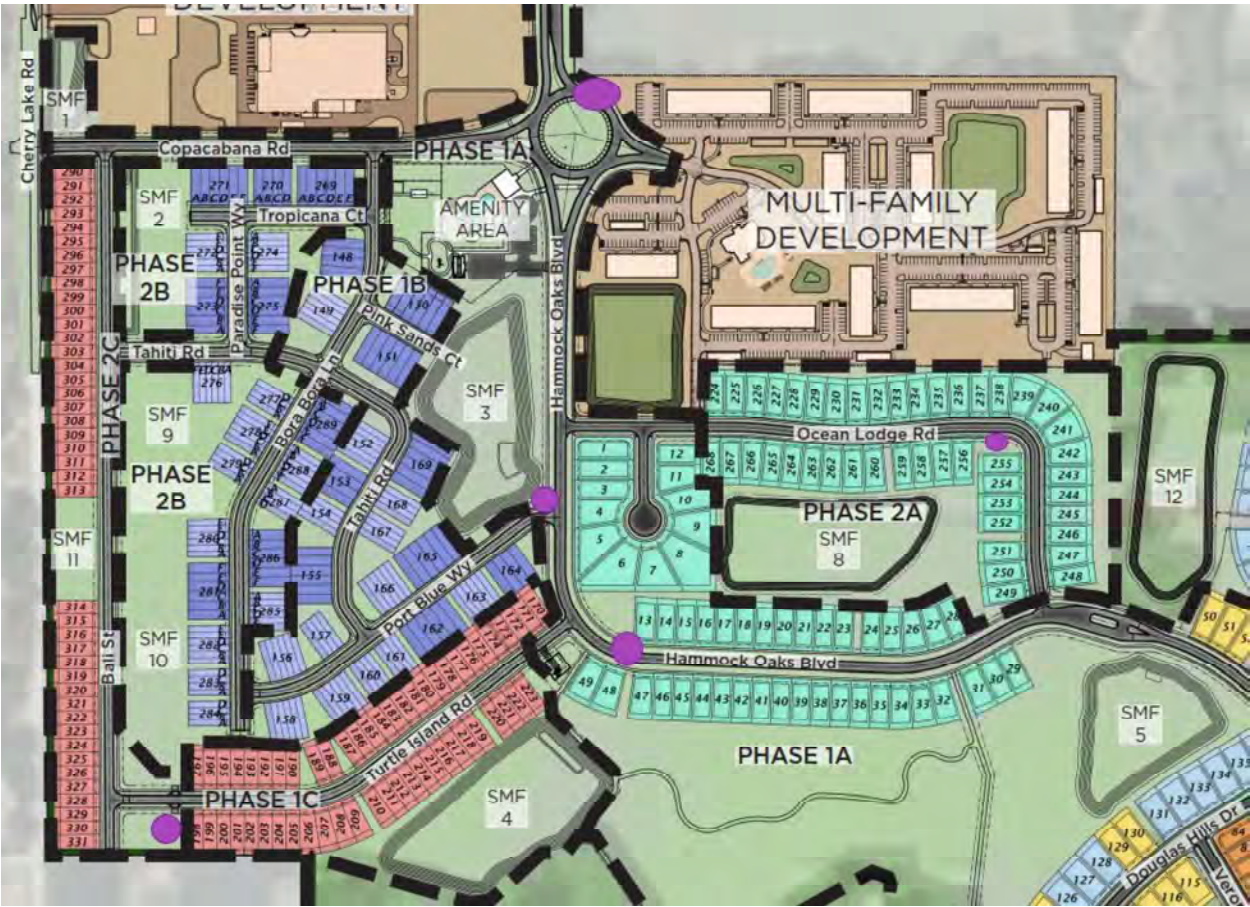
- Weekly emptying of dog waste stations.
- Removal of all waste within a six-foot radius of each waste station.
- Weekly restocking of dog poop bag dispensers as required (bags invoiced separately on a monthly basis).
- Inventory management of all supplies related to the service.
- Ensuring continuous functionality and maintenance of all stations.
- Safely transport waste to the landfill for processing, at no additional cost to the Association.

Costs:

- **\$12.50** per station; per visit; 5 Stations
- Dispenser bags invoiced separately
- Total monthly service cost: **\$250.**
- One Time Installation of 5 Pet Waste Station totalling \$1,745.

Additional Services:

- New or replacement dog waste stations: \$349 each, service includes station and installation.
- Storm Pre and Clean Up.
- Installation of Notice Boards, Signage and Outdoor Seating.
- Minor HOA maintenance repairs.





CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
07/16/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

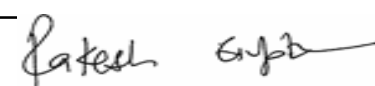
PRODUCER BIBERK P.O. Box 113247 Stamford, CT 06911	CONTACT NAME:	
	PHONE (A/C, No, Ext): 844-472-0967	FAX (A/C, No): 203-654-3613
	E-MAIL ADDRESS: customerservice@biBERK.com	
	INSURER(S) AFFORDING COVERAGE	
	INSURER A: National Liability & Fire Insurance Company	
	NAIC # 20052	
INSURED Doggy Duty LLC 3043 Alessa Loop Apopka, FL 32703	INSURER B:	
	INSURER C:	
	INSURER D:	
	INSURER E:	
	INSURER F:	

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
	COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC <input type="checkbox"/> OTHER:						EACH OCCURRENCE \$ 0 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 0 MED EXP (Any one person) \$ 0 PERSONAL & ADV INJURY \$ 0 GENERAL AGGREGATE \$ 0 PRODUCTS - COMP/OP AGG \$ 0
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
	UMBRELLA LIAB <input type="checkbox"/> OCCUR EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N <input checked="" type="checkbox"/> Y	N/A	N9WC830796	07/12/2025	07/12/2026	X PER STATUTE <input type="checkbox"/> OTH-ER <input type="checkbox"/> E.L. EACH ACCIDENT \$100,000 E.L. DISEASE - EA EMPLOYEE \$100,000 E.L. DISEASE - POLICY LIMIT \$500,000
	Professional Liability (Errors & Omissions): Claims-Made						Per Occurrence/ Aggregate

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
Exclusions: Tatiana Anderson;

CERTIFICATE HOLDER Hammock Oaks CDD Rizzetta & Company 3434 Colwell Ave STE 200 Tampa, FL 33614	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE 
------------------------------------------------------------------------------------------------------------------------	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
07/16/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Next First Insurance Agency, Inc. PO Box 60787 Palo Alto, CA 94306	CONTACT NAME:		
	PHONE (A/C, No. Ext): (855) 222-5919	FAX (A/C, No):	
	E-MAIL ADDRESS: support@nextinsurance.com		
INSURED Doggy Duty, LLC 3043 Alessa Loop Apopka, FL 32703	INSURER(S) AFFORDING COVERAGE		NAIC #
	INSURER A: State National Insurance Company, Inc.		12831
	INSURER B:		
	INSURER C:		
	INSURER D:		
	INSURER E:		
INSURER F:			

COVERAGES

CERTIFICATE NUMBER: 218603812

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY	X		NXTXY7TCC-00-GL	09/15/2024	09/15/2025	EACH OCCURRENCE	\$1,000,000.00
	<input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence)	\$100,000.00
							MED EXP (Any one person)	\$10,000.00
							PERSONAL & ADV INJURY	\$1,000,000.00
	GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC						GENERAL AGGREGATE	\$2,000,000.00
	OTHER:						PRODUCTS - COMP/OP AGG	\$2,000,000.00
								\$
	AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT (Ea accident)	\$
	<input type="checkbox"/> ANY AUTO						BODILY INJURY (Per person)	\$
	<input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS						BODILY INJURY (Per accident)	\$
	<input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident)	\$
								\$
	UMBRELLA LIAB						EACH OCCURRENCE	\$
	<input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE						AGGREGATE	\$
	DED <input type="checkbox"/> RETENTION \$							\$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY						<input type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER	
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)	<input type="checkbox"/> Y <input checked="" type="checkbox"/> N					E.L. EACH ACCIDENT	\$
	If yes, describe under DESCRIPTION OF OPERATIONS below	N/A					E.L. DISEASE - EA EMPLOYEE	\$
							E.L. DISEASE - POLICY LIMIT	\$
A	Contractors Errors and Omissions	X		NXTXY7TCC-00-GL	09/15/2024	09/15/2025	Each Occurrence:	\$10,000.00
							Aggregate:	\$20,000.00

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

The Certificate Holder is Hammock Oaks CDD. This Certificate Holder is an Additional Insured on the General Liability policy per the Additional Insured Automatic Status Endorsement. All Certificate Holder privileges apply only if required by written agreement between the Certificate Holder and the insured, and are subject to policy terms and conditions.

CERTIFICATE HOLDER

Hammock Oaks CDD
C/o Rizzetta & Company
3434 Colwell Ave Ste 200
Tampa, FL 33614

LIVE CERTIFICATE



[Click or scan to view](#)

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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Tab 9

CONSTRUCTION AGREEMENT

THIS CONSTRUCTION AGREEMENT (this “**Agreement**”) is made as of the 20th day of August, 2024 (the “**Effective Date**”), by and between **SK HAMMOCK OAKS LLC**, a Delaware limited liability company (“**SK**”), and **VSI LADY LAKE, LLC**, a Georgia limited liability company (“**VSI**”). SK and VSI are sometimes hereinafter referred to individually as a “**Party**” and collectively as the “**Parties**”.

RECITALS

A. Of even date herewith, SK conveyed to VSI that certain real property located in Lake County, State of Florida, more particularly described on Exhibit “A” attached hereto and by this reference incorporated herein (the “**VSI Property**”). SK is the owner of certain real property located adjacent to the VSI Property as more particularly described on Exhibit “A-1” attached hereto and by this reference incorporated herein (the “**SK Property**”). The VSI Property and the SK Property may be referred to herein, collectively, as the “**Properties**” and individually as a “**Property**.”

B. VSI and SK desire to enter into this Agreement to address SK’s construction of certain improvements as described in Exhibit “B” attached hereto and by this reference incorporated herein (the “**SK Work**”) and to address VSI’s construction of certain improvements as described in Exhibit “C” attached hereto and by this reference incorporated herein (the “**VSI Work**”) and together with the SK Work, collectively, the “**Work**”).

C. Of even date herewith, SK and VSI are also entering into that certain Reciprocal Easement Agreement (the “**REA**”) to govern the easements between the VSI Property and the SK Property. Unless otherwise defined herein, all capitalized terms used in this Agreement shall have the meanings given to such terms in the REA.

AGREEMENTS

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto agree as follows:

1. **SK Work**. SK shall complete the SK Work in accordance with all plans reasonably approved by both Parties for the SK Work (the “**SK Plans**”). Subject to a Force Majeure Event, as defined herein, SK shall complete the SK Work on or before the applicable deadlines set forth on Exhibit “B”.

2. **VSI Work**. VSI shall complete the VSI Work in accordance with all plans reasonably approved by both Parties for the VSI Work (the “**VSI Plans**”). Subject to a Force Majeure Event, VSI shall complete the VSI Work on or before the applicable deadlines set forth on Exhibit “C”. In addition to the VSI Work, VSI agrees to make any repairs to any damage caused by VSI or on behalf of VSI to either (i) the existing cart path located along the northern boundary of the VSI Property on CR 466 or (ii) the existing sidewalk or curbs located along Copacabana Road (once constructed by SK as part of the SK Work), such repairs to be completed by VSI within sixty (60) days following VSI’s receipt of written notice from SK of the need therefor. Further, those trees (to wit: Tree Numbers 1027, 1028, 1029 and 1031) expressly noted

on the site plan attached hereto as **Exhibit “B-2”** and by this reference incorporated herein (the “**Tree Removal Plan**”) shall be retained or otherwise saved in conjunction with VSI’s development of the VSI Property (collectively, the “**Retained Trees**”). In addition, VSI shall cause the General Contractor (as defined in Paragraph 3 below) to remove all remaining trees located on the VSI Property east of the overhead electric tower as depicted on **Exhibit “B-2”**, other than the Retained Trees (collectively, the “**Cleared Trees**”), the costs of which removal shall be paid by SK, at its sole cost and expense. The parties hereby acknowledge and agree that VSI shall be responsible, at VSI’s sole cost and expense, for any tree mitigation or other fees payable to Lake County or the Town of Lady Lake which may be imposed in conjunction with the removal of historic trees on the VSI Property, excluding any fees or costs payable or owed in conjunction with the removal of the Cleared Trees, which costs shall be paid by SK at its sole cost and expense. VSI and SK hereby further acknowledge and agree that the stormwater from the VSI Property will be captured by (i) detention ponds to be constructed by VSI on the VSI Property which will be tied into the master stormwater conveyance system of the SK Property, (ii) the stormwater pond located near the southwest corner of the VSI Property labeled as “SMF1” on the site plan attached hereto as **Exhibit “E”** and by this reference incorporated herein and (ii) the stormwater pond labeled as SMF3 on **Exhibit “E”**, as such stormwater systems on the SK Property and VSI Property have been or will be constructed to meet the requirements of the hydrology report attached hereto as **Exhibit “F”** and by this reference made a part hereof. SK further acknowledges and agrees that VSI shall be entitled to enlarge detention pond SMF1 at its cost and expense in order to handle excess stormwater created by the VSI Project.

3. **Performance of Work.** Each portion of the Work shall include all labor, materials, equipment and services provided or to be provided to fulfill each Party’s respective obligations under this Agreement with respect to the Work. Each portion of the Work shall include obtaining all permits, bidding, contracting, supervising and managing the development and construction thereof. Each Party shall maintain and cause their contractors to maintain insurance in accordance with the provisions of the REA and shall enter into contracts for the performance of such portion of the Work only with contractors, subcontractors and material suppliers that are appropriately licensed in the jurisdiction in which the Properties are located. VSI and SK hereby acknowledge and agree that Hughes Brothers (the “**General Contractor**”) shall be engaged by VSI and SK pursuant to separate construction contracts to perform certain portions of the SK Work and VSI Work pursuant to such construction contracts and as described in this Agreement.

4. **Comply with Laws.** The Parties shall comply with and give notices required by laws, ordinances, rules, regulations, and lawful orders of public authorities bearing on performance of the Work (collectively, the “**Applicable Laws**”). The Parties shall promptly provide written notice to each other (together with copies of all notices filed) and shall provide written notice (together with copies of all notices received) of any notice received by alleging any failure to comply with Applicable Laws including, without limitation, notices of nonconformity of the Work with the approved plans or other notices of deficiencies in the Work. The Party who receives notice alleging failure shall promptly provide written notice to the other Party of any such notices received.

5. **Removal of Equipment and Maintenance of Site.** Each Party shall exercise efforts customary in the industry and as required by Applicable Laws to keep their respective Property and surrounding area free from accumulation of waste materials or rubbish caused by

construction operations under this Agreement. Upon completion of the Work, the Parties shall promptly remove from and about the VSI Property any and all waste materials, rubbish, tools, construction equipment, machinery and surplus materials used by their contractors, subcontractors and material suppliers.

6. **Definition of Completion.** As used in this Agreement, “**Completion**” means that: (1) all final inspections and final approvals of the applicable Work by the applicable governmental authorities have been obtained including the payment of any fees and release of any and all construction bonds, (2) the applicable Work is complete in substantial accordance with the approved plans, (3) the Party performing the applicable Work has completed the same necessary to allow the applicable governmental authorities to issue any applicable certificate of completion (or the jurisdictional equivalent) and (4) any improvements relating to the applicable Work which are intended to be dedicated to the applicable governmental authority or utility provider (as further described in Section 13 below) have been so dedicated.

7. **Protection of Persons and Property.** The Parties shall be responsible for initiating, maintaining, and supervising all reasonable or necessary safety precautions and programs in connection with the performance of the Work under this Agreement. The Parties shall take reasonable precautions for the safety of, and shall provide reasonable protection to prevent damage, injury or loss to: (a) employees performing the Work and other persons who may be affected thereby; (b) the Work and materials and equipment to be incorporated therein; and (c) other property at the site or adjacent thereto.

8. **OSHA Requirements.** The Parties shall comply with all provisions of the Williams-Steiger Occupational Safety and Health Act of 1970 or any amendments, additions or deletions thereto or regulations related thereto (“**OSHA**”) which are applicable to the Parties or the Work. In no event shall one Party be responsible for fines or construction delays due to OSHA enforcement caused by or due to the acts or omissions of the other Party.

9. **VSI’s Right to Perform SK Work.**

a. **General.** It is the intent of the Parties hereto that SK shall be responsible for the completion of the SK Work. However, in the event that SK, its successors or assigns, does not complete the SK Work on or before the deadlines set forth on **Exhibit “B”**, VSI has the option of electing to undertake the completion of all or such portion of the SK Work on behalf of SK pursuant to the provisions hereof. SK shall, at all times and at SK’s expense, ensure that there is no encumbrance or lien filed against the VSI Property that would prevent or delay VSI in commencing or completing the SK Work should VSI elect to undertake the completion of such improvements and fulfilling such obligations as provided herein; provided, however, that the foregoing shall not be construed to prohibit a mortgage or security instrument filed against the VSI Property by a lender of VSI or a mortgage filed on the SK Property by a lender of SK so long as, in each such instance, said mortgage does not impair VSI’s self-help rights set forth herein. SK shall cause, at its sole cost and expense, any lien or other encumbrance filed against the VSI Property arising out of the SK Work to be removed pursuant to the terms of Section 16 below.

b. **VSI Self-Help Work.** In the event that SK has not completed the SK Work on or before the applicable deadlines set forth on **Exhibit “B”**, then, at any time following the

expiration of each applicable deadline, upon delivery of prior written notice to SK, VSI may commence to perform and complete the incomplete component of the SK Work pursuant to the SK Plans (the “**VSI Self-Help Work**”). In such event, SK shall pay to VSI or cause its lender (if applicable) to pay to VSI on a monthly basis for the VSI Self-Help Work within fifteen (15) days following receipt by SK and its lender, if applicable, of a draw request and reasonable supporting documentation which evidences the VSI Self-Help Work so performed in the prior month. Upon undertaking the VSI Self-Help Work, VSI shall diligently prosecute the same to completion in a good and workmanlike manner and in compliance with all Applicable Laws and in conformance with the SK Plans in all material respects. SK agrees to cooperate and join into any applications, consents, easements, or other approvals needed by VSI or any governmental entity to effectuate the completion of the VSI Self-Help Work has elected to complete. The obligation of SK to pay VSI (and/or its contractors) for the VSI Self-Help Work shall survive any termination or expiration of this Agreement.

c. Ancillary Collateral. In the event VSI elects to complete all or any portion of the SK Work, SK, for the benefit of VSI, hereby conditionally assigns to VSI all right, title, and interest in and to (i) any surveys, soils reports, engineering reports and plans, environmental reports, and other information concerning the SK Work that VSI reasonably determines is necessary in connection with any work it has undertaken; (ii) any signed contract(s) with a consultant or site contractor that VSI reasonably determines is necessary in connection with the work it has undertaken; and (iii) any applicable governmental permits and approvals, applications, fees, or deposits that VSI reasonably determines is necessary in connection with the VSI Self-Help Work it has undertaken. The conditional assignment of the foregoing items shall become an absolute assignment at the election of VSI by written notice to SK. SK shall provide VSI with the foregoing described surveys, reports, plans, etc., within seven (7) days of receipt of such written notice.

10. SK’s Right to Perform VSI Work.

a. General. It is the intent of the Parties hereto that VSI shall be responsible for the completion of the VSI Work. However, in the event that VSI, its successors or assigns, does not complete the VSI Work on or before the deadlines set forth on Exhibit “C”, SK has the option of electing to undertake the completion of all or such portion of the VSI Work on behalf of VSI pursuant to the provisions hereof. VSI shall, at all times and at VSI’s expense, ensure that there is no encumbrance or lien filed against the SK Property that would prevent or delay SK in commencing or completing the VSI Work should SK elect to undertake the completion of such improvements and fulfilling such obligations as provided herein; provided, however, that the foregoing shall not be construed to prohibit a mortgage or security instrument filed against the VSI Property by a lender of VSI or a mortgage filed on the SK Property by a lender of SK so long as, in each such instance, said mortgage does not impair SK’s self-help rights set forth herein. VSI shall cause, at its sole cost and expense, any lien or other encumbrance filed against the SK Property arising out of the VSI Work to be removed pursuant to the terms of Section 16 below.

b. SK Self-Help Work. In the event that VSI has not completed the VSI Work on or before the applicable deadlines set forth on Exhibit “C”, then, at any time following the expiration of each applicable deadline, upon delivery of prior written notice to VSI, SK may commence to perform and complete the incomplete component of the VSI Work pursuant to the

VSI Plans (the “**SK Self-Help Work**”). In such event, VSI shall pay to SK or cause its lender to pay to SK on a monthly basis for the SK Self-Help Work within fifteen (15) days following receipt by VSI and its lender of a draw request and reasonable supporting documentation which evidences the SK Self-Help Work so performed in the prior month. Upon undertaking the SK Self-Help Work, SK shall diligently prosecute the same to completion in a good and workmanlike manner and in compliance with all Applicable Laws and in conformance with the VSI Plans in all material respects. VSI agrees to cooperate and join into any applications, consents, easements, or other approvals needed by SK or any governmental entity to effectuate the completion of the SK Self-Help Work has elected to complete. The obligation of VSI to pay SK (and/or its contractors) for the SK Self-Help Work shall survive any termination or expiration of this Agreement.

c. Ancillary Collateral. In the event SK elects to complete all or any portion of the VSI Work, VSI, for the benefit of SK, hereby conditionally assigns to SK all right, title, and interest in and to (i) any surveys, soils reports, engineering reports and plans, environmental reports, and other information concerning the VSI Work that SK reasonably determines is necessary in connection with any work it has undertaken; (ii) any signed contract(s) with a consultant or site contractor that SK reasonably determines is necessary in connection with the work it has undertaken; and (iii) any applicable governmental permits and approvals, applications, fees, or deposits that SK reasonably determines is necessary in connection with the SK Self-Help Work it has undertaken. The conditional assignment of the foregoing items shall become an absolute assignment at the election of SK by written notice to VSI. VSI shall provide SK with the foregoing described surveys, reports, plans, etc., within seven (7) days of receipt of such written notice.

11. Construction Costs. It is the intent of the Parties that, with the exception of the reimbursements and payments set forth in Sections 17-21 of this Agreement, all costs associated with the SK Work shall be borne by SK, and all costs associated with the VSI Work be borne by VSI. In the event VSI elects to perform the VSI Self-Help Work or SK elects to perform the SK Self-Help Work, then, in addition to the requirements of Sections 9 and 10 above, the Party assuming such obligations (hereinafter the “**Assuming Party**”) shall comply with the following additional requirements:

a. Construction Contract. SK or VSI (as applicable) shall award the construction contracts for any and all SK Self-Help Work or VSI Self-Help Work, as applicable, to commercially reasonable bidders as determined by SK or VSI, as applicable, in good faith. The contracts signed with the contractors awarded the work (each a “**Contractor**”) shall be referred to herein, individually, as a “**Construction Contract**”. Notwithstanding the foregoing, at the election of the Assuming Party, the other Party shall assign the applicable contracts for such work to the Assuming Party, if such contracts are assignable, and with such assignment, the applicable Contractor under such contracts shall be deemed the Contractor and the contracts shall be deemed the Construction Contract with the contract amounts of such Construction Contract being the amount remaining due to the Contractor, which shall be paid by the originally-bound Party, as described in Sections 9 and 10 above.

b. Insurance. SK, VSI, or their respective general Contractor, shall obtain worker’s compensation insurance, liability insurance, and builder’s risk insurance in the amounts set forth in the REA and name both Parties as additional insureds, as their interests may appear.

12. **Indemnification.** Each Party hereto shall, at all times, save, defend, and keep the other Party free and harmless from any and all damage or liability occasioned by (i) any act of negligence of the indemnifying Party, or of any contractor, agent, or employee of the indemnifying Party; or (ii) the exercise by such Party of the easement rights granted pursuant to this Agreement, excepting, however, that no Party shall be indemnified against loss or liability resulting from its own negligence or the negligence of its contractors, employees, or agents.

13. **Dedications of Improvements.** The responsible Party's obligations following completion of the SK Work and the VSI Work, as applicable, will also include the dedication of those improvements intended to be dedicated to the appropriate governmental entity or utility provider, as applicable, including, but not necessarily limited to, all deeds of conveyance, bills of sale, and/or easements necessary in connection therewith. Each Party shall cooperate with the other Party's efforts to dedicate the SK Work and the VSI Work, as applicable, including the execution of any and all necessary joinders and consents to any such dedication, and granting of any easements as may be necessary. Until such dedication has occurred, each Party shall grant to the other Party all necessary or required access or utility easements which allow the other Party to use the improvements for their intended uses pursuant to the terms of the REA.

14. **VSI's Temporary Access, Utility, and Construction Easement.** SK does hereby give, grant, and convey a non-exclusive, temporary access, utility, and construction easement in favor of VSI, its successors and assigns, upon, over, across, in, under and through portions of the SK's properties as reasonably required in connection with the completion of the VSI Work and the SK Work if assumed by VSI (the "**VSI's Temporary Utility and Construction Easement**"). To the extent that VSI, its contractors, licensees, invitees, and guests damage any of the SK Work or the SK Property, VSI shall be responsible to repair any and all said damage promptly following receipt of written notice from SK of such damage.

15. **SK's Temporary Access, Utility, and Construction Easements.** VSI does hereby give, grant, and convey a non-exclusive, temporary access, utility, and construction easement in favor of SK, its successors and assigns, upon, over, across, in, under and through portions of the VSI Property as reasonably required in connection with the completion of the SK Work and the SK Self-Help Work if assumed by SK ("**SK's Temporary Utility and Construction Easement**"). To the extent that SK, its contractors, licensees, invitees, and guests damage any of the VSI Work or the VSI Property, SK shall be responsible, at its sole cost and expense, to repair any and all said damage promptly following receipt of written notice from VSI of such damage.

16. **Construction Liens.** No right or privilege of any Party to enter upon either the VSI Property or the SK Property pursuant to the aforescribed easements shall permit or empower such Party to encumber the VSI Property or SK Property, as applicable, with construction liens for unpaid work, labor, supplies, or materials. No Party shall suffer or permit any such construction lien to be filed against any property of the other Party and, in the event of any such construction lien attaching, the Party responsible for such lien shall cause such lien to be released and discharged of record within thirty (30) days of receipt of notice of such lien, either by paying the indebtedness which gave rise to such lien or by posting bond or other security as shall be required by law to obtain such release and discharge. If any Party causes or allows any such construction liens to be filed, and, thereafter, fails to remove same within thirty (30) days of such Party's receipt

of actual notice that said lien has been filed, then the owner of such Property, at its election, may pay and satisfy the same, or transfer same to other security, and in such event the Party responsible for such lien arising shall reimburse to the owner of such property any and all sums so paid, including interest at the highest rate allowed by Florida law accruing from the date of payment of the lien amount and including all reasonable costs and expenses incurred in connection therewith or in connection with enforcing this provision.

17. **Traffic Signal.** The SK Work shall be deemed to include the installation of a traffic signal and any and all related improvements required by the governmental authorities (i.e., turn lanes, crosswalk, etc.) at the intersection of County Road 466 and Hammock Oaks Boulevard. VSI shall pay to SK fifty percent (50%) of such costs, not to exceed **FIVE HUNDRED THOUSAND AND 00/100 DOLLARS (\$500,000.00)** as its share of the traffic signal and related offsite improvements. VSI's share shall be paid to SK on or before thirty (30) days after the last to occur of: (1) SK provides VSI with an invoice for the same, together with reasonable supporting documentation which evidences the reasonable, actual and documented out-of-pocket costs so incurred; (2) SK delivers final, unconditional lien waivers from any contractors which would have the right to file a lien against the VSI Property on account of such work (if any); and (3) SK provides VSI with evidence of the final approval from the City of Lady Lake and/or the Florida Department of Transportation of such traffic signal and the same is operational.

18. **Lift Station.** As part of the SK Work, SK is required to construct a lift station. VSI shall pay to SK an amount equal to **ONE HUNDRED FIFTY THOUSAND AND 00/100 DOLLARS (\$150,000.00)** as its share of the costs to construct the lift station. VSI's share shall be paid to SK on or before thirty (30) days after the last to occur of: (1) SK provides VSI with an invoice for the same, together with reasonable supporting documentation which evidences the reasonable, actual and documented out-of-pocket costs so incurred; (2) SK delivers final, unconditional lien waivers from any contractors which would have the right to file a lien against the VSI Property on account of such work (if any); and (3) SK provides VSI with evidence of the final approval from the City of Lady Lake and/or the applicable utility provider and the lift station has been dedicated to the applicable entity.

19. **Excess Soil Removal.** VSI will engage CPH Engineers to prepare a mass grading plan for the VSI Property for which VSI shall procure approval from the necessary governmental authorities (the "**Mass Grading Plan**"). The General Contractor shall cause the VSI Property to be graded pursuant to the Mass Grading Plan. SK will enter into a separate contract with the General Contractor in which the General Contractor shall cause to be removed from the VSI Property up to 45,000 cubic yards of excess soil material pursuant to the Mass Grading Plan, such removal to occur at a cost of \$3.33 per cubic yard. VSI agrees to reimburse SK up to **ONE HUNDRED FIFTY THOUSAND AND 00/100 DOLLARS (\$150,000.00)** for the costs paid by SK to the General Contractor to remove such excess soil material from the VSI Property. VSI shall pay SK (or, if directed by SK, shall pay to the General Contractor directly) for such excess soil removal costs on or before thirty (30) days after SK provides VSI with an invoice for the same, together with reasonable supporting documentation which evidences the reasonable, actual and documented out-of-pocket costs so incurred based on the total soils actually removed and SK's delivery of final, unconditional lien waivers from the General Contractor and any subcontractors which would have the right to file a lien against the VSI Property on account of such work (if any).

20. **Relocation of Utility Lines.** As part of the SK Work, SK is required to relocate certain underground utility and transmission lines located along County Road 466 as more particularly shown on **Exhibit "D"** attached hereto and by this reference incorporated herein. VSI agrees to reimburse SK an amount equal to **ONE HUNDRED FIFTY-SEVEN THOUSAND NINE HUNDRED TWELVE AND 70/100 DOLLARS (\$157,912.70)** for VSI's share of SK's relocation of such utility and transmission lines. VSI shall pay such amount to SK on or before thirty (30) days after (1) SK provides VSI with an invoice for the same, together with reasonable supporting documentation which evidences the reasonable, actual and documented out-of-pocket costs so incurred, (2) SK delivers final, unconditional lien waivers from any contractors which would have the right to file a lien against the VSI Property on account of such work (if any) and (3) SK provides VSI with evidence of the final approval from the applicable utility provider.

21. **Maintenance Costs.** VSI (and/or its successors and assigns) shall pay to SK or the Hammock Oaks Community Development District (the "**CDD**") an annual maintenance charge pursuant to the terms of the REA for its use of the private improvements located in the CDD and/or the SK Property until the same have been dedicated.

22. **Binding Effect.** All terms and provisions of this Agreement are binding upon the Parties hereto and their respective successors and assigns and all rights, privileges, benefits, and burdens created hereunder are covenants running with the VSI's Property and the SK's property, binding upon and inuring to the benefit of the Parties hereto and their respective successors and assigns.

23. **Amendment.** Any amendment to this Agreement shall only be effective if in writing, executed by SK and VSI or their respective successors or assigns.

24. **Enforcement and Remedies.**

a. It is the intent of the Parties that the terms of this Agreement, including any enforcement rights hereunder, not apply to third-party purchasers of residences located on platted lots ("**Homebuyers**"). Upon the sale of any residence to a Homebuyer and the recording of a deed to such Homebuyer, the platted lot purchased by such Homebuyer, including the Homebuyer's successors or assigns, shall automatically be released from the terms of this Agreement without further action by the Parties and this Agreement shall not be deemed an encumbrance to title to such lot.

b. The Parties acknowledge and agree that this Agreement was entered into to govern the terms for the completion of the SK Work and the VSI Work. In the event of SK's or VSI's failure to complete construction of their respective Work, as applicable, or perform any other obligation contained herein, in addition to the remedy of self-help in undertaking to perform such work in place of SK or VSI, as applicable, as the responsible party and otherwise in accordance with the requirements of this Agreement, a Party may pursue any and all remedies, whether at law or in equity, except that each Party hereby knowingly and expressly waives the right to seek or recover, any indirect, consequential, exemplary, punitive or other monetary damages, other than actual damages caused by the other Party's breach. In the event a Party exercises the remedy of self-help as described herein, the other Party shall reimburse such Party for such Party's reasonable, actual and documented out-of-pocket costs and expenses in

performing the applicable Work in accordance with the provisions of Sections 9 and 10 above. In the event any amounts owed under this Agreement are not paid within thirty (30) days, the amount owed shall accrue interest at a rate equal to twelve percent (12%) per annum from the date initially incurred until the date paid.

c. The failure to enforce any of the terms or provisions of this Agreement, however long continued, shall in no event be deemed a waiver of the right to enforce the same thereafter as to the same breach or violation, or as to any other breach or violation occurring prior to or subsequent thereto.

d. Notwithstanding anything contained herein to the contrary, a Party shall not be in default under this Agreement, unless such Party materially fails to carry out the Work in accordance with this Agreement within thirty (30) days after receipt of written notice from the other Party of such deficiency (provided that if the failure of performance cannot be cured within such thirty (30) day period but the cure thereof is commenced within that period and thereafter is diligently prosecuted to completion and such cure is actually completed within ninety (90) days of such notice, then no default shall be deemed to have occurred); provided, however, and notwithstanding the foregoing, if either party fails to complete its Work on or before the deadlines set forth in **Exhibits “B” and “C”** below (subject to extension as a result of Force Majeure Events), the non-performing Party does not have to wait the additional thirty (30) days before exercising its Self-Help rights set forth in Sections 9 and 10 above, as applicable, which rights may be exercised immediately following delivery of written notice to the defaulting party.

25. **Attorneys’ Fees.** In the event of any dispute hereunder or of any action to interpret or enforce this Agreement, any provision hereof or any matter arising herefrom, the prevailing party shall be entitled to recover its reasonable costs, fees, and expenses, including, but not limited to, witness fees, expert fees, consultant fees, attorney (in-house and outside counsel), paralegal and legal assistant fees, costs, and expenses and other professional fees, costs, and expenses whether suit be brought or not, and whether in settlement, in any declaratory action, in any bankruptcy case or proceeding, at trial or on appeal, or at any rehearing.

26. **Construction.** Each Party hereto hereby acknowledges that all Parties hereto participated equally in the drafting of this Agreement and that, accordingly, no court construing this Agreement shall construe it more stringently against one party than the other.

27. **Execution and Counterparts.** To facilitate execution, the Parties hereto agree that this Agreement may be executed in as many counterparts as may be required and it shall not be necessary that the signature of, or on behalf of, each Party, or that the signatures of all persons required to bind any Party, appear on each counterpart; it shall be sufficient that the signature of, or on behalf of, each Party, or that the signatures of the persons required to bind any Party, appear on one or more of such counterparts. Furthermore, this Agreement may be executed and delivered by electronic transmission and electronic signatures shall constitute original signatures and such electronic signature shall be binding on such Party. All counterparts shall collectively constitute a single agreement.

28. **Governing Law/Venue.** This Agreement shall be governed by and construed under the laws of the State of Florida. Venue for any action arising out of this Agreement shall be Lake County, Florida.

29. **Notices.** No notice, consent, approval or other communication provided for herein or given in connection herewith shall be validly given, made, delivered or served unless it is in writing and delivered personally, sent by overnight courier, sent by electronic mail, or sent by registered or certified United States mail, postage prepaid, with return receipt requested, to:

If to SK: SK Hammock Oaks LLC
14025 Riveredge Drive, Suite 175
Tampa, Florida 33637
Attn: James P. Harvey, Eric Morrisette, Troy Simpson and Bryon T. LoPreste
Office: 813-615-1244
Email: jharvey@kolter.com; emorrisette@kolter.com;
tsimpson@kolter.com; blopreste@kolter.com

With copies to: Kolter Group Acquisitions LLC
105 NE 1st Street
Delray Beach, FL 33444
Telephone: 561-682-9500
Email: legalnotice@kolter.com

With copies to: Shuffield, Lowman & Wilson, P.A.
1000 Legion Place, Suite 1700
Orlando, FL 32801
Phone: 407-581-9800
Email: scookson@shuffieldlowman.com

If to VSI: Venture South Investments LLC
120 W Trinity Place, Suite 400
Decatur, GA 30030
Attn: Evan Conder
Office: 502-558-8698
Email: e.conder@vsouth.com

With copies to: R.H. Ledbetter Properties, Inc.
Attn: Robert Ledbetter, Jr.
106 East 8th Avenue
Rome, GA 30161
Office: 706-291-7283
Email: rledbetterjr@ledbetterproperties.com

With copies to: Hartman Simons & Wood LLP
Attn: Jeremy D. Cohen, Esq.
400 Interstate Parkway SE, Suite 600

Atlanta, GA 30339
Office: 770-951-6788
Email: Jeremy.cohen@hartmansimons.com

or to such other addresses as any Party hereto may from time to time designate in writing and deliver in a like manner to the other. Notices, consents, approvals, and communications shall be deemed given and received upon delivery to the respective addresses set forth above, if delivered personally or sent by overnight courier, or if given by email, upon the earlier of (i) the date the recipient actually received the notice as evidenced by the recipient's (non-automatic) reply to such notice or other competent evidence of successful e-mail transmission to the addresses set forth above; or (ii) the deemed given date of duplicate notice given by the sender by any mode of transmission allowed above other than email; except electronic mail deliveries shall be deemed given and received only upon the sender's receipt of a confirmatory electronic mail response from the intended recipient. The inability to deliver because of a changed address of which no notice was given, or any rejection or other refusal to accept any notice, shall be deemed to be the receipt of the notice as of the date of such inability to deliver or rejection or refusal to accept. Any notice to be given by any Party hereto may be given by legal counsel for such Party. Any notice served on a Saturday, Sunday or legal holiday or after 5:00 p.m. recipient's time shall be effective as of the next regular business day, and the Party providing notice assumes all risks of same.

30. **Paragraph Headings.** The paragraph and sub-paragraph headings as herein used are for convenience of reference only and shall not be deemed to vary the content of this Agreement or the covenants, agreements, representations, and warranties herein set forth or limit the provisions or scope of any section herein.

31. **Severability.** This Agreement is intended to be performed in accordance with, and only to the extent permitted by, all applicable laws, ordinances, rules, and regulations. If any provision of this Agreement or the application thereof to any person or circumstance shall, for any reason and to any extent, be invalid or unenforceable, the remainder of this Agreement and the application of such provision to other persons or circumstances shall not be affected thereby but rather shall be enforced to the greatest extent permitted by law.

32. **Relationship of Parties.** Unless specifically agreed to and acknowledged in writing, neither Party shall be the agent of the other for any purpose. Nothing herein shall be construed to constitute the Parties as partners or joint venturers.

33. **Further Assurances.** In addition to the acts recited herein to be performed by SK and VSI, the Parties agree to cooperate and perform all further acts as may reasonably be required to perform the tasks contemplated in this Agreement.

34. **Force Majeure.** Time is of the essence in the performance of the obligations and duties set forth in this Agreement. However, no Party shall be liable for any delay or failure to perform any obligation or duty hereunder if and to the extent such delay or failure to perform is caused by a Force Majeure Event. As used herein, a "**Force Majeure Event**" shall include only the following: fire, explosion, or similar casualty, sabotage, theft, vandalism, riot or civil commotion, acts of terrorism, epidemic, pandemic, unavailability of materials, war, labor disputes, hurricane, tropical storm or tornado, and inclement weather. For the purpose of determining a

Party's performance, or default, under this Agreement, the time periods for performance shall be extended by the number of days lost to Force Majeure Events. Force Majeure Events shall never apply to a Party's obligations to timely pay any monetary obligations or amounts due hereunder. If a Force Majeure Event occurs, the Party invoking Force Majeure shall provide written notice to the other Party, within three (3) business days following the Force Majeure Event (or as soon as reasonably practicable following such event, but not later than ten (10) days following such Force Majeure Event), and thereafter the applicable deadline under the Agreement shall be tolled for such period of time the Force Majeure Event reasonably prevents the subject Party's performance of such obligations under the Agreement so long as the performing Party acts diligently to mitigate any delay caused by such Force Majeure Event.

[Signatures on following page]

IN WITNESS WHEREOF, the Parties hereto have entered into this Construction Agreement as of the day and year first written above.

VSI:

VSI LADY LAKE, LLC, a Georgia limited liability company



By: _____
Name: Robert H. Ledbetter, Jr.
Title: Manager

SK:

SK HAMMOCK OAKS LLC, a Delaware limited liability company

By: _____
Name: James P. Harvey
Title: Authorized Signatory

Signature Page to
Construction Agreement

IN WITNESS WHEREOF, the Parties hereto have entered into this Construction Agreement as of the day and year first written above.

VSI:

VSI LADY LAKE, LLC, a Georgia limited liability company

By: _____

Name: Robert H. Ledbetter, Jr.

Title: Manager

SK:

SK HAMMOCK OAKS LLC, a Delaware limited liability company

By: _____

Name: James P. Harvey

Title: Authorized Signatory

EXHIBIT "A"

THE VSI PROPERTY

A PARCEL OF LAND SITUATED IN THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 18 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 19; THENCE SOUTH 00°24'16" EAST ALONG THE WEST LINE OF SAID SECTION 19, A DISTANCE OF 61.00 FEET; THENCE DEPARTING SAID WEST LINE, SOUTH 89°51'07" EAST, A DISTANCE OF 25.00 FEET TO AN INTERSECTION WITH THE EAST RIGHT OF WAY LINE OF CHERRY LAKE ROAD AND THE SOUTH RIGHT OF WAY LINE OF COUNTY ROAD NO. 466; THENCE CONTINUE SOUTH 89°51'07" EAST, ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 22.25 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°51'07" EAST, ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 899.76 FEET; THENCE SOUTH 0°08'43" WEST, A DISTANCE OF 11.95; THENCE SOUTH 89°51'17" EAST, A DISTANCE OF 238.59 FEET; THENCE SOUTH 87°00'00" EAST, A DISTANCE OF 31.57 FEET; THENCE SOUTH 89°51'45" EAST, A DISTANCE OF 20.53 FEET; THENCE SOUTH 0°08'15" WEST, A DISTANCE OF 2.93 FEET; THENCE SOUTH 89°51'17" EAST, A DISTANCE OF 26.29 FEET; THENCE SOUTH 00°43'42" EAST, 533.03 FEET; THENCE SOUTH 04°40'04" EAST, A DISTANCE OF 30.40 FEET TO THE BEGINNING OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 178.75 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 03°02'41" WEST, 72.20 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 23°18'15", AN ARC DISTANCE OF 72.70 FEET TO THE POINT OF CURVATURE OF A COMPOUND CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 58.75 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 36°44'33" WEST, 44.10 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 44°05'30", AN ARC DISTANCE OF 45.21 FEET TO THE POINT OF CURVATURE OF A COMPOUND CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 387.50 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 71°07'36" WEST, 165.61 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 24°40'36", AN ARC DISTANCE OF 166.89 FEET TO THE END OF SAID CURVE; THENCE SOUTH 83°27'54" WEST, A DISTANCE OF 69.89 FEET; THENCE SOUTH 85°25'14" WEST, A DISTANCE OF 73.00 FEET TO THE BEGINNING OF A CONCAVE NORTHERLY, HAVING A RADIUS OF 275.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 87°47'00" WEST, 22.67 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 04°43'32", AN ARC DISTANCE OF 22.68 FEET TO THE END OF SAID CURVE; THENCE NORTH 89°51'14" WEST, A DISTANCE OF 702.26 FEET TO THE WEST LINE OF THE 170 FOOT WIDE FLORIDA POWER CO. RIGHT OF WAY AS DESCRIBED IN OFFICIAL RECORDS BOOK 299, PAGE 312 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 00°19'01" WEST, ALONG SAID WEST LINE, A DISTANCE OF 279.55 FEET; THENCE NORTH 00°27'34" WEST, ALONG SAID WEST LINE, A DISTANCE OF 29.42 FEET; THENCE NORTH 90°00'00" WEST, A DISTANCE OF 156.76 FEET; THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 20.46 FEET; THENCE SOUTH 89°35'37" WEST, A DISTANCE OF 21.25 FEET; THENCE NORTH 00°24'23" WEST, A DISTANCE OF 454.84 FEET; THENCE NORTH 45°08'53" EAST, A DISTANCE OF 15.73 FEET; THENCE NORTH 0°00'00" EAST, A DISTANCE OF 2.48 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 19.802 ACRES, MORE OR LESS.

EXHIBIT "A-1"

THE SK PROPERTY

Hammock Oaks Phase 1A according to the Map or Plat thereof as recorded in Plat Book 83, Pages 1 through 8, inclusive, of the Public Records of Lake County Florida.

Less and except the VSI Property, Lots 46, 48, 116, 117, 118, 119, 120, 121, 122, 126, 127, 128, 129, 130, 131, 132 and 133, Hammock Oaks Phase 1A, according to the map or plat thereof, as recorded in Plat Book 83, Pages 1 through 8, inclusive, of the Public Records of Lake County, Florida, and that certain real property owned by the CDD, being more particularly described as follows:

A PARCEL OF LAND LYING IN SECTIONS 19 AND 30, TOWNSHIP 18 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SECTION 19, TOWNSHIP 18 SOUTH, RANGE 24 EAST; THENCE RUN S 00°24'16" E ALONG THE WEST LINE OF SAID SECTION 19, A DISTANCE OF 61.00 FEET; THENCE DEPARTING SAID WEST SECTION LINE, RUN S 89°51'07" E, A DISTANCE 25.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF COUNTY ROAD 466 (A 80' PUBLIC RIGHT-OF-WAY), ACCORDING TO THE FLORIDA DEPARTMENT OF TRANSPORTATION MAP, SECTION 11560-2601, SAID POINT ALSO BEING THE **POINT OF BEGINNING**; THENCE CONTINUE S 89°51'07" E ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 1348.74 FEET; THENCE DEPARTING SAID SOUTH RIGHT-OF-WAY LINE OF COUNTY ROAD 466, RUN S 00°04'50" E, A DISTANCE OF 597.41 FEET; THENCE RUN S 89°51'37" E, A DISTANCE OF 1370.60 FEET; THENCE RUN S 00°18'10" W, A DISTANCE OF 657.22 FEET; THENCE RUN S 89°51'00" E, A DISTANCE OF 1328.12 FEET; THENCE RUN S 00°17'33" W, A DISTANCE OF 656.60 FEET; THENCE RUN S 89°54'16" E, A DISTANCE OF 1303.24 FEET TO THE WEST RIGHT-OF-WAY LINE OF ROLLING ACRES ROAD; THENCE RUN S 00°18'07" W ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 657.70 FEET; THENCE RUN N 89°54'16" W, A DISTANCE OF 1302.26 FEET; THENCE RUN S 00°17'05" W, A DISTANCE OF 661.95 FEET; THENCE RUN S 00°17'22" W, A DISTANCE OF 266.62 FEET; THENCE RUN N 89°50'06" W, A DISTANCE OF 445.00 FEET; THENCE S 00°17'22" W, A DISTANCE OF 396.00 FEET; THENCE RUN S 89°50'06" E, A DISTANCE OF 445.00 FEET; THENCE RUN S 00°17'14" W, A DISTANCE OF 1323.58 FEET TO THE NORTH LINE OF SECTION 30; THENCE RUN N 89°49'34" W, ALONG SAID NORTH LINE, A DISTANCE OF 663.56 FEET; THENCE DEPARTING SAID NORTH LINE, RUN S 00°19'10" W, A DISTANCE OF 331.32 FEET; THENCE RUN N 89°47'41" W, A DISTANCE OF 664.30 FEET; THENCE RUN S 00°23'04" W, A DISTANCE OF 331.12 FEET; THENCE RUN N 89°44'35" W, A DISTANCE OF 1353.09 FEET; THENCE RUN N 89°45'03" W, A DISTANCE OF 676.58 FEET; THENCE RUN N 00°08'11" E, A DISTANCE OF 662.13 FEET TO THE AFOREMENTIONED NORTH LINE OF SAID SECTION 30; THENCE RUN S 89°44'39" E ALONG SAID NORTH LINE, A DISTANCE OF 677.68 FEET; THENCE DEPARTING SAID NORTH LINE, RUN N 00°10'38" E, A DISTANCE OF 659.94 FEET; THENCE RUN N 89°46'50" W, A DISTANCE OF 1330.92 FEET TO THE EAST RIGHT OF WAY LINE OF CHERRY LAKE ROAD (COUNTY ROAD NO. 100); THENCE RUN N 00°06'22" E ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 493.04 FEET; THENCE DEPARTING SAID EAST RIGHT OF WAY LINE, RUN S 89°52'07" E, A DISTANCE OF 1331.53 FEET; THENCE RUN N 00°10'38" E, A DISTANCE OF 164.85 FEET; THENCE RUN N 89°50'56" W, A DISTANCE OF 678.32 FEET ; THENCE RUN N 00°09'07" E, A DISTANCE OF 1319.62 FEET; THENCE RUN N 89°57'13" W, A DISTANCE OF 654.47 FEET TO THE AFORESAID EAST RIGHT OF WAY LINE OF CHERRY LAKE ROAD (COUNTY ROAD NO. 100); THENCE RUN N 00°24'16" W ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 2575.50 FEET TO THE **POINT OF BEGINNING**.

LESS & EXCEPT PARCEL #1

A PARCEL OF LAND SITUATED IN THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 18 SOUTH,

RANGE 24 EAST, LAKE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 19; THENCE SOUTH 00°24'16" EAST ALONG THE WEST LINE OF SAID SECTION 19, A DISTANCE OF 61.00 FEET; THENCE DEPARTING SAID WEST LINE, SOUTH 89°51'07" EAST, A DISTANCE OF 25.00 FEET TO AN INTERSECTION WITH THE EAST RIGHT OF WAY LINE OF CHERRY LAKE ROAD AND THE SOUTH RIGHT OF WAY LINE OF COUNTY ROAD NO. 466 AND THE **POINT OF BEGINNING**; THENCE CONTINUE SOUTH 89°51'07" EAST, ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 1238.69 FEET; THENCE DEPARTING SAID SOUTH RIGHT OF WAY LINE, SOUTH 00°43'42" EAST, 549.47 FEET; THENCE SOUTH 04°40'04" EAST, A DISTANCE OF 30.40 FEET TO THE BEGINNING OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 178.75 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 03°02'41" WEST, 72.20 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 23°18'15", AN ARC DISTANCE OF 72.70 FEET TO THE POINT OF CURVATURE OF A COMPOUND CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 58.75 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 36°44'33" WEST, 44.10 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 44°05'30", AN ARC DISTANCE OF 45.21 FEET TO THE POINT OF CURVATURE OF A COMPOUND CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 387.50 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 71°07'36" WEST, 165.61 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 24°40'36", AN ARC DISTANCE OF 166.89 FEET TO THE END OF SAID CURVE; THENCE SOUTH 83°27'54" WEST, A DISTANCE OF 69.89 FEET; THENCE SOUTH 85°25'14" WEST, A DISTANCE OF 73.00 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 275.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 87°47'00" WEST, 22.67 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 04°43'32", AN ARC DISTANCE OF 22.68 FEET TO THE END OF SAID CURVE; THENCE NORTH 89°51'14" WEST, A DISTANCE OF 702.26 FEET; THENCE NORTH 00°19'01" WEST, A DISTANCE OF 279.55 FEET; THENCE NORTH 00°27'34" WEST, A DISTANCE OF 29.42 FEET; THENCE NORTH 90°00'00" WEST, A DISTANCE OF 156.76 FEET; THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 20.46 FEET; THENCE SOUTH 89°35'37" WEST, A DISTANCE OF 32.26 FEET TO THE AFOREMENTIONED EAST RIGHT OF WAY LINE OF CHERRY LAKE ROAD; THENCE NORTH 00°24'25" WEST, A DISTANCE OF 468.55 FEET TO THE **POINT OF BEGINNING**.

LESS & EXCEPT PARCEL #2

A PARCEL OF LAND SITUATED IN THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 18 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 19; THENCE SOUTH 00°24'16" EAST ALONG THE WEST LINE OF SAID SECTION 19, A DISTANCE OF 61.00 FEET; THENCE DEPARTING SAID WEST LINE, SOUTH 89°51'07" EAST, A DISTANCE OF 25.00 FEET TO AN INTERSECTION WITH THE EAST RIGHT OF WAY LINE OF CHERRY LAKE ROAD AND THE SOUTH RIGHT OF WAY LINE OF COUNTY ROAD NO. 466; THENCE CONTINUE SOUTH 89°51'07" EAST, ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 1348.74 FEET TO THE EAST LINE OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 19; THENCE SOUTH 00°04'50" EAST, ALONG SAID EAST LINE, A DISTANCE OF 597.41 FEET TO THE NORTHWEST CORNER OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 19, AND THE **POINT OF BEGINNING**; THENCE SOUTH 89°51'37" EAST, ALONG THE NORTH LINE OF SAID SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 19, A DISTANCE OF 1370.60 FEET TO THE NORTHEAST CORNER OF SAID LANDS; THENCE SOUTH 00°18'10" WEST, ALONG THE EAST LINE OF

THE NORTHWEST 1/4 OF SAID SECTION 19, A DISTANCE OF 657.22 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 19; THENCE SOUTH 00°26'29" WEST, A DISTANCE OF 79.83 FEET; THENCE NORTH 89°33'31" WEST, A DISTANCE OF 1036.47 FEET; THENCE SOUTH 00°26'29" WEST, A DISTANCE OF 132.77 FEET; THENCE NORTH 89°51'14" WEST, A DISTANCE OF 303.79 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 25.00 FEET, AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 44°51'14" WEST, 35.36 FEET; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 39.27 FEET TO THE END OF SAID CURVE; THENCE NORTH 00°08'46" EAST, A DISTANCE OF 179.02 FEET; THENCE NORTH 00°59'38" EAST, A DISTANCE OF 176.77 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 399.00 FEET, AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 16°33'39" EAST, 198.24 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 28°46'06", AN ARC DISTANCE OF 200.34 FEET TO THE POINT OF CURVATURE OF A COMPOUND CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 221.00 FEET, AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 29°47'06" EAST, 8.95 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°19'13", AN ARC DISTANCE OF 8.95 FEET TO THE POINT OF CURVATURE OF A COMPOUND CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 79.00 FEET, AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 48°58'10" EAST, 54.93 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 40°41'20", AN ARC DISTANCE OF 56.10 FEET TO THE POINT OF CURVATURE OF A COMPOUND CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 159.00 FEET, AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 83°22'35" EAST, 77.27 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 28°07'30", AN ARC DISTANCE OF 78.05 FEET TO THE END OF SAUD CURVE; THENCE SOUTH 82°33'40" EAST, A DISTANCE OF 54.97 FEET; THENCE NORTH 13°44'41" EAST, A DISTANCE OF 57.27 FEET; THENCE NORTH 69°38'50" WEST, A DISTANCE OF 64.97 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 117.50 FEET, AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 49°08'25" WEST, 84.98 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 42°23'55", AN ARC DISTANCE OF 86.95 FEET TO THE POINT OF CURVATURE OF A COMPOUND CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 87.50 FEET, AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 27°06'42" WEST, 15.48 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 10°09'05", AN ARC DISTANCE OF 15.50 FEET TO THE POINT OF CURVATURE OF A REVERSE CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 125.00 FEET, AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 46°33'11" WEST, 103.74 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 49°02'02", AN ARC DISTANCE OF 106.98 FEET TO THE END OF SAID CURVE; THENCE NORTH 56°22'05" WEST, A DISTANCE OF 52.29 FEET TO THE **POINT OF BEGINNING**.

LESS & EXCEPT PARCEL #3

A PARCEL OF LAND LYING IN SECTION 19, TOWNSHIP 18 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 19, THENCE RUN ALONG THE SOUTH LINE OF SAID SECTION 19, N 89°49'34" W, A DISTANCE OF 1327.70 FEET, THENCE DEPARTING SAID SOUTH LINE, RUN N 00°17'14" E, A DISTANCE OF 1323.58 FEET, THENCE N 89°50'06" W, A DISTANCE OF 445.00 FEET, THENCE N 89°50'06" WEST, A DISTANCE OF 218.62 FEET TO THE **POINT OF BEGINNING**; THENCE N 89°52'59" W, A DISTANCE OF 664.02 FEET; THENCE N 00°17'51" E, A DISTANCE OF 661.41 FEET; THENCE S 89°51'00" E, A DISTANCE OF 663.45 FEET; THENCE S 00°14'53"

W, A DISTANCE OF 661.02 FEET TO THE **POINT OF BEGINNING**.

TOGETHER WITH

(The Reserve at Hammock Oaks CDD Annex)

A PARCEL OF LAND SITUATED IN SECTION 30, TOWNSHIP 18 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 30; THENCE NORTH 89°49'34" WEST, ALONG THE NORTH LINE OF SAID SECTION 30, A DISTANCE OF 40.00 FEET TO THE WEST RIGHT OF WAY LINE OF ROLLING ACRES ROAD AND THE **POINT OF BEGINNING**; THENCE SOUTH 0°13'17" WEST, ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 1325.95 FEET; THENCE DEPARTING SAID WEST RIGHT OF WAY LINE, NORTH 89°47'00" WEST, A DISTANCE OF 1289.47 FEET; THENCE SOUTH 0°17'21" WEST, A DISTANCE OF 1326.23 FEET; THENCE SOUTH 0°25'13" WEST, A DISTANCE OF 1324.90 FEET; THENCE NORTH 89°41'22" WEST, A DISTANCE OF 1330.60 FEET; THENCE NORTH 0°22'50" EAST, A DISTANCE OF 264.01 FEET; THENCE NORTH 89°45'50" WEST, A DISTANCE OF 1347.92 FEET; THENCE SOUTH 0°15'33" WEST, A DISTANCE OF 105.23 FEET; THENCE NORTH 89°45'21" WEST, A DISTANCE OF 609.99 FEET; THENCE NORTH 0°14'10" EAST, A DISTANCE OF 36.00 FEET; THENCE NORTH 89°45'50" WEST, A DISTANCE OF 30.00 FEET; THENCE NORTH 0°13'41" EAST, A DISTANCE OF 467.82 FEET; THENCE NORTH 89°44'32" WEST, A DISTANCE OF 679.42 FEET TO THE EAST RIGHT OF WAY LINE OF CHERRY LAKE ROAD (C.R. NO. 100); THENCE NORTH 0°12'50" EAST, ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 662.23 FEET; THENCE NORTH 0°03'55" EAST, ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 331.54 FEET; THENCE DEPARTING SAID EAST RIGHT OF WAY LINE, SOUTH 89°43'08" EAST, A DISTANCE OF 1323.38 FEET; THENCE NORTH 0°13'54" EAST, A DISTANCE OF 1655.67 FEET; THENCE SOUTH 89°44'35" EAST, A DISTANCE OF 1353.09 FEET; THENCE SOUTH 0°23'04" WEST, A DISTANCE OF 74.77 FEET; THENCE NORTH 45°22'18" EAST, A DISTANCE OF 106.09 FEET; THENCE SOUTH 89°49'05" EAST, A DISTANCE OF 1253.48 FEET; THENCE NORTH 0°17'52" EAST, A DISTANCE OF 662.27 FEET TO THE AFOREMENTIONED NORTH LINE OF SECTION 30; THENCE SOUTH 89°49'34" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 1287.71 FEET TO THE **POINT OF BEGINNING**.

TOGETHER WITH

(Caudill - CDD Annex)

A PARCEL OF LAND SITUATED IN SECTION 30, TOWNSHIP 18 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 30; THENCE NORTH 89°49'34" WEST, ALONG THE NORTH LINE OF SAID SECTION 30, A DISTANCE OF 40.00 FEET TO THE WEST RIGHT OF WAY LINE OF ROLLING ACRES ROAD; THENCE SOUTH 0°13'17" WEST, ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 1325.95 FEET; THENCE DEPARTING SAID WEST RIGHT OF WAY LINE, NORTH 89°47'00" WEST, A DISTANCE OF 1289.47 FEET; THENCE SOUTH 0°17'21" WEST, A DISTANCE OF 1326.23 FEET; THENCE SOUTH 0°25'13" WEST, A DISTANCE OF 1324.90 FEET; THENCE NORTH 89°41'22" WEST, A DISTANCE OF 1330.60 FEET; THENCE NORTH 0°22'50" EAST, A DISTANCE OF 264.01 FEET; THENCE NORTH 89°45'50" WEST, A DISTANCE OF 344.03 FEET TO THE **POINT OF BEGINNING**; THENCE SOUTH 0°19'15" WEST, A DISTANCE OF 1553.95 FEET TO THE NORTH RIGHT OF WAY LINE OF LAKE ELLA ROAD (66' WIDE RIGHT OF WAY); THENCE NORTH 89°47'00" WEST, ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 672.21 FEET; THENCE DEPARTING SAID NORTH RIGHT OF WAY LINE, NORTH 0°15'33" EAST, A DISTANCE OF 1554.18 FEET; THENCE SOUTH 89°45'50" EAST, A DISTANCE OF 673.88 FEET TO THE **POINT OF BEGINNING**.

TOGETHER WITH

(Highlands – CDD Annex):

A TRACT OF LAND LYING IN THE NORTHWEST QUARTER (NW 1/4) OF SECTION 29, TOWNSHIP 18 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 29; THENCE SOUTH 89°40'04" EAST, ALONG THE NORTH LINE OF SAID SECTION 29, A DISTANCE OF 30.00 FEET TO THE EAST RIGHT OF WAY LINE OF ROLLING ACRES ROAD (RIGHT OF WAY WIDTH VARIES) AND TO THE **POINT OF BEGINNING**; THENCE, DEPARTING SAID EAST RIGHT OF WAY LINE, SOUTH 89°40'04" EAST, ALONG SAID NORTH LINE OF SECTION 29, A DISTANCE OF 1624.99 FEET TO THE NORTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4590, PAGE 1103, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE, DEPARTING SAID NORTH LINE, SOUTH 00°14'11" WEST, ALONG THE WEST LINE OF SAID LANDS; A DISTANCE OF 1328.25 FEET TO THE SOUTHWEST CORNER OF SAID LANDS SAID CORNER LYING ON THE NORTH LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2956, PAGE 992, OF AFOREMENTIONED PUBLIC RECORDS; THENCE SOUTH 89°35'21" EAST, ALONG THE NORTH LINE OF SAID LANDS, A DISTANCE OF 977.75 FEET TO THE NORTHEAST CORNER OF SAID LANDS; THENCE SOUTH 00°14'41" WEST, ALONG THE EAST LINE OF SAID LANDS, A DISTANCE OF 1314.21 FEET TO THE SOUTHEAST CORNER OF SAID LANDS; THENCE NORTH 89°31'09" WEST, ALONG THE SOUTH LINE OF SAID LANDS AND THE NORTH RIGHT OF WAY OF ABEBLE ROAD (30 FOOT RIGHT OF WAY), A DISTANCE OF 1720.38 FEET TO THE SOUTHEAST CORNER OF URICO, AS SHOWN IN PLAT BOOK "33", PAGE 82 OF AFOREMENTIONED PUBLIC RECORDS; THENCE THE FOLLOWING SIXTEEN (16) COURSES ALONG THE EASTERLY AND NORTHERLY LINE OF SAID URICO; (1) NORTH 00°29'03" EAST, A DISTANCE OF 59.92 FEET; (2) NORTH 69°53'59" WEST, A DISTANCE OF 142.82 FEET; (3) NORTH 57°45'19" EAST, A DISTANCE OF 28.62 FEET; (4) NORTH 74°19'07" EAST, A DISTANCE OF 117.27 FEET; (5) NORTH 25°26'20" EAST, A DISTANCE OF 72.27 FEET; (6) NORTH 11°11'15" EAST, A DISTANCE OF 211.94 FEET; (7) NORTH 03°21'32" EAST, A DISTANCE OF 140.21 FEET; (8) NORTH 18°26'52" WEST, A DISTANCE OF 98.57 FEET; (9) NORTH 25°00'54" WEST, A DISTANCE OF 140.77 FEET; (10) NORTH 34°36'05" WEST, A DISTANCE OF 74.37 FEET; (11) NORTH 39°57'30" WEST, A DISTANCE OF 223.51 FEET; (12) NORTH 17°22'36" EAST, A DISTANCE OF 14.85 FEET; (13) NORTH 39°57'27" WEST, A DISTANCE OF 88.12 FEET; (14) NORTH 89°33'14" WEST, A DISTANCE OF 70.00 FEET; (15) SOUTH 17°46'07" WEST, A DISTANCE OF 73.33 FEET; (16) NORTH 89°33'14" WEST, A DISTANCE OF 530.37 FEET TO THE NORTHWEST CORNER OF SAID URICO, SAID CORNER LYING ON AFOREMENTIONED EAST RIGHT OF WAY OF ROLLING ACRES ROAD; THENCE NORTH 00°13'31" EAST, ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 279.07 FEET TO THE AFOREMENTIONED NORTH LINE OF LANDS DESCRIBED IN 2956, PAGE 992 AND TO THE SOUTH LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5673, PAGE 1479 OF AFOREMENTIONED PUBLIC RECORDS; THENCE, DEPARTING SAID EAST RIGHT OF WAY LINE, SOUTH 89°35'21" EAST, ALONG SAID NORTH LINE AND SAID SOUTH LINE, A DISTANCE OF 621.85 FEET TO THE SOUTHEAST CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5673, PAGE 1479; THENCE, DEPARTING SAID NORTH LINE, NORTH 00°13'37" EAST, ALONG THE EAST LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5673, PAGE 1479 AND ALONG THE EAST LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 697, PAGE 1409, OF AFOREMENTIONED PUBLIC RECORDS, A DISTANCE OF 663.50 FEET TO THE NORTHEAST CORNER OF LAND LANDS; THENCE NORTH 89°37'47" WEST, ALONG THE NORTH LINE OF SAID LANDS, A DISTANCE OF 631.93

FEET TO AFOREMENTIONED EAST RIGHT OF WAY LINE OF ROLLING ACRES ROAD; THENCE NORTH 00°13'22" EAST, ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 662.97 FEET TO THE **POINT OF BEGINNING**.

LESS AND EXCEPT #4:

THE EAST ONE-QUARTER (E 1/4) OF THE SOUTH ONE-HALF (S 1/2) OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF AFOREMENTIONED SECTION 29, TOWNSHIP 18 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA

THE ABOVE DESCRIBED LANDS CONTAIN A TOTAL NET ACREAGE OF 766.740 ACRES, MORE OR LESS.

EXHIBIT "B"

SK WORK

- Installation of buffers and landscaping on the East boundary of the VSI Property, adjacent to Hammock Oaks Blvd., in accordance with the landscape plans attached hereto as **Exhibit "B-1"**. To be completed by 12/31/24.
- Removal of all trees depicted on **Exhibit "B-2"** other than the Retained Trees, to be completed by 12/31/24.
- Construction and installation of Lift Station #1, as well as the water, sewer, force main and reuse (stormwater) lines necessary to serve the VSI Property. To be completed by 12/31/24.
- Removal of up to 45,000 cubic yards of the excess soil material created from the mass grading of the VSI Property pursuant to the Mass Grading Plan, such excess soil to be stockpiled by the General Contractor on the SK Property in the location approved by SK. Such removal to be performed and completed by the General Contractor in conjunction with the mass grading of the VSI Property and completed no later than 30 days following completion of such mass grading.
- Relocation of the overhead utility and transmission lines located along the northern boundary of the VSI Property adjacent to County Road 466 underground as depicted on **Exhibit "D"**. To be completed by 12/31/24.
- Construction and installation of Hammock Oaks Blvd. and Copacabana Road as shown on **Exhibit "B-3"**. To be completed by 12/31/24.
- Construction and installation of the traffic signal (to commence within 90 days of warrant and completed within six (6) months of commencement) located at the intersection of Hammock Oaks Blvd. and County Road 466, as more particularly depicted on **Exhibit "B-3"**.
- Construction and installation of the right turn lane at the intersection of Hammock Oaks Blvd. and County Road 466 as shown on **Exhibit "B-3"**. To be completed by 12/31/24.

EXHIBIT "B-1"

LANDSCAPE PLANS

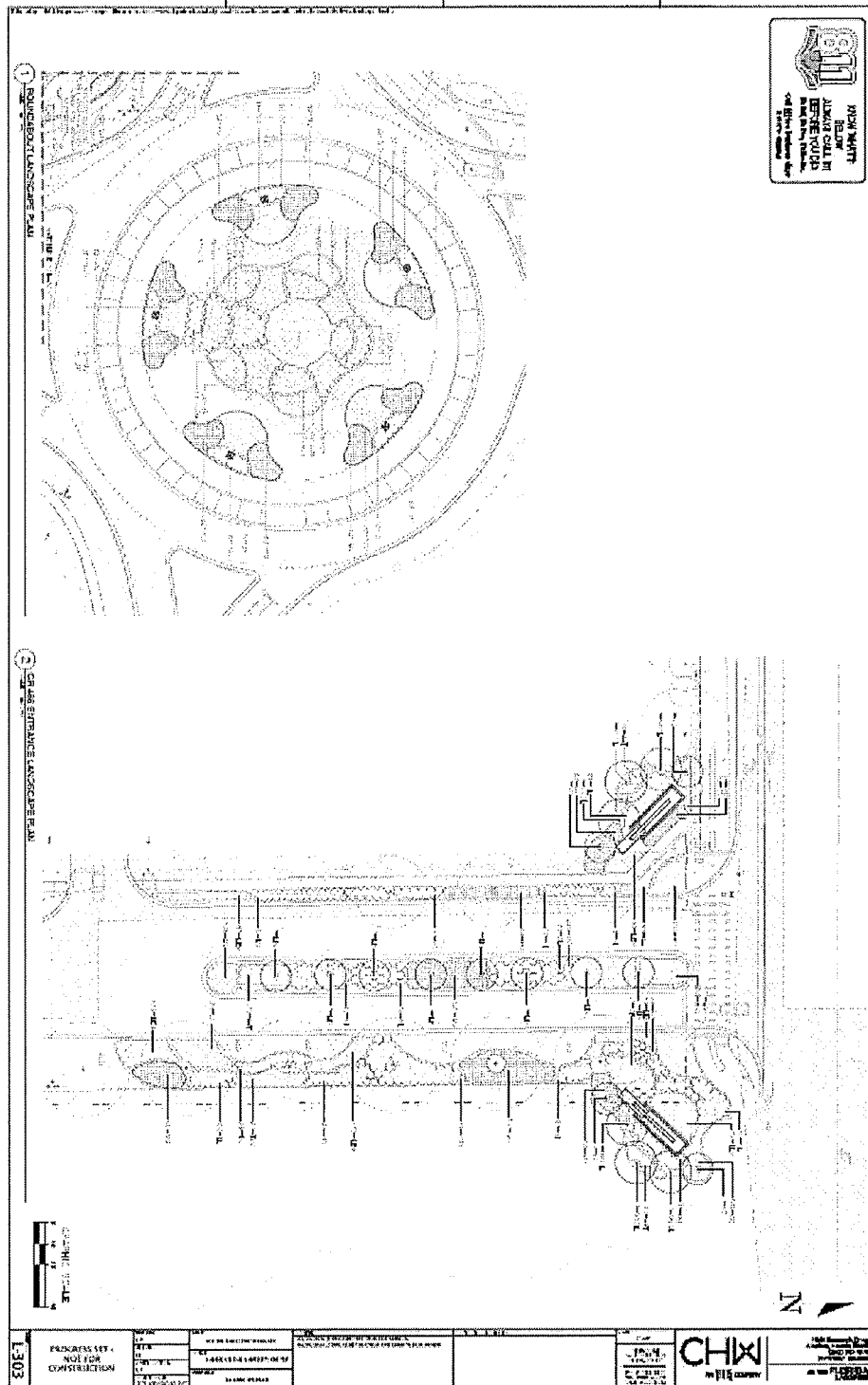


EXHIBIT - "B-1"

EXHIBIT "B-2"

TREES SITE PLAN

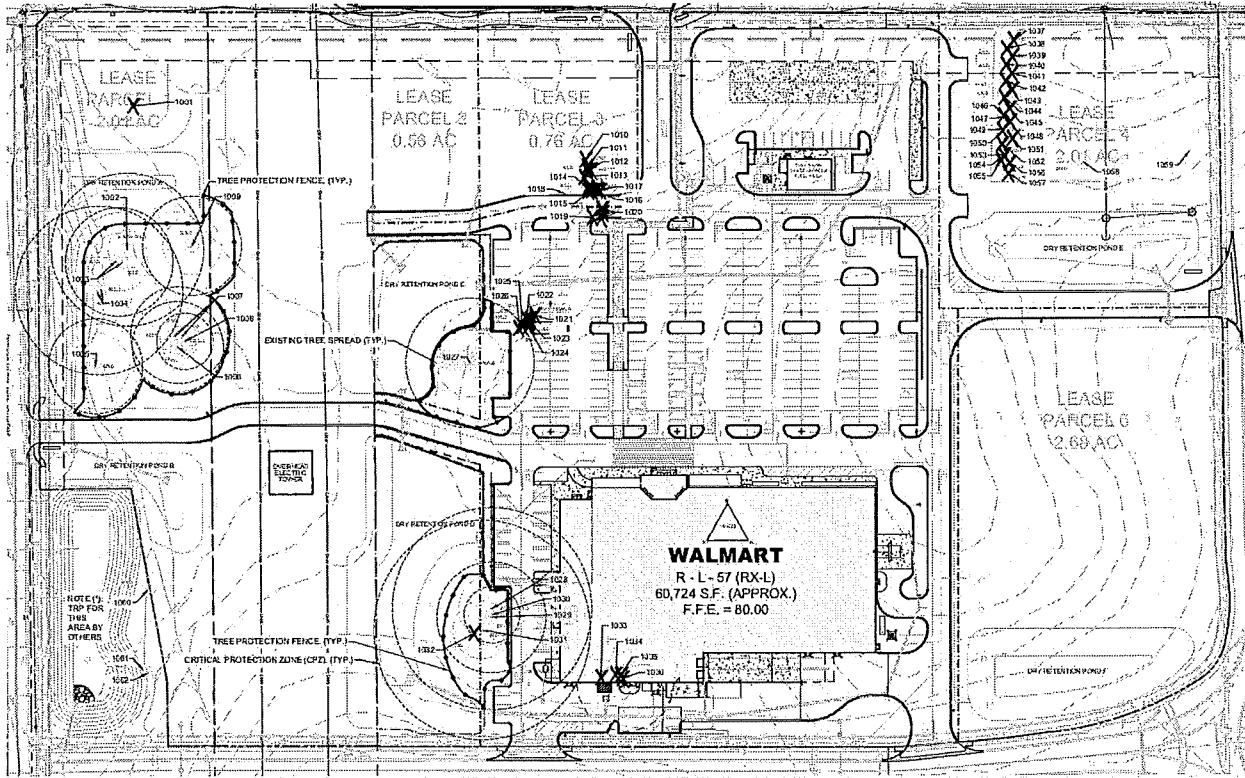


EXHIBIT "B-3"

ROADWAYS SITE PLAN

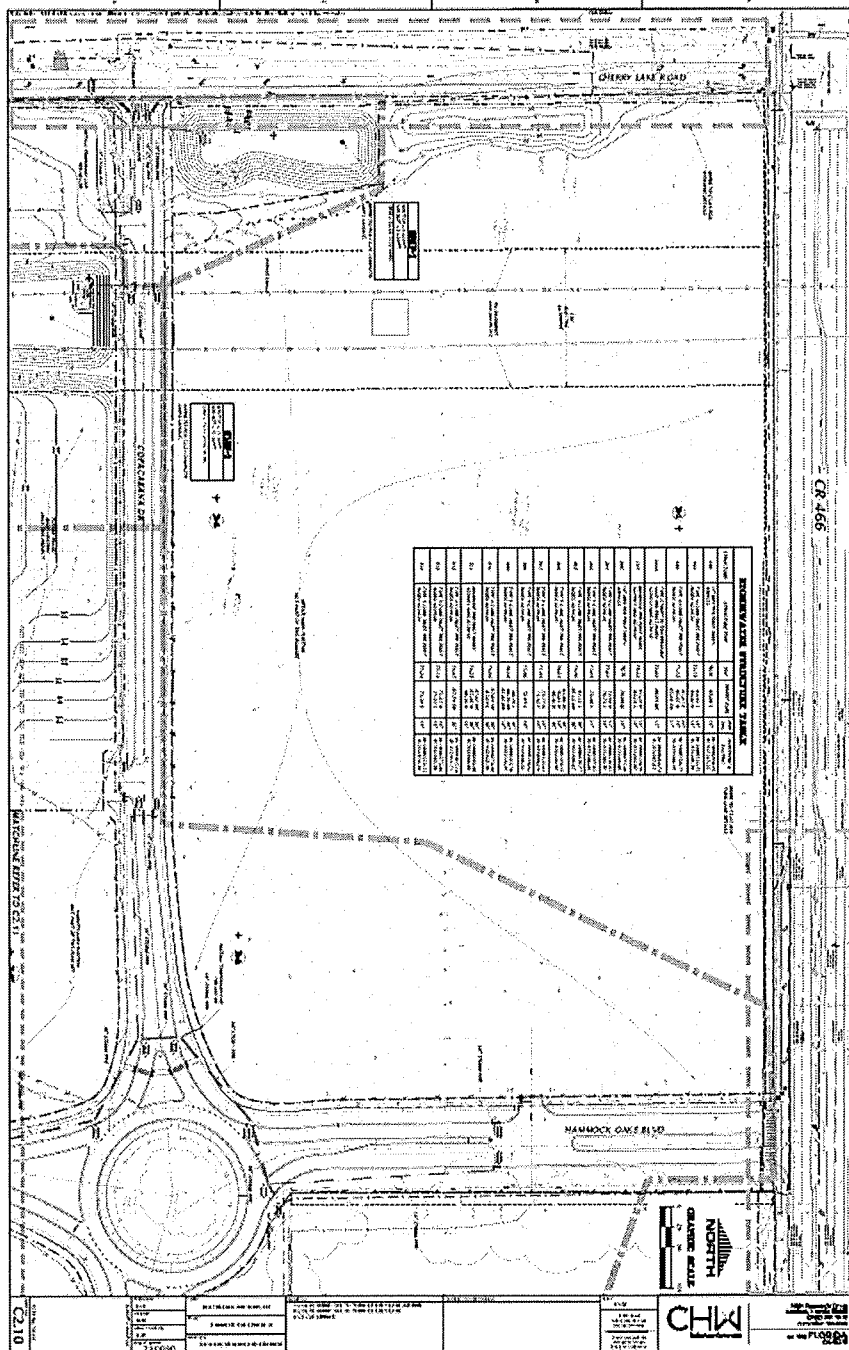


EXHIBIT "C"

VSI WORK

- Complete a sidewalk along Cherry Lake Road on the western boundary of VSI's portion of the VSI Property. To be completed by 12/31/27.
- VSI shall install all PUD buffers and any ROW landscaping along the North, South and West boundaries of the VSI Property. To be completed within eighteen (18) months of commencement of construction on the VSI Property by VSI.
- Mass grading of the VSI Property by the General Contractor pursuant to the Mass Grading Plan, which shall include the removal of up to 45,000 cubic yards of excess soil material from the VSI Property which shall be stockpiled by the General Contractor on the SK Property in the location approved by SK.

EXHIBIT "D"

RELOCATED UTILITY AND TRANSMISSION LINES

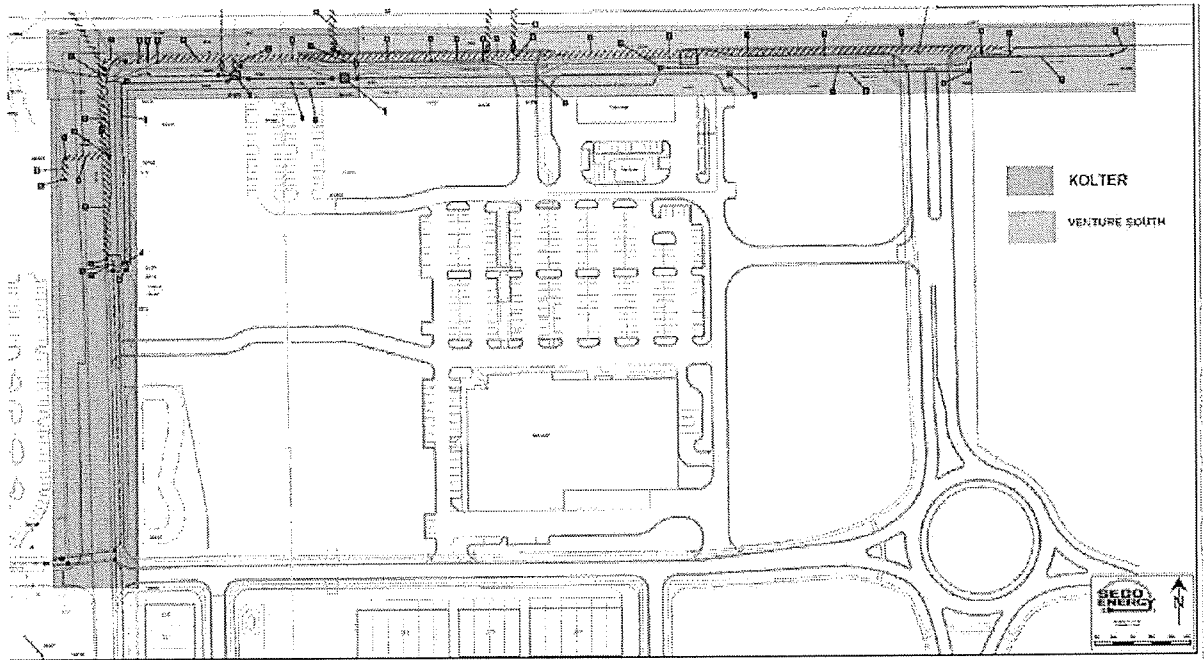
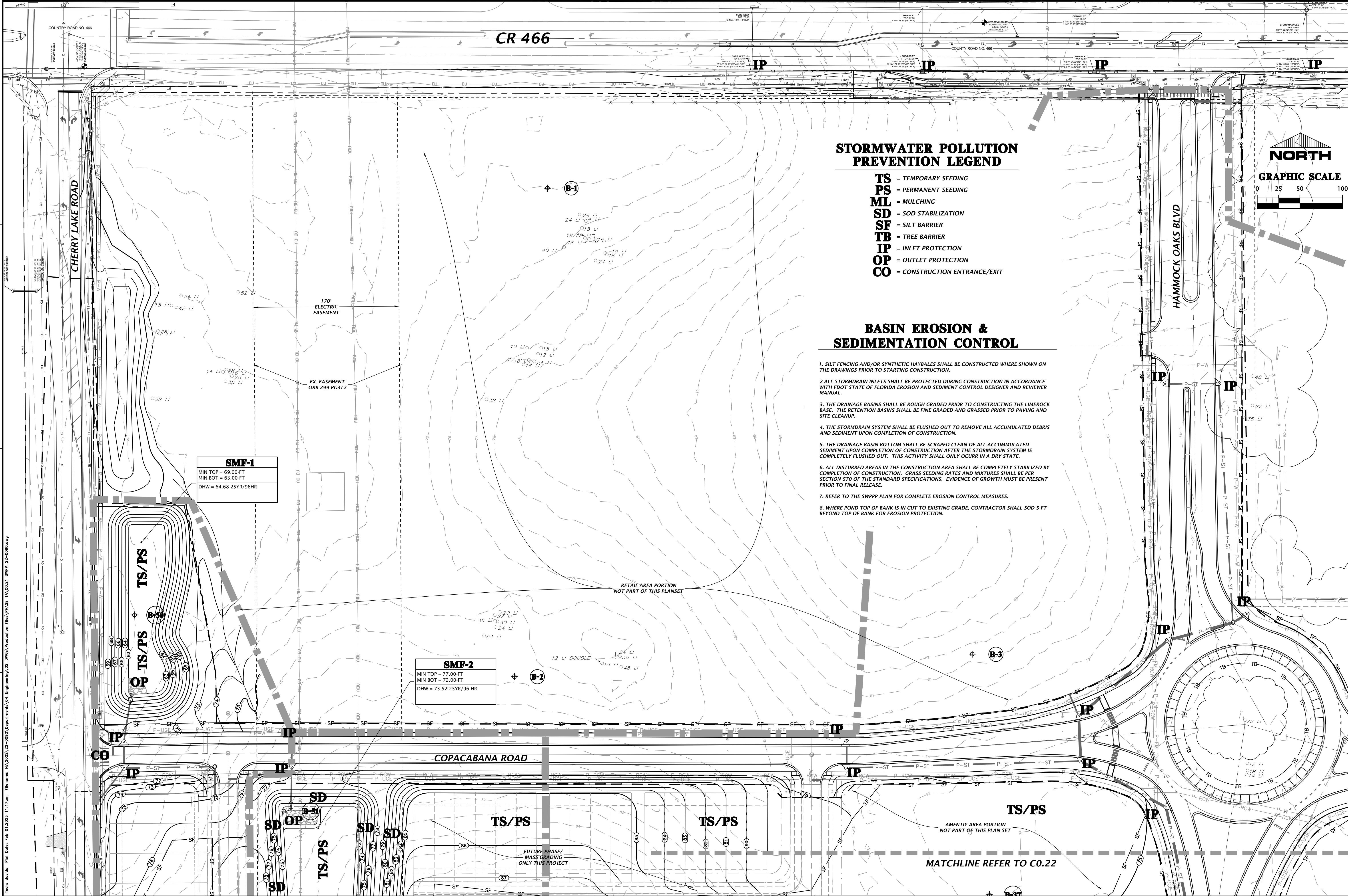


EXHIBIT “E”

STORMWATER PONDS SITE PLAN

[See attached]

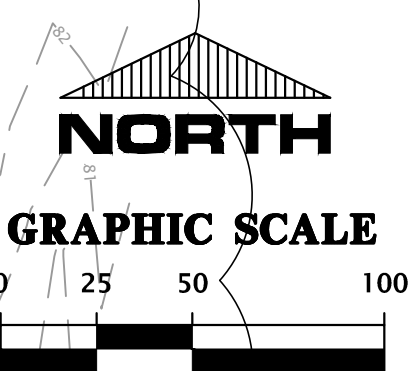


STORMWATER POLLUTION PREVENTION LEGEND

- TS = TEMPORARY SEEDING
- PS = PERMANENT SEEDING
- ML = MULCHING
- SD = SOD STABILIZATION
- SF = SILT BARRIER
- TB = TREE BARRIER
- IP = INLET PROTECTION
- OP = OUTLET PROTECTION
- CO = CONSTRUCTION ENTRANCE/EXIT

BASIN EROSION & SEDIMENTATION CONTROL

1. SILT FENCING AND/OR SYNTHETIC HAYBALES SHALL BE CONSTRUCTED WHERE SHOWN ON THE DRAWINGS PRIOR TO STARTING CONSTRUCTION.
2. ALL STORMDRAIN INLETS SHALL BE PROTECTED DURING CONSTRUCTION IN ACCORDANCE WITH FDOT STATE OF FLORIDA EROSION AND SEDIMENT CONTROL DESIGNER AND REVIEWER MANUAL.
3. THE DRAINAGE BASINS SHALL BE ROUGH GRADED PRIOR TO CONSTRUCTING THE LIMEROCK BASE. THE RETENTION BASINS SHALL BE FINE GRADED AND GRASSED PRIOR TO PAVING AND SITE CLEANUP.
4. THE STORMDRAIN SYSTEM SHALL BE FLUSHED OUT TO REMOVE ALL ACCUMULATED DEBRIS AND SEDIMENT UPON COMPLETION OF CONSTRUCTION.
5. THE DRAINAGE BASIN BOTTOM SHALL BE SCRAPPED CLEAN OF ALL ACCUMULATED SEDIMENT UPON COMPLETION OF CONSTRUCTION AFTER THE STORMDRAIN SYSTEM IS COMPLETELY FLUSHED OUT. THIS ACTIVITY SHALL ONLY OCCUR IN A DRY STATE.
6. ALL DISTURBED AREAS IN THE CONSTRUCTION AREA SHALL BE COMPLETELY STABILIZED BY COMPLETION OF CONSTRUCTION. GRASS SEEDING RATES AND MIXTURES SHALL BE PER SECTION 570 OF THE STANDARD SPECIFICATIONS. EVIDENCE OF GROWTH MUST BE PRESENT PRIOR TO FINAL RELEASE.
7. REFER TO THE SWPPP PLAN FOR COMPLETE EROSION CONTROL MEASURES.
8. WHERE POND TOP OF BANK IS IN CUT TO EXISTING GRADE, CONTRACTOR SHALL SOD 5-FT BEYOND TOP OF BANK FOR EROSION PROTECTION.



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CA-5075

CHW
Professional Consultants

VERIFY SCALE
ON ORIGINAL DRAWING
DO NOT USE FOR
THIS SHEET ADJUST
SCALES ACCORDINGLY

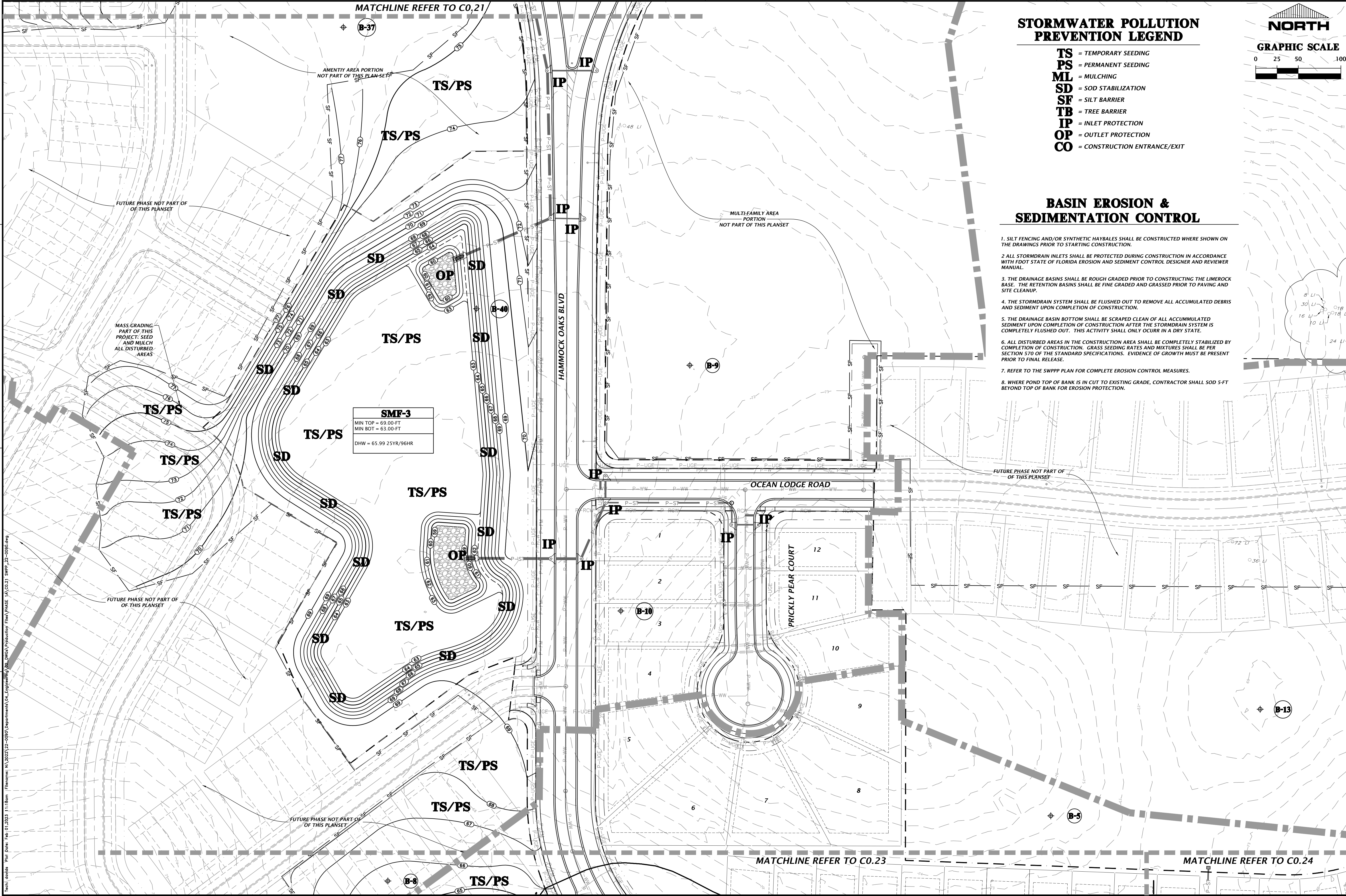
SCALE 1"=50'
CONSTRUCTION AND REVISIONS
SUBMITTAL
11/14/22 SUBMITTAL TO TOWN OF LADY LAKE SJRWMD
01/13/23 SUBMITTAL TO TOWN OF LADY LAKE
01/31/23 SJRWMD

CLIENT
KOLTER LAND PARTNERS, LLC
PROJECT
HAMMOCK OAKS PHASE 1A
SHEET TITLE
STORMWATER POLLUTION PLAN
AND DETAILS

DESIGNED BY
MM
CHECKED BY
R/W
PROJECT NUMBER
22-0090

ROBERT J. WALPOLE

FL PE No. 58206
SHEET NO.
C0.21

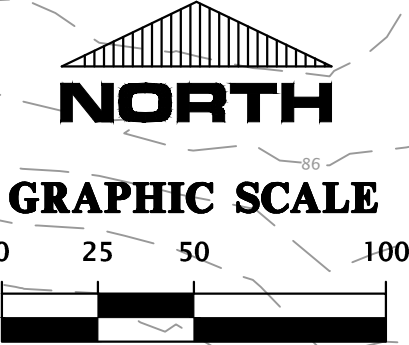


STORMWATER POLLUTION PREVENTION LEGEND

- TS = TEMPORARY SEEDING
- PS = PERMANENT SEEDING
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BASIN EROSION & SEDIMENTATION CONTROL

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2. ALL STORMDRAIN INLETS SHALL BE PROTECTED DURING CONSTRUCTION IN ACCORDANCE WITH FDOT STATE OF FLORIDA EROSION AND SEDIMENT CONTROL DESIGNER AND REVIEWER MANUAL.
3. THE DRAINAGE BASINS SHALL BE ROUGH GRADED PRIOR TO CONSTRUCTING THE LIMEROCK BASE. THE RETENTION BASINS SHALL BE FINE GRADED AND GRASSED PRIOR TO PAVING AND SITE CLEANUP.
4. THE STORMDRAIN SYSTEM SHALL BE FLUSHED OUT TO REMOVE ALL ACCUMULATED DEBRIS AND SEDIMENT UPON COMPLETION OF CONSTRUCTION.
5. THE DRAINAGE BASIN BOTTOM SHALL BE SCRAPED CLEAN OF ALL ACCUMULATED SEDIMENT UPON COMPLETION OF CONSTRUCTION AFTER THE STORMDRAIN SYSTEM IS COMPLETELY FLUSHED OUT. THIS ACTIVITY SHALL ONLY OCCUR IN A DRY STATE.
6. ALL DISTURBED AREAS IN THE CONSTRUCTION AREA SHALL BE COMPLETELY STABILIZED BY COMPLETION OF CONSTRUCTION. GRASS SEEDING RATES AND MIXTURES SHALL BE PER SECTION 570 OF THE STANDARD SPECIFICATIONS. EVIDENCE OF GROWTH MUST BE PRESENT PRIOR TO FINAL RELEASE.
7. REFER TO THE SWPPP PLAN FOR COMPLETE EROSION CONTROL MEASURES.
8. WHERE POND TOP OF BANK IS IN CUT TO EXISTING GRADE, CONTRACTOR SHALL SOD 5-FT BEYOND TOP OF BANK FOR EROSION PROTECTION.



CH2M Professional Consultants	
1801 Research Drive Alicia, Florida 32615 (352) 331-1976 www.ch2m-inc.com est. 1988 FLORIDA CA-5075	
SCALE 1"=50'	CONSTRUCTION TO EDITIONS 11/14/22 SUBMITTAL TO TOWN OF LADY LAKE SJRWMD 01/13/23 SUBMITTAL TO TOWN OF LADY LAKE 01/31/23 SJRWMD
CUSTOMER KOLTER LAND PARTNERS, LLC	PROJECT HAMMOCK OAKS PHASE 1A
DESIGNED MM	QUALITY CONTROL R/W
PROJECT NUMBER 22-0090	SHEET TITLE STORMWATER POLLUTION PLAN AND DETAILS
FL PE No. 58206 SHEET NO. C0.22	

EXHIBIT “F”

Hydrology Report

[See attached]

STORMWATER REPORT

WALMART NEIGHBORHOOD MARKET #2345

LADY LAKE FL 32159

PREPARED FOR:

TOWN OF LADY LAKE &

ST JOHNS RIVER WATER MANAGEMENT DISTRICT

OCTOBER 2023



A Full Service Design Firm

500 West Fulton Street, Sanford, FL 32771

PHONE: 407-322-6841

FAX: 407-330-0639

CPH PROJECT # C32008

LEOPOLDO J. AYALA, P.E.

55524

P.E. Number

Date

WALMART NEIGHBORHOOD MARKET #2345
CPH JOB No. C32008
OCTOBER 2023

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	TR-55 RUNOFF CURVE NUMBER REFERENCE TABLES

Introduction

Walmart is proposing improvements to a ±20.43-acre property located at the southeast quadrant of the intersection of County Road 466 and Cherry Lake Road in Lady Lake, Florida. The following design was performed in compliance with St John's River Water Management District (SJRWMD) and the town of Lady Lake design requirements. The project proposes the construction of a Walmart Neighborhood Market, a Fuel Station and mass grading of 5 outparcels to support development at a future date.

Existing Conditions

The project site is located at the southeast quadrant of the intersection of County Road 466 and Cherry Lake Road in Lady Lake, Florida. The project site is undeveloped and is bordered to the north by County Road 466 and to the west by Cherry Lake Road. The site is bordered to the east by Hammocks Oak Blvd and to the south by Copacabana Road. There is an existing Duke Energy transmission tower located on-site which contains a 170' wide easement that runs the length of the site, from north to south. According to the latest FEMA FIRM map, the site is located within Zone X which is an area of minimum flood hazard. The project site is located within a hydraulically closed drainage basin.

Based on a recent soil survey from the NRCS (included with **Appendix F**), the site is comprised of Candler Sand (8) and Kendrick Sand (24). The cover type for the site can be described as grass in good condition. Refer to **Appendix B** for a pre-development basin map, curve number and time of concentration calculations.

The project Location Map (Figure 1), Soils Map (Figure 2), FEMA FIRM Map (Figure 3) and USGS Map (Figure 4) are included in **Appendix A**.

The project site has changes in grade ranging from roughly 87 feet to 67 feet in elevation (NAVD88). Runoff generated on-site is divided into eight (3) separate drainage basins while runoff generated off-site is divided one (1) drainage basin. Pre-development basin 1 drains north towards County Road 466, pre-development basin 2 drains west to an existing on-site swale and pre-development basin 3 drains east to Hammock Oaks Blvd. The off-site drainage basin associated with County Road 100 is labeled as "Basin CR 100" and drains east to the existing on-site swale. The pre-development basin map is located in **Appendix B**.

The NRCS TR-55 method was used to determine curve numbers, runoff calculations, and time of concentration calculations. AdICPR (v4.07.06) modeling software was used to calculate the peak Pre and Post-Development discharge rates and maximum stages. The UH323 Hydrograph was used with the Florida Modified (FLMOD) rainfall distribution for AHJ and WMD regulated storm events. Pre-Development mapping, curve numbers, times of concentration, routing and ICPR results are included in **Appendix B**.

Proposed Conditions

The proposed project includes the construction of a Walmart Neighborhood Market, a Fuel station and the mass grading of five (5) outparcels to support development at a future date. A total of six (6) dry retention ponds are proposed across the site to provide stormwater treatment for the entire development. Each pond is designed to contain the 25-year/96-hour storm event with no discharge.

The stormwater system is designed assuming the outparcels will be a maximum of 80% impervious when they are developed at a future date.

Refer to **Appendix C** for Post-Development basin map, curve number calculations, routings, ICPR results, and peak Post-Development stages.

Groundwater

A geotechnical investigation was conducted by Universal Engineering Sciences; the results of which were used to determine approximate seasonal high groundwater table elevations and relevant pond design parameters. The geotechnical report generally identified an average groundwater table depth of 21.5 feet below existing grade. A groundwater table elevation of 56' NAVD88 was used in the design of ponds A, B, C and D. A groundwater table elevation of 61.5' was used in the design of ponds E and F.

Soil permeability rates were obtained from the Hammock Oaks Phase 1 Geotechnical report that was obtained from the SJRWMD permitting website. The report suggested a soil permeability rate of 30 ft/day. A factor-of-safety value of 2 was applied and a permeability rate of 15 ft/day was used for the design of all proposed stormwater ponds.

Stormwater Retention System

The project proposes six (6) dry retention ponds, each designed to contain the 25-year/96-hour storm event with no discharge. All ponds are designed with 4:1 side slope. Ponds C and D utilize retaining wall on a portion of the pond and are also equalized via a 24" pipe. See the following section for pond top and bottom elevations.

Water Quality Treatment Volume (WQV)

The six (6) proposed dry retention ponds are designed to treat runoff in accordance with SJRWMD water quality requirements. For retention water management systems, the SJRWMD defines the treatment volume as:

- The greater of:
 - 1" runoff over the drainage area **OR**
 - 1.25" runoff over the impervious area
- An extra 0.5" runoff over the drainage area shall be added to the greater of the two values above

Water quality treatment volume calculations for each proposed dry retention pond is as follows:

Pond A

Pond Drainage Area = 3.73 acres

- Impervious Area (Parcel A) = 80% of 2.01 acres = 1.61 acres
- Impervious Area (CR 100) = 0.43 acres

Total Impervious Area = 2.04 acres

3.73 acres x 1-inch x 1 ft/12 in = 0.31 acre-ft

2.04 acres x 1.25-inches x 1 ft/12 in = 0.07 acre-ft

0.31 acre-ft + (3.73 acres x 0.5-inches x 1 ft/12 in) = **0.47 acre-ft**

Pond A Stage/Storage Table			
Stage (ft)	Area (ft ²)	Area (ac)	Cumulative Volume (ac-ft)
62	2,322	0.053	0.00
63	3,672	0.084	0.07
64	5,254	0.121	0.17
65	7,093	0.163	0.31
66	10,831	0.249	0.54
67	14,498	0.333	0.83
68	21,116	0.485	1.24

Pond B

Pond Drainage Area = 1.81 acres

Impervious Area = 0.29 acres

1.81 acres x 1-inch x 1 ft/12 in = 0.15 acre-ft

0.29 acres x 1.25-inches x 1 ft/12 in = 0.03 acre-ft

0.15 acre-ft + (1.81 acres x 0.5-inches x 1 ft/12 in) = **0.23 acre-ft**

Pond B Stage/Storage Table			
Stage (ft)	Area (ft ²)	Area (ac)	Cumulative Volume (ac-ft)
62	626	0.014	0.00
63	1,206	0.028	0.02
64	1,952	0.045	0.06
65	3,156	0.072	0.12
66	4,794	0.110	0.21
67	6,535	0.150	0.34
68	8,378	0.192	0.51

Pond C

Pond Drainage Area = 6.33 acres

- Impervious Area (Parcel 2) = 80% of 0.56 acres = 0.45 acres
- Impervious Area (Parcel 3) = 80% of 0.76 acres = 0.61 acres
- Impervious Area (Fuel Station & WM Parking Lot) = 4.60 acres

Total Impervious Area = 5.66 ac

6.33 acres x 1-inch x 1 ft/12 in = 0.53 acre-ft

5.66 acres x 1.25-inches x 1 ft/12 in = 0.59 acre-ft

0.59 acre-ft + (6.33 acres x 0.5-inches x 1 ft/12 in) = **0.85 acre-ft**

Pond C Stage/Storage Table			
Stage (ft)	Area (ft ²)	Area (ac)	Cumulative Volume (ac-ft)
66	12,739	0.292	0.00
67	13,562	0.311	0.30
68	14,366	0.330	0.62
69	15,162	0.348	0.96
70	15,961	0.366	1.32
71	16,767	0.385	1.69
72	17,596	0.404	2.09
73	18,579	0.427	2.50

Pond D

Pond Drainage Area = 4.29 acres

Impervious Area = 3.19 acres

4.29 acres x 1-inch x 1 ft/12 in = 0.36 acre-ft

3.19 acres x 1.25-inches x 1 ft/12 in = 0.33 acre-ft

0.36 acre-ft + (4.29 acres x 0.5-inches x 1 ft/12 in) = **0.54 acre-ft**

Pond D Stage/Storage Table			
Stage (ft)	Area (ft ²)	Area (ac)	Cumulative Volume (ac-ft)
66	13,127	0.301	0.00
67	15,119	0.347	0.32
68	17,154	0.394	0.69
69	19,243	0.442	1.11
70	21,386	0.491	1.58
71	23,582	0.541	2.10
72	25,803	0.592	2.66
73	28,024	0.643	3.28

Pond E

Pond Drainage Area = 2.01 acres

Impervious Area = 80% of 2.01 acres = 1.61 acres

2.01 acres x 1-inch x 1 ft/12 in = 0.17 acre-ft

1.61 acres x 1.25-inches x 1 ft/12 in = 0.16 acre-ft

0.17 acre-ft + (2.01 acres x 0.5-inches x 1 ft/12 in) = **0.25 acre-ft**

Pond E Stage/Storage Table			
Stage (ft)	Area (ft ²)	Area (ac)	Cumulative Volume (ac-ft)
71	1,147	0.026	0.00
72	2,519	0.058	0.04
73	4,085	0.094	0.12
74	5,883	0.135	0.23
75	7,751	0.178	0.39
76	9,736	0.224	0.59
77	11,849	0.272	0.84
78	14,070	0.323	1.14
79	16,394	0.376	1.49

Pond F

Pond Drainage Area = 2.68 acres

Impervious Area = 80% of 2.68 acres = 2.14 acres

2.68 acres x 1-inch x 1 ft/12 in = 0.22 acre-ft

2.14 acres x 1.25-inches x 1 ft/12 in = 0.22 acre-ft

0.22 acre-ft + (2.68 acres x 0.5-inches x 1 ft/12 in) = **0.34 acre-ft**

Pond F Stage/Storage Table			
Stage (ft)	Area (ft ²)	Area (ac)	Cumulative Volume (ac-ft)
67	1,256	0.029	0.00
68	2,278	0.052	0.04
69	3,623	0.083	0.11
70	5,172	0.119	0.21
71	6,918	0.159	0.35
72	8,849	0.203	0.53
73	10,813	0.248	0.76
74	12,875	0.296	1.03
75	15,036	0.345	1.35
76	17,299	0.397	1.72

As shown in the tables above, the volume provided in each pond exceeds the required treatment volume.

Pre vs Post Development Peak Discharge Rates & Stages

The following table shows the pre and post-development peak discharge rates for the 25-year / 96-hour design storm event.

Boundary	Pre-Development Discharge (cfs)	Post-Development Discharge (cfs)
CR 100	6.13	0
CR 466	3.59	0
Hammock Oaks Blvd	2.58	0

The following table shows the peak stages in each pond for the respective storm event.

Maximum Pond Stages (ft)						
Storm Event	Pond A	Pond B	Pond C	Pond D	Pond E	Pond F
Mean Annual	64.09	62.17	68.33	68.33	73.54	70.58
10YR-24HR	65.52	63.60	69.80	69.79	74.57	71.99
25YR-24HR	66.49	64.67	70.97	70.97	75.29	72.98
25YR-96HR	67.25	65.64	71.80	71.80	75.73	73.62

Recovery Analysis

As outlined in the SJRWMD Applicant's Handbook, a dry retention system must recover the required water quality volume within the first 72 hours following a storm event, and must fully recovery within 14 days. To verify the proposed dry retention pond meets these criteria, a slug load analysis was performed using AdICPR (v4.07.06). The pond node time-series report is included in **Appendix D**. The recovery analysis computations are summarized below. All elevations are in reference to NAVD88. Since retaining walls are proposed for some ponds, a modified horizontal hydraulic conductivity value was calculated by utilizing the following formula:

$$K_{avg} = \left(\frac{L_{unwalled}}{L_{total}} * K_h \right) + \left(\frac{L_{walled}}{L_{total}} * \frac{h_2}{h_1} * K_h \right)$$

Where:

- K_{avg} = Average Horizontal Conductivity (ft/day)
- K_h = Hydraulic Conductivity (ft/day)
- $L_{unwalled}$ = Length of pond perimeter with no wall (ft)
- L_{walled} = Length of pond perimeter with wall (ft)
- L_{total} = Total pond perimeter (ft)
- H_1 = Distance from top of pond to base of aquifer (ft)
- H_2 = Distance from bottom of wall to base of aquifer (ft)

Pond C Modified Horizontal Conductivity:

$$K_{avg} = \left(\frac{182'}{550'} * 15 \text{ ft/day} \right) + \left(\frac{365'}{550'} * \frac{8'}{17'} * 15 \text{ ft/day} \right) = 9.7 \text{ ft/day}$$

Pond D Modified Horizontal Conductivity:

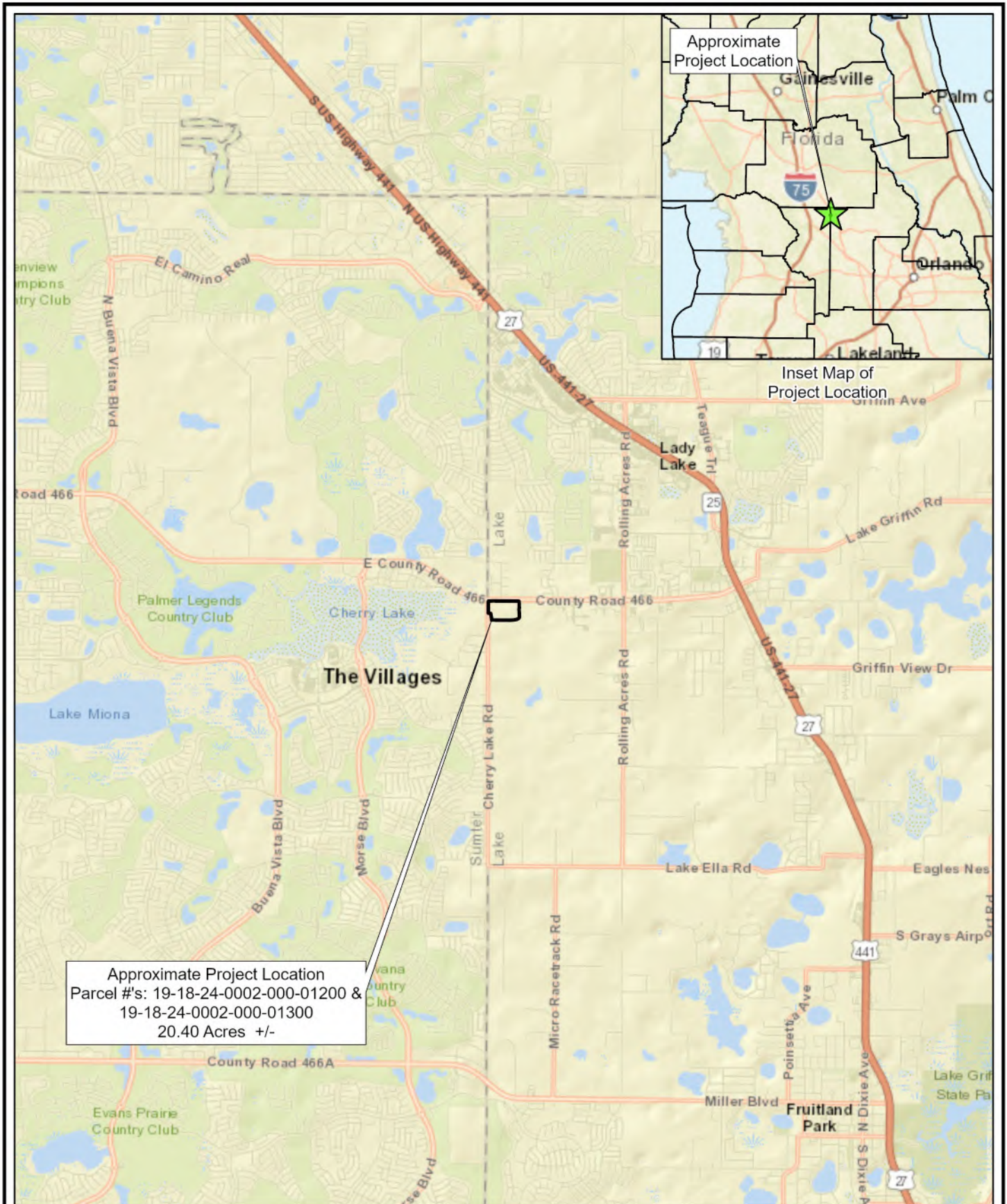
$$K_{avg} = \left(\frac{527'}{878'} * 15 \text{ ft/day} \right) + \left(\frac{335'}{878'} * \frac{8'}{17'} * 15 \text{ ft/day} \right) = 11.7 \text{ ft/day}$$

The following table displays the time to complete recovery following the 25-year / 96-hour design storm event. A time-series report for each pond is included in **Appendix D**.

Pond Name	Time to complete recovery (hrs)
Pond A	30
Pond B	6.00
Pond C	151.25
Pond D	84.25
Pond E	8.50
Pond F	73.25

APPENDIX A

LOCATION MAP, SOILS MAP, FEMA FIRM
MAP & USGS MAP



Scale: 1 inch = 1 mile
Date: 9/29/2023
Photo Date: N/A
Project No. C32008
GIS: ERR



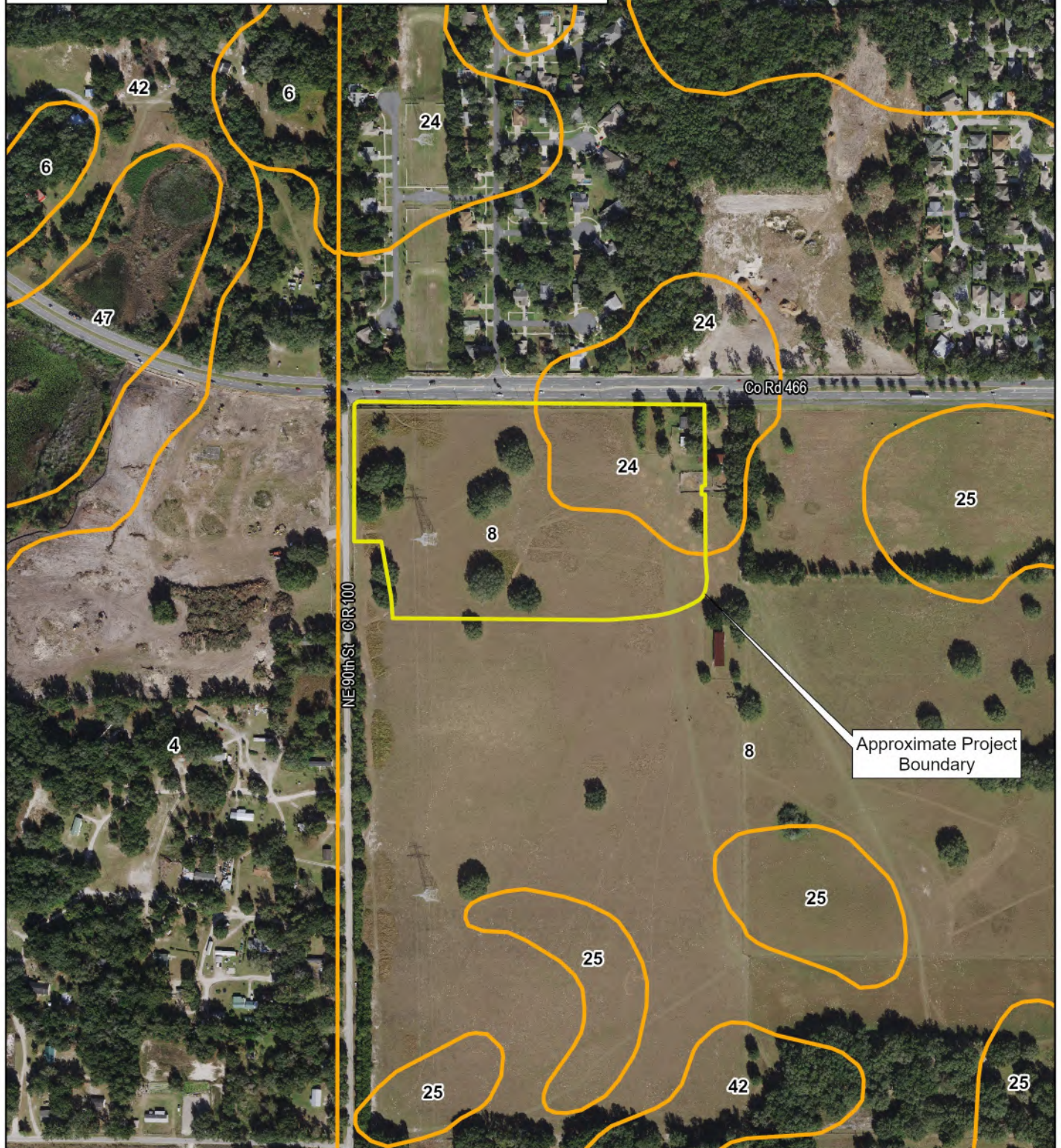
LOCATION MAP

WALMART NEIGHBORHOOD MARKET HAMMOCK OAKS
SECTION 19, TOWNSHIP 18 SOUTH, RANGE 24 EAST
LAKE COUNTY, FLORIDA

FIGURE
1

Soils No.	Description	Approx. Acreage
8	Candler sand, 0 to 5 percent slopes	15.08
24	Kendrick sand, 0 to 5 percent slopes	5.32

USDA Natural Resource Conservation Service






Scale: 1 inch = 500 feet
 Date: 9/29/2023
 Photo Date: 2020
 Project No. C32008
 GIS: ERR



SOILS MAP
 WALMART NEIGHBORHOOD MARKET HAMMOCK OAKS
 SECTION 19, TOWNSHIP 18 SOUTH, RANGE 24 EAST
 LAKE COUNTY, FLORIDA

FIGURE 2

-  ZONE A - Areas subject to inundation by the 1-percent-annual-chance flood event generally determined using approximate methodologies.
-  ZONE AE - Areas subject to inundation by the 1-percent-annual-chance flood event determined by detailed methods.
-  ZONE X - Area of Minimal Flood Hazard

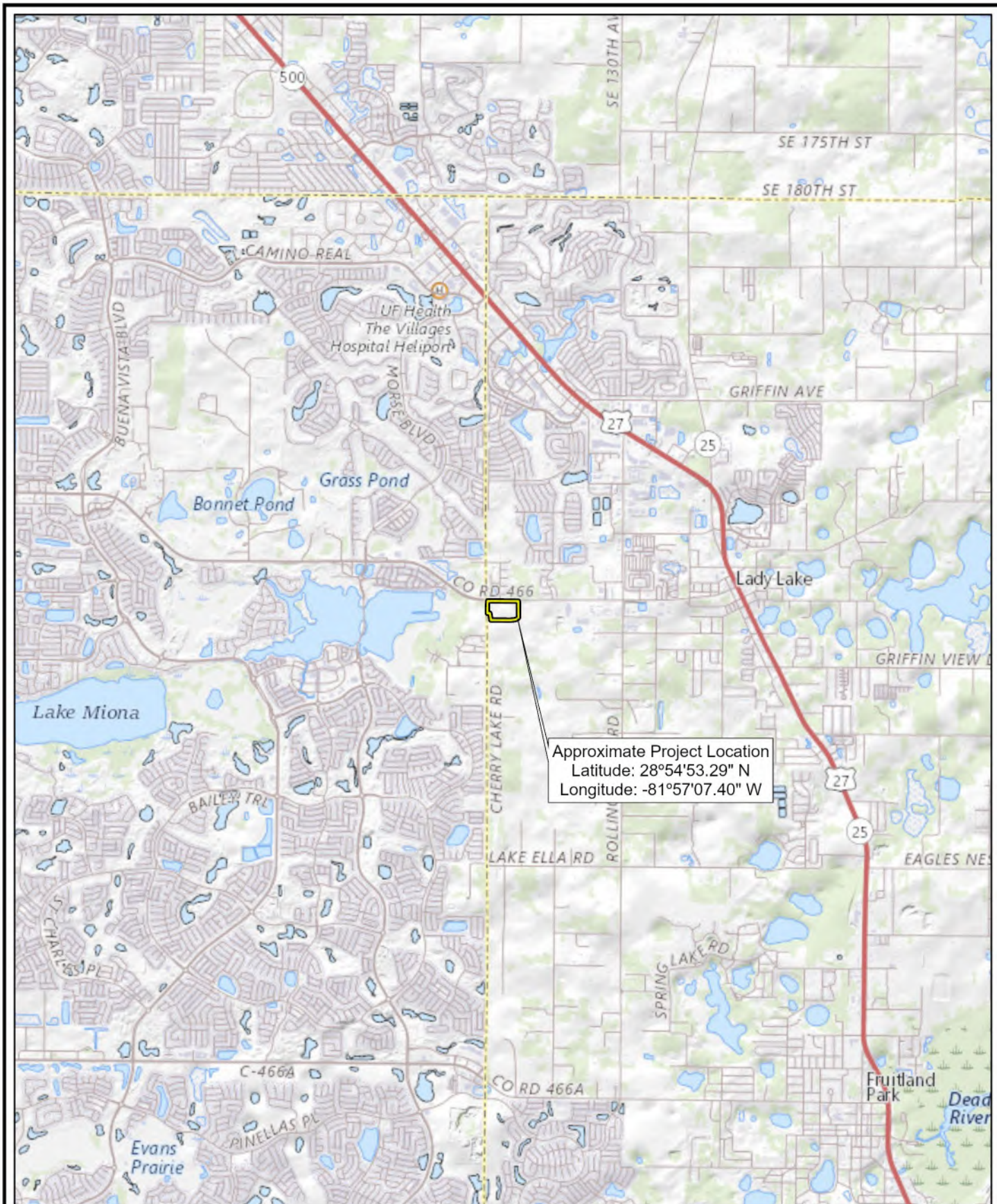


Scale: 1 inch = 500 feet
 Date: 9/29/2023
 Photo Date: 2020
 Project No. C32008
 GIS: ERR



FEMA 100 YEAR FLOODPLAIN MAP
 WALMART NEIGHBORHOOD MARKET HAMMOCK OAKS
 SECTION 19, TOWNSHIP 18 SOUTH, RANGE 24 EAST
 LAKE COUNTY, FLORIDA

FIGURE
3



Approximate Project Location
 Latitude: 28°54'53.29" N
 Longitude: -81°57'07.40" W



Scale: 1 inch = 1 mile
 Date: 9/29/2023
 Photo Date: N/A
 Project No. C32008
 GIS: ERR

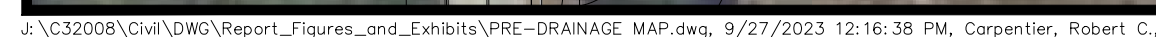


USGS MAP - LADY LAKE QUADRANGLE
 WALMART NEIGHBORHOOD MARKET HAMMOCK OAKS
 SECTION 19, TOWNSHIP 18 SOUTH, RANGE 24 EAST
 LAKE COUNTY, FLORIDA

FIGURE
 4

APPENDIX B

PRE DEVELOPMENT DRAINAGE BASIN
MAP, CURVE NUMBERS, TIME OF
CONCENTRATION, NODE/LINK DIAGRAM &
ICPR INPUT/OUTPUT



Designed: D. Micohen	
Drawn: R. Carpentier	
Checked: L. Ayala	
Job No.: C32008	
Date: 09/2023	© 2023

PRE-DEVELOPMENT DRAINAGE BASIN MAP

WALMART NEIGHBORHOOD MARSH

LADY LAKE/LAKE COUNTY/FLORIDA

THIS SHEET NOT VALID FOR
CONSTRUCTION WITHOUT
COMPLETE SET OF PLANS.

Sheet No.
EX. 1

RUNOFF CURVE NUMBER CALCULATIONS



PROJECT: Walmart Neighborhood Market #2345
CONDITION: Pre-Development
BASIN: Basin 1
BY: DM
DATE: 10/16/2023

CN DATA

Soil Name	Hydrologic Group	Cover Type	Area (acres)	CN	Product of CN X Area
Candler Sand (8)	A	Grass, Good Condition	2.90	39	113.10
Kendrick Sand (24)	A	Grass, Good Condition	3.48	39	135.72
TOTALS =			6.38		248.82
				COMPOSITE CN =	39

SUMMARY	
TOTAL BASIN AREA (ACRES) =	6.38
COMPOSITE CN =	39

Composite CN= Total Product / Total Area

Reference: Urban Hydrology for Small Watersheds Technical Release 55, Soil Conservation Service, June 1986

RUNOFF CURVE NUMBER CALCULATIONS



PROJECT: Walmart Neighborhood Market #2345
CONDITION: Pre-Development
BASIN: Basin 2
BY: DM
DATE: 10/16/2023

CN DATA

Soil Name	Hydrologic Group	Cover Type	Area (acres)	CN	Product of CN X Area
Candler Sand (8)	A	Grass, Good Condition	9.30	39	362.70
TOTALS =			9.30	COMPOSITE CN =	
					39

SUMMARY	
TOTAL BASIN AREA (ACRES) =	9.30
COMPOSITE CN =	39

Composite CN= Total Product / Total Area

Reference: Urban Hydrology for Small Watersheds Technical Release 55, Soil Conservation Service, June 1986

RUNOFF CURVE NUMBER CALCULATIONS



PROJECT: Walmart Neighborhood Market #2345
CONDITION: Pre-Development
BASIN: Basin 3
BY: DM
DATE: 10/16/2023

CN DATA

Soil Name	Hydrologic Group	Cover Type	Area (acres)	CN	Product of CN X Area
Candler Sand (8)	A	Grass, Good Condition	2.39	39	93.21
Kendrick Sand (24)	A	Grass, Good Condition	2.37	39	92.43
TOTALS =			4.76	COMPOSITE CN =	
					185.64
					39

SUMMARY	
TOTAL BASIN AREA (ACRES) =	4.76
COMPOSITE CN =	39

Composite CN= Total Product / Total Area

Reference: Urban Hydrology for Small Watersheds Technical Release 55, Soil Conservation Service, June 1986

RUNOFF CURVE NUMBER CALCULATIONS



PROJECT: Walmart Neighborhood Market #2345
CONDITION: Pre Development
BASIN: CR 100
BY: DM
DATE: 10/26/2023

CN DATA

Soil Name	Hydrologic Group	Cover Type	Area (acres)	CN	Product of CN X Area
Open Space	N/A	Impervious	0.43	98	42.14
TOTALS =			0.43		42.14
				COMPOSITE CN =	98

SUMMARY	
TOTAL BASIN AREA (ACRES) =	0.43
COMPOSITE CN =	98

Composite CN= Total Product / Total Area

Reference: Urban Hydrology for
Small Watersheds
Technical Release 55, Soil
Conservation Service,
June 1986

PROJECT NAME:	Walmart Neighborhood Market #2345
CPH JOB NO.	C32008

TIME OF CONCENTRATION - PRE-DEVELOPMENT

SHEET FLOW (NOT TO EXCEED UPPER 100' OF TC PATH)

BASIN NAME

Surface Description

Manning's Roughness Coefficient "N" (Per Table Below)

Flow Length "L" (Less Than or Equal to 100 Feet)

Two Year 24 Hour Rainfall Amount "P2" (In)

Flow Path Upstream Elevation

Flow Path Downstream Elevation

Land Slope "s" (Ft/Ft)

$$T_t = \frac{0.007 (nL)^{0.8}}{P_2^{0.5} s^{0.4}}$$

$$T_t = \frac{0.007 \times (N \times L)^{0.8}}{P_2^{0.5} \times s^{0.5}}$$

Pre Basin 1	Pre Basin 2	Pre Basin 3
Dense Grass	Dense Grass	Dense Grass
0.24	0.24	0.24
100	100	100
4.2	4.2	4.2
87.5	87.5	87.5
86.4	85.2	86.9
0.0110	0.0230	0.0060
15.8 Min	11.8 Min	20.1 Min

SHALLOW CONCENTRATED FLOW

BASIN NAME

Surface Description (Paved or Unpaved)

Flow Length "L"

Flow Path Upstream Elevation

Flow Path Downstream Elevation

Land Slope "s" (Ft/Ft)

Velocity "V" where

$$V = 16.1345 \times S^{0.5} \text{ (Unpaved)}$$

$$V = 20.3282 \times S^{0.5} \text{ (Paved)}$$

$$T_t = \frac{L}{3600 \times V}$$

Pre Basin 1	Pre Basin 2	Pre Basin 3
Unpaved	Unpaved	Unpaved
490	870	301
86.4	85.2	86.9
72.1	67.0	78.0
0.0292	0.0209	0.0296
2.79 Ft/s	2.36 Ft/s	2.81 Ft/s
2.9 Min	6.1 Min	2 Min

CHANNEL FLOW / PIPED FLOW

BASIN NAME

Cross Sectional Flow Area "A" (SF)

Wetted Perimeter "Pw"

Hydraulic Radius "r" (A/Pw)

Channel Length Along Flow Path

Channel Upstream Elevation

Channel Downstream Elevation

Channel Slope "s" (Ft/Ft)

Manning's Roughness Coefficient "n"

$$V = \frac{1.49 \times (r^{0.667}) \times s^{0.5}}{n}$$

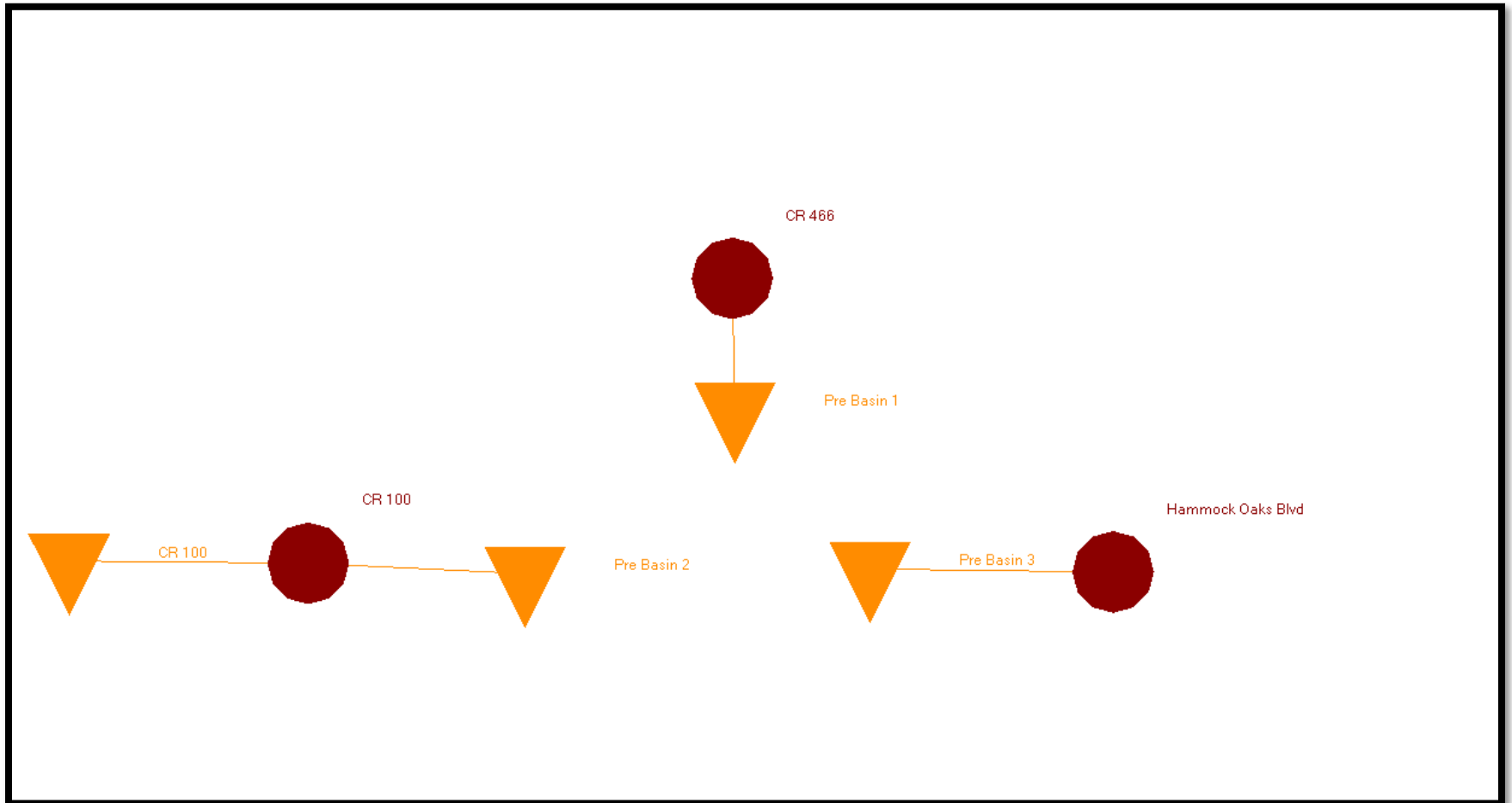
$$T_t = \frac{L}{3600 \times V}$$

[illegible]

TIME OF CONCENTRATION =

18.7 Min	17.9 Min	21.9 Min
TOTAL TC	TOTAL TC	TOTAL TC

ICPR NODAL DIAGRAM – PRE-DEVELOPMENT



Orange = Basin

Red = Time/Series Node

Simple Basin: CR 100

Scenario: Pre Development
Node: CR 100
Hydrograph Method: NRCS Unit Hydrograph
Infiltration Method: Curve Number
Time of Concentration: 10.0000 min
Max Allowable Q: 9999.00 cfs
Time Shift: 0.0000 hr
Unit Hydrograph: UH323
Peaking Factor: 323.0
Area: 0.4300 ac
Curve Number: 98.0
% Impervious: 0.00
% DCIA: 0.00
% Direct: 0.00
Rainfall Name:

Comment:

Simple Basin: Pre Basin 1

Scenario: Pre Development
Node: CR 466
Hydrograph Method: NRCS Unit Hydrograph
Infiltration Method: Curve Number
Time of Concentration: 18.7000 min
Max Allowable Q: 9999.00 cfs
Time Shift: 0.0000 hr
Unit Hydrograph: UH323
Peaking Factor: 323.0
Area: 6.3800 ac
Curve Number: 39.0
% Impervious: 0.00
% DCIA: 0.00
% Direct: 0.00
Rainfall Name:

Comment:

Simple Basin: Pre Basin 2

Scenario: Pre Development
Node: CR 100
Hydrograph Method: NRCS Unit Hydrograph
Infiltration Method: Curve Number
Time of Concentration: 17.9000 min
Max Allowable Q: 9999.00 cfs

Time Shift: 0.0000 hr
 Unit Hydrograph: UH323
 Peaking Factor: 323.0
 Area: 9.3000 ac
 Curve Number: 39.0
 % Impervious: 0.00
 % DCIA: 0.00
 % Direct: 0.00
 Rainfall Name:

Comment:

Simple Basin: Pre Basin 3

Scenario: Pre Development
 Node: Hammock Oaks Blvd
 Hydrograph Method: NRCS Unit Hydrograph
 Infiltration Method: Curve Number
 Time of Concentration: 21.9000 min
 Max Allowable Q: 9999.00 cfs
 Time Shift: 0.0000 hr
 Unit Hydrograph: UH323
 Peaking Factor: 323.0
 Area: 4.7600 ac
 Curve Number: 39.0
 % Impervious: 0.00
 % DCIA: 0.00
 % Direct: 0.00
 Rainfall Name:

Comment:

Node: CR 100

Scenario: Pre Development
 Type: Time/Stage
 Base Flow: 0.00 cfs
 Initial Stage: 67.00 ft
 Warning Stage: 69.00 ft
 Boundary Stage:

Year	Month	Day	Hour	Stage [ft]
0	0	0	0.0000	67.00
0	0	0	12.0000	68.00
0	0	0	999.0000	67.00

Comment:

Node: CR 466

Scenario: Pre Development
 Type: Time/Stage
 Base Flow: 0.00 cfs
 Initial Stage: 73.00 ft
 Warning Stage: 74.00 ft
 Boundary Stage:

Year	Month	Day	Hour	Stage [ft]
0	0	0	0.0000	73.00
0	0	0	999.0000	73.00

Comment:

Node: Hammock Oaks Blvd

Scenario: Pre Development
 Type: Time/Stage
 Base Flow: 0.00 cfs
 Initial Stage: 77.00 ft
 Warning Stage: 78.00 ft
 Boundary Stage:

Year	Month	Day	Hour	Stage [ft]
0	0	0	0.0000	77.00
0	0	0	999.0000	77.00

Comment:

Node Max Conditions [Pre Development]

Node Name	Sim Name	Warning Stage [ft]	Max Stage [ft]	Min/Max Delta Stage [ft]	Max Total Inflow [cfs]	Max Total Outflow [cfs]	Max Surface Area [ft2]
CR 100	100YR-24HR	69.00	68.00	0.0007	14.63	0.00	0
CR 466	100YR-24HR	74.00	73.00	0.0000	8.22	0.00	0
Hammock Oaks Blvd	100YR-24HR	78.00	77.00	0.0000	5.70	0.00	0
CR 100	10YR-24HR	69.00	68.00	0.0007	2.14	0.00	0
CR 466	10YR-24HR	74.00	73.00	0.0000	0.83	0.00	0
Hammock Oaks Blvd	10YR-24HR	78.00	77.00	0.0000	0.58	0.00	0
CR 100	25YR-24HR	69.00	68.00	0.0007	5.19	0.00	0
CR 466	25YR-24HR	74.00	73.00	0.0000	2.61	0.00	0
Hammock Oaks Blvd	25YR-24HR	78.00	77.00	0.0000	1.82	0.00	0
CR 100	25yr-96hr	69.00	68.00	0.0007	6.13	0.00	0

Node Name	Sim Name	Warning Stage [ft]	Max Stage [ft]	Min/Max Delta Stage [ft]	Max Total Inflow [cfs]	Max Total Outflow [cfs]	Max Surface Area [ft2]
CR 466	25yr-96hr	74.00	73.00	0.0000	3.59	0.00	0
Hammock Oaks Blvd	25yr-96hr	78.00	77.00	0.0000	2.58	0.00	0
CR 100	Mean Annual	69.00	68.00	0.0007	1.18	0.00	0
CR 466	Mean Annual	74.00	73.00	0.0000	0.05	0.00	0
Hammock Oaks Blvd	Mean Annual	78.00	77.00	0.0000	0.03	0.00	0

Simulation: 100YR-24HR

Scenario: Pre Development
Run Date/Time: 10/26/2023 9:02:08 AM
Program Version: ICPR4 4.07.06

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	30.0000

	Hydrology [sec]	Surface Hydraulics [sec]
Min Calculation Time:	60.0000	0.1000
Max Calculation Time:		30.0000

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:

Lookup Tables

Boundary Stage Set:

Unit Hydrograph
Folder:

Extern Hydrograph Set:
Curve Number Set:

Green-Ampt Set:
Vertical Layers Set:
Impervious Set:

Tolerances & Options

Time Marching: SAOR
Max Iterations: 6
Over-Relax Weight: 0.5 dec
Fact:
dZ Tolerance: 0.0010 ft

Max dZ: 1.0000 ft
Link Optimizer Tol: 0.0001 ft

Edge Length Option: Automatic

IA Recovery Time: 24.0000 hr

Smp/Man Basin Rain: Global
Opt:

Rainfall Name: ~FLMOD
Rainfall Amount: 10.80 in
Storm Duration: 24.0000 hr

Dflt Damping (1D): 0.0050 ft
Min Node Srf Area: 100 ft2
(1D):
Energy Switch (1D): Energy

Comment:

Simulation: 10YR-24HR

Scenario: Pre Development
Run Date/Time: 10/26/2023 9:02:10 AM
Program Version: ICPR4 4.07.06

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	30.0000

	Hydrology [sec]	Surface Hydraulics [sec]
Min Calculation Time:	60.0000	0.1000
Max Calculation Time:		30.0000

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:

Unit Hydrograph
Folder:

Lookup Tables

Boundary Stage Set:

Extern Hydrograph Set:

Curve Number Set:

Green-Ampt Set:

Vertical Layers Set:

Impervious Set:

Tolerances & Options

Time Marching: SAOR

Max Iterations: 6

Over-Relax Weight 0.5 dec

Fact:

dZ Tolerance: 0.0010 ft

Max dZ: 1.0000 ft

Link Optimizer Tol: 0.0001 ft

Edge Length Option: Automatic

IA Recovery Time: 24.0000 hr

Smp/Man Basin Rain Global
Opt:

Rainfall Name: ~FLMOD

Rainfall Amount: 6.12 in

Storm Duration: 24.0000 hr

Dflt Damping (1D): 0.0050 ft

Min Node Srf Area 100 ft2

(1D):

Energy Switch (1D): Energy

Comment:

Simulation: 25YR-24HR

Scenario: Pre Development

Run Date/Time: 10/26/2023 9:02:13 AM

Program Version: ICPR4 4.07.06

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	30.0000

	Hydrology [sec]	Surface Hydraulics [sec]
Min Calculation Time:	60.0000	0.1000
Max Calculation Time:		30.0000

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:

Unit Hydrograph
Folder:

Lookup Tables

Boundary Stage Set:
Extern Hydrograph Set:
Curve Number Set:Green-Ampt Set:
Vertical Layers Set:
Impervious Set:

Tolerances & Options

Time Marching: SAOR
Max Iterations: 6
Over-Relax Weight: 0.5 dec
Fact:
dZ Tolerance: 0.0010 ft
Max dZ: 1.0000 ft
Link Optimizer Tol: 0.0001 ftIA Recovery Time: 24.0000 hr

Smp/Man Basin Rain: Global
Opt:
Rainfall Name: ~FLMOD
Rainfall Amount: 7.71 in

Edge Length Option: Automatic

Storm Duration: 24.0000 hr

Dflt Damping (1D): 0.0050 ft

Min Node Srf Area 100 ft2

(1D):

Energy Switch (1D): Energy

Comment:

Simulation: 25yr-96hr

Scenario: Pre Development

Run Date/Time: 10/26/2023 9:02:22 AM

Program Version: ICPR4 4.07.06

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	100.0000

	Hydrology [sec]	Surface Hydraulics [sec]
Min Calculation Time:	60.0000	0.1000
Max Calculation Time:		30.0000

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:

Unit Hydrograph

Lookup Tables

Boundary Stage Set:

Extern Hydrograph Set:

Curve Number Set:

Folder:

Green-Ampt Set:
Vertical Layers Set:
Impervious Set:

Tolerances & Options

Time Marching: SAOR	IA Recovery Time: 24.0000 hr
Max Iterations: 6	
Over-Relax Weight 0.5 dec	
Fact:	
dZ Tolerance: 0.0010 ft	Smp/Man Basin Rain Global
	Opt:
Max dZ: 1.0000 ft	Rainfall Name: ~FLMOD
Link Optimizer Tol: 0.0001 ft	Rainfall Amount: 10.90 in
	Storm Duration: 96.0000 hr
Edge Length Option: Automatic	
	Dflt Damping (1D): 0.0050 ft
	Min Node Srf Area 100 ft2
	(1D):
	Energy Switch (1D): Energy

Comment:

Simulation: Mean Annual

Scenario: Pre Development
Run Date/Time: 10/26/2023 9:02:52 AM
Program Version: ICPR4 4.07.06

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	30.0000

	Hydrology [sec]	Surface Hydraulics [sec]
Min Calculation Time:	60.0000	0.1000
Max Calculation Time:		30.0000

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
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Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:

Unit Hydrograph
Folder:

Lookup Tables

Boundary Stage Set:
Extern Hydrograph Set:
Curve Number Set:

Green-Ampt Set:
Vertical Layers Set:
Impervious Set:

Tolerances & Options

Time Marching: SAOR
Max Iterations: 6
Over-Relax Weight: 0.5 dec
Fact:
dZ Tolerance: 0.0010 ft

Max dZ: 1.0000 ft
Link Optimizer Tol: 0.0001 ft

Edge Length Option: Automatic

IA Recovery Time: 24.0000 hr

Smp/Man Basin Rain Opt: Global

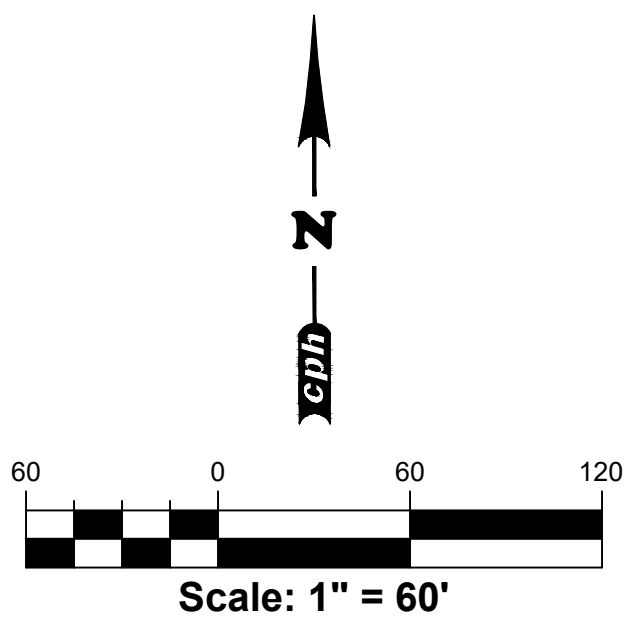
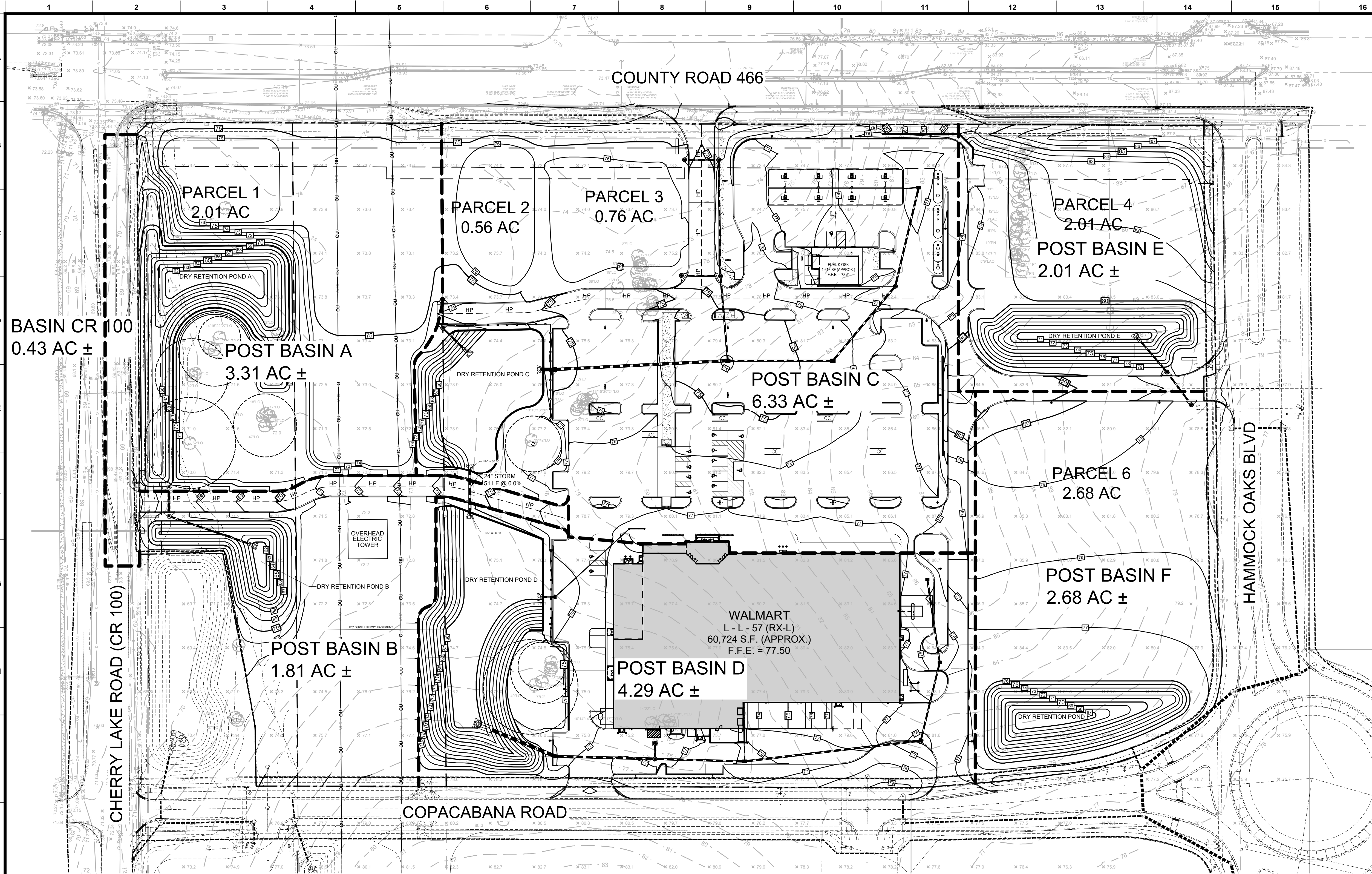
Rainfall Name: ~FLMOD
Rainfall Amount: 4.22 in
Storm Duration: 24.0000 hr

Dflt Damping (1D): 0.0050 ft
Min Node Srf Area (1D): 100 ft2
Energy Switch (1D): Energy

Comment:

APPENDIX C

POST DEVELOPMENT DRAINAGE BASIN
MAP, CURVE NUMBERS, ICPR NODE/LINK
DIAGRAM & ICPR INPUT/OUTPUT



LEGEND	
	PROPERTY LINE
	PROPOSED BUFFER LINE
	ELECTRIC EASEMENT LINE
	GUIDE RAIL
	FENCE (AS NOTED ON PLAN)
	BASIN DIVIDE LINE
	HIGH POINT
	STORM PIPE
	STORM / SANITARY MANHOLE
	DITCH BOTTOM INLET
	MITERED END SECTION
	CURB INLETS

Lepardo, L. Ayala	55524-FL
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Designed: I. Boyles
Drawn: R. Carpentier
Checked: L. Ayala
Job No.: C32008
Date: 10/2023
© 2023

POST DEVELOPMENT BASIN MAP
WALMART NEIGHBORHOOD MARKET 2345-NHM-NEW
LADY LAKE / LAKE COUNTY / FLORIDA

THIS SHEET NOT VALID FOR
CONSTRUCTION WITHOUT
COMPLETE SET OF PLANS.

Sheet No.

RUNOFF CURVE NUMBER CALCULATIONS



PROJECT: Walmart Neighborhood Market #2345
CONDITION: Post Development
BASIN: Basin A
BY: DM
DATE: 10/16/2023

CN DATA

Soil Name	Hydrologic Group	Cover Type	Area (acres)	CN	Product of CN X Area
Open Space	A	Open Space, Good Condition	1.70	39	66.30
Open Space	N/A	Impervious	1.61	98	157.78
TOTALS =			3.31		224.08
				COMPOSITE CN =	68

SUMMARY	
TOTAL BASIN AREA (ACRES) =	3.31
COMPOSITE CN =	68

Composite CN= Total Product / Total Area

Reference: Urban Hydrology for
Small Watersheds
Technical Release 55, Soil
Conservation Service,
June 1986

RUNOFF CURVE NUMBER CALCULATIONS



PROJECT: Walmart Neighborhood Market #2345
CONDITION: Post Development
BASIN: Basin B
BY: DM
DATE: 10/16/2023

CN DATA

Soil Name	Hydrologic Group	Cover Type	Area (acres)	CN	Product of CN X Area
Open Space	A	Open Space, Good Condition	1.52	39	59.28
Open Space	N/A	Impervious	0.29	98	28.42
TOTALS =			1.81		87.70
				COMPOSITE CN =	48

SUMMARY	
TOTAL BASIN AREA (ACRES) =	1.81
COMPOSITE CN =	48

Composite CN= Total Product / Total Area

Reference: Urban Hydrology for
Small Watersheds
Technical Release 55, Soil
Conservation Service,
June 1986

RUNOFF CURVE NUMBER CALCULATIONS



PROJECT: Walmart Neighborhood Market #2345
CONDITION: Post Development
BASIN: Basin C
BY: DM
DATE: 10/16/2023

CN DATA

Soil Name	Hydrologic Group	Cover Type	Area (acres)	CN	Product of CN X Area
Open Space	A	Open Space, Good Condition	0.67	39	26.13
Open Space	N/A	Impervious	5.66	98	554.68
TOTALS =			6.33		580.81
				COMPOSITE CN =	92

SUMMARY	
TOTAL BASIN AREA (ACRES) =	6.33
COMPOSITE CN =	92

Composite CN= Total Product / Total Area

Reference: Urban Hydrology for
Small Watersheds
Technical Release 55, Soil
Conservation Service,
June 1986

RUNOFF CURVE NUMBER CALCULATIONS



PROJECT: Walmart Neighborhood Market #2345
CONDITION: Post Development
BASIN: Basin D
BY: DM
DATE: 10/16/2023

CN DATA

Soil Name	Hydrologic Group	Cover Type	Area (acres)	CN	Product of CN X Area
Open Space	A	Open Space, Good Condition	1.10	39	42.90
Open Space	N/A	Impervious	3.19	98	312.62
TOTALS =			4.29		355.52
				COMPOSITE CN =	83

SUMMARY	
TOTAL BASIN AREA (ACRES) =	4.29
COMPOSITE CN =	83

Composite CN= Total Product / Total Area

Reference: Urban Hydrology for
Small Watersheds
Technical Release 55, Soil
Conservation Service,
June 1986

RUNOFF CURVE NUMBER CALCULATIONS



PROJECT: Walmart Neighborhood Market #2345
CONDITION: Post Development
BASIN: Basin E
BY: DM
DATE: 10/16/2023

CN DATA

Soil Name	Hydrologic Group	Cover Type	Area (acres)	CN	Product of CN X Area
Open Space	A	Open Space, Good Condition	0.40	39	15.60
Open Space	N/A	Impervious	1.61	98	157.78
TOTALS =			2.01		173.38
				COMPOSITE CN =	86

SUMMARY	
TOTAL BASIN AREA (ACRES) =	2.01
COMPOSITE CN =	86

Composite CN= Total Product / Total Area

Reference: Urban Hydrology for
Small Watersheds
Technical Release 55, Soil
Conservation Service,
June 1986

RUNOFF CURVE NUMBER CALCULATIONS



PROJECT: Walmart Neighborhood Market #2345
CONDITION: Post Development
BASIN: Basin F
BY: DM
DATE: 10/16/2023

CN DATA

Soil Name	Hydrologic Group	Cover Type	Area (acres)	CN	Product of CN X Area
Open Space	A	Open Space, Good Condition	0.54	39	21.06
Open Space	N/A	Impervious	2.14	98	209.72
TOTALS =			2.68		230.78
				COMPOSITE CN =	86

SUMMARY	
TOTAL BASIN AREA (ACRES) =	2.68
COMPOSITE CN =	86

Composite CN= Total Product / Total Area

Reference: Urban Hydrology for
Small Watersheds
Technical Release 55, Soil
Conservation Service,
June 1986

RUNOFF CURVE NUMBER CALCULATIONS



PROJECT: Walmart Neighborhood Market #2345
CONDITION: Post Development
BASIN: CR 100
BY: DM
DATE: 10/26/2023

CN DATA

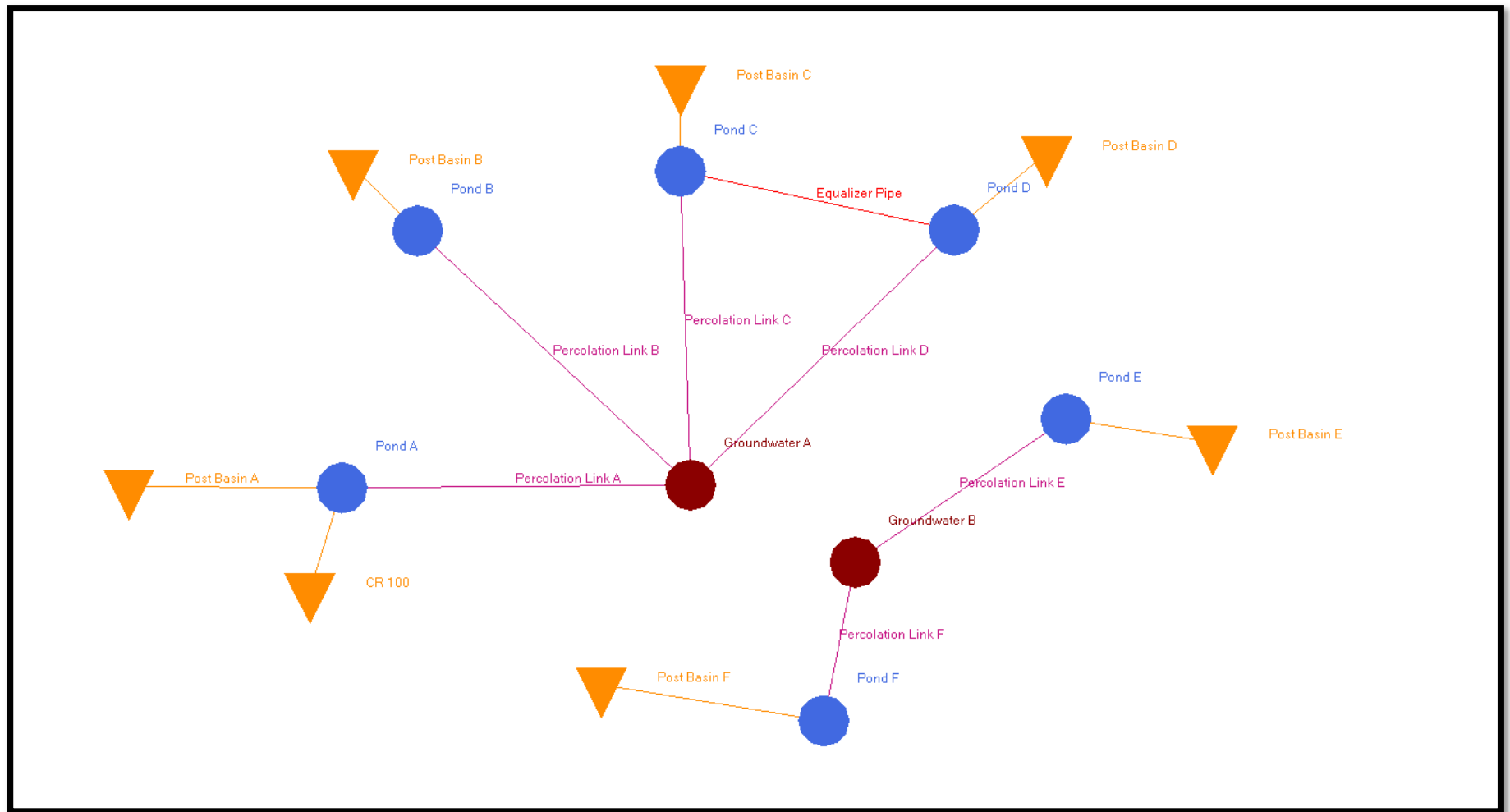
Soil Name	Hydrologic Group	Cover Type	Area (acres)	CN	Product of CN X Area
Open Space	N/A	Impervious	0.43	98	42.14
TOTALS =			0.43		42.14
				COMPOSITE CN =	98

SUMMARY	
TOTAL BASIN AREA (ACRES) =	0.43
COMPOSITE CN =	98

Composite CN= Total Product / Total Area

Reference: Urban Hydrology for
Small Watersheds
Technical Release 55, Soil
Conservation Service,
June 1986

ICPR NODAL DIAGRAM – POST-DEVELOPMENT



Orange = Basin Blue = Stage/Area Node Red = Time/Stage Node Pink = Percolation Link

Simple Basin: CR 100

Scenario: Post Development
Node: Pond A
Hydrograph Method: NRCS Unit Hydrograph
Infiltration Method: Curve Number
Time of Concentration: 10.0000 min
Max Allowable Q: 9999.00 cfs
Time Shift: 0.0000 hr
Unit Hydrograph: UH323
Peaking Factor: 323.0
Area: 0.4300 ac
Curve Number: 98.0
% Impervious: 0.00
% DCIA: 0.00
% Direct: 0.00
Rainfall Name:

Comment:

Simple Basin: Post Basin A

Scenario: Post Development
Node: Pond A
Hydrograph Method: NRCS Unit Hydrograph
Infiltration Method: Curve Number
Time of Concentration: 10.0000 min
Max Allowable Q: 9999.00 cfs
Time Shift: 0.0000 hr
Unit Hydrograph: UH323
Peaking Factor: 323.0
Area: 3.3100 ac
Curve Number: 68.0
% Impervious: 0.00
% DCIA: 0.00
% Direct: 0.00
Rainfall Name:

Comment:

Simple Basin: Post Basin B

Scenario: Post Development
Node: Pond B
Hydrograph Method: NRCS Unit Hydrograph
Infiltration Method: Curve Number
Time of Concentration: 10.0000 min
Max Allowable Q: 9999.00 cfs

Time Shift: 0.0000 hr
Unit Hydrograph: UH323
Peaking Factor: 323.0
Area: 1.8100 ac
Curve Number: 48.0
% Impervious: 0.00
% DCIA: 0.00
% Direct: 0.00
Rainfall Name:

Comment:

Simple Basin: Post Basin C

Scenario: Post Development
Node: Pond C
Hydrograph Method: NRCS Unit Hydrograph
Infiltration Method: Curve Number
Time of Concentration: 10.0000 min
Max Allowable Q: 9999.00 cfs
Time Shift: 0.0000 hr
Unit Hydrograph: UH323
Peaking Factor: 323.0
Area: 6.3300 ac
Curve Number: 92.0
% Impervious: 0.00
% DCIA: 0.00
% Direct: 0.00
Rainfall Name:

Comment:

Simple Basin: Post Basin D

Scenario: Post Development
Node: Pond D
Hydrograph Method: NRCS Unit Hydrograph
Infiltration Method: Curve Number
Time of Concentration: 10.0000 min
Max Allowable Q: 9999.00 cfs
Time Shift: 0.0000 hr
Unit Hydrograph: UH323
Peaking Factor: 323.0
Area: 4.2900 ac
Curve Number: 83.0
% Impervious: 0.00
% DCIA: 0.00

% Direct: 0.00
Rainfall Name:

Comment:

Simple Basin: Post Basin E

Scenario: Post Development
Node: Pond E
Hydrograph Method: NRCS Unit Hydrograph
Infiltration Method: Curve Number
Time of Concentration: 10.0000 min
Max Allowable Q: 9999.00 cfs
Time Shift: 0.0000 hr
Unit Hydrograph: UH323
Peaking Factor: 323.0
Area: 2.0100 ac
Curve Number: 86.0
% Impervious: 0.00
% DCIA: 0.00
% Direct: 0.00
Rainfall Name:

Comment:

Simple Basin: Post Basin F

Scenario: Post Development
Node: Pond F
Hydrograph Method: NRCS Unit Hydrograph
Infiltration Method: Curve Number
Time of Concentration: 10.0000 min
Max Allowable Q: 9999.00 cfs
Time Shift: 0.0000 hr
Unit Hydrograph: UH323
Peaking Factor: 323.0
Area: 2.6800 ac
Curve Number: 86.0
% Impervious: 0.00
% DCIA: 0.00
% Direct: 0.00
Rainfall Name:

Comment:

Node: Groundwater A

Scenario: Post Development
 Type: Time/Stage
 Base Flow: 0.00 cfs
 Initial Stage: 56.00 ft
 Warning Stage: 57.00 ft
 Boundary Stage:

Year	Month	Day	Hour	Stage [ft]
0	0	0	0.0000	56.00
0	0	0	999.0000	56.00

Comment:

Node: Groundwater B

Scenario: Post Development
 Type: Time/Stage
 Base Flow: 0.00 cfs
 Initial Stage: 61.50 ft
 Warning Stage: 62.00 ft
 Boundary Stage:

Year	Month	Day	Hour	Stage [ft]
0	0	0	0.0000	61.50
0	0	0	9999.0000	61.50

Comment:

Node: Pond A

Scenario: Post Development
 Type: Stage/Area
 Base Flow: 0.00 cfs
 Initial Stage: 62.00 ft
 Warning Stage: 68.00 ft

Stage [ft]	Area [ac]	Area [ft2]
62.00	0.0530	2309
63.00	0.0840	3659
64.00	0.1210	5271
65.00	0.1630	7100
66.00	0.2490	10846
67.00	0.3330	14505
68.00	0.4850	21127

Comment:

Node: Pond B

Scenario: Post Development
 Type: Stage/Area
 Base Flow: 0.00 cfs
 Initial Stage: 62.00 ft
 Warning Stage: 68.00 ft

Stage [ft]	Area [ac]	Area [ft2]
62.00	0.0140	610
63.00	0.0280	1220
64.00	0.0450	1960
65.00	0.0720	3136
66.00	0.1100	4792
67.00	0.1500	6534
68.00	0.1920	8364

Comment:

Node: Pond C

Scenario: Post Development
 Type: Stage/Area
 Base Flow: 0.00 cfs
 Initial Stage: 66.00 ft
 Warning Stage: 73.00 ft

Stage [ft]	Area [ac]	Area [ft2]
66.00	0.2920	12720
67.00	0.3110	13547
68.00	0.3300	14375
69.00	0.3480	15159
70.00	0.3660	15943
71.00	0.3850	16771
72.00	0.4040	17598
73.00	0.4270	18600

Comment:

Node: Pond D

Scenario: Post Development
 Type: Stage/Area
 Base Flow: 0.00 cfs
 Initial Stage: 66.00 ft
 Warning Stage: 73.00 ft

Stage [ft]	Area [ac]	Area [ft2]
66.00	0.3010	13112
67.00	0.3470	15115
68.00	0.3940	17163
69.00	0.4420	19254
70.00	0.4910	21388
71.00	0.5410	23566
72.00	0.5920	25788
73.00	0.6430	28009

Comment:

Node: Pond E

Scenario: Post Development
Type: Stage/Area
Base Flow: 0.00 cfs
Initial Stage: 71.00 ft
Warning Stage: 79.00 ft

Stage [ft]	Area [ac]	Area [ft2]
71.00	0.0260	1133
72.00	0.0580	2526
73.00	0.0940	4095
74.00	0.1350	5881
75.00	0.1780	7754
76.00	0.2240	9757
77.00	0.2720	11848
78.00	0.3230	14070
79.00	0.3760	16379

Comment:

Node: Pond F

Scenario: Post Development
Type: Stage/Area
Base Flow: 0.00 cfs
Initial Stage: 67.00 ft
Warning Stage: 76.00 ft

Stage [ft]	Area [ac]	Area [ft2]
67.00	0.0290	1263
68.00	0.0520	2265
69.00	0.0830	3615
70.00	0.1190	5184
71.00	0.1590	6926

Stage [ft]	Area [ac]	Area [ft2]
72.00	0.2030	8843
73.00	0.2480	10803
74.00	0.2960	12894
75.00	0.3450	15028
76.00	0.3970	17293

Comment:

Pipe Link: Equalizer Pipe		
Scenario: Post Development	Invert: 66.00 ft	Invert: 66.00 ft
From Node: Pond C	Manning's N: 0.0120	Manning's N: 0.0120
To Node: Pond D	Geometry: Circular	Geometry: Circular
Link Count: 1	Max Depth: 2.00 ft	Max Depth: 2.00 ft
Flow Direction: Both	Bottom Clip	
Damping: 0.0000 ft	Default: 0.00 ft	Default: 0.00 ft
Length: 60.00 ft	Op Table:	Op Table:
FHWA Code: 1	Ref Node:	Ref Node:
Entr Loss Coef: 0.00	Manning's N: 0.0000	Manning's N: 0.0000
Exit Loss Coef: 1.00	Top Clip	
Bend Loss Coef: 0.00	Default: 0.00 ft	Default: 0.00 ft
Bend Location: 0.00 dec	Op Table:	Op Table:
Energy Switch: Energy	Ref Node:	Ref Node:
	Manning's N: 0.0000	Manning's N: 0.0000

Comment:

Percolation Link: Percolation Link A			
Scenario: Post Development	Surface Area Option: Vary Based on Stage/Area Table		
From Node: Pond A			
To Node: Groundwater A	Vertical Flow Termination: Horizontal Flow Algorithm		
Link Count: 1	Perimeter 1: 903.00 ft		
Flow Direction: Both	Perimeter 2: 1531.00 ft		
Aquifer Base Elevation: 56.00 ft	Perimeter 3: 4358.00 ft		
Water Table Elevation: 56.00 ft	Distance P1 to P2: 100.00 ft		
Annual Recharge Rate: 0 ipy	Distance P2 to P3: 450.00 ft		
Horizontal Conductivity: 15.000 fpd	# of Cells P1 to P2: 20		
Vertical Conductivity: 15.000 fpd	# of Cells P2 to P3: 45		
Fillable Porosity: 0.250			
Layer Thickness: 0.00 ft			

Comment:

Percolation Link: Percolation Link B

Scenario:	Post Development	
From Node:	Pond B	Surface Area Option: Vary Based on Stage/Area Table
To Node:	Groundwater A	
Link Count:	1	Vertical Flow Termination: Horizontal Flow Algorithm
Flow Direction:	Both	Perimeter 1: 473.00 ft
Aquifer Base Elevation:	56.00 ft	Perimeter 2: 1101.00 ft
Water Table Elevation:	56.00 ft	Perimeter 3: 3928.00 ft
Annual Recharge Rate:	0 ipy	Distance P1 to P2: 100.00 ft
Horizontal Conductivity:	15.000 fpd	Distance P2 to P3: 450.00 ft
Vertical Conductivity:	15.000 fpd	# of Cells P1 to P2: 20
Fillable Porosity:	0.250	# of Cells P2 to P3: 45
Layer Thickness:	0.00 ft	

Comment:

Percolation Link: Percolation Link C

Scenario:	Post Development	Surface Area Option: Vary Based on Stage/Area Table
From Node:	Pond C	
To Node:	Groundwater A	Vertical Flow Termination: Horizontal Flow Algorithm
Link Count:	1	Perimeter 1: 550.00 ft
Flow Direction:	Both	Perimeter 2: 1178.00 ft
Aquifer Base Elevation:	56.00 ft	Perimeter 3: 4005.00 ft
Water Table Elevation:	56.00 ft	Distance P1 to P2: 100.00 ft
Annual Recharge Rate:	0 ipy	Distance P2 to P3: 450.00 ft
Horizontal Conductivity:	9.700 fpd	# of Cells P1 to P2: 20
Vertical Conductivity:	15.000 fpd	# of Cells P2 to P3: 45
Fillable Porosity:	0.250	
Layer Thickness:	0.00 ft	

Comment:

Percolation Link: Percolation Link D

Scenario:	Post Development	Surface Area Option: Vary Based on Stage/Area Table
From Node:	Pond D	
To Node:	Groundwater A	Vertical Flow Termination: Horizontal Flow Algorithm
Link Count:	1	Perimeter 1: 878.00 ft
Flow Direction:	Both	Perimeter 2: 1506.00 ft
Aquifer Base Elevation:	56.00 ft	Perimeter 3: 4333.00 ft
Water Table Elevation:	56.00 ft	Distance P1 to P2: 100.00 ft
Annual Recharge Rate:	0 ipy	Distance P2 to P3: 450.00 ft
Horizontal Conductivity:	11.700 fpd	# of Cells P1 to P2: 20
Vertical Conductivity:	15.000 fpd	# of Cells P2 to P3: 45
Fillable Porosity:	0.250	
Layer Thickness:	0.00 ft	

Comment:

Percolation Link: Percolation Link E

Scenario:	Post Development	Surface Area Option:	Vary Based on Stage/Area Table
From Node:	Pond E	Vertical Flow Termination:	Horizontal Flow Algorithm
To Node:	Groundwater B	Perimeter 1:	591.00 ft
Link Count:	1	Perimeter 2:	1219.00 ft
Flow Direction:	Both	Perimeter 3:	4046.00 ft
Aquifer Base Elevation:	61.50 ft	Distance P1 to P2:	100.00 ft
Water Table Elevation:	61.50 ft	Distance P2 to P3:	450.00 ft
Annual Recharge Rate:	0 ipy	# of Cells P1 to P2:	20
Horizontal Conductivity:	15.000 fpd	# of Cells P2 to P3:	45
Vertical Conductivity:	15.000 fpd		
Fillable Porosity:	0.250		
Layer Thickness:	0.00 ft		

Comment:

Percolation Link: Percolation Link F

Scenario:	Post Development	Surface Area Option:	Vary Based on Stage/Area Table
From Node:	Pond F	Vertical Flow Termination:	Horizontal Flow Algorithm
To Node:	Groundwater B	Perimeter 1:	577.00 ft
Link Count:	1	Perimeter 2:	1205.00 ft
Flow Direction:	Both	Perimeter 3:	4032.00 ft
Aquifer Base Elevation:	61.50 ft	Distance P1 to P2:	100.00 ft
Water Table Elevation:	61.50 ft	Distance P2 to P3:	450.00 ft
Annual Recharge Rate:	0 ipy	# of Cells P1 to P2:	20
Horizontal Conductivity:	15.000 fpd	# of Cells P2 to P3:	45
Vertical Conductivity:	15.000 fpd		
Fillable Porosity:	0.250		
Layer Thickness:	0.00 ft		

Comment:

Node Max Conditions [Post Development]

Node Name	Sim Name	Warning Stage [ft]	Max Stage [ft]	Min/Max Delta Stage [ft]	Max Total Inflow [cfs]	Max Total Outflow [cfs]	Max Surface Area [ft2]
Groundwater A	100YR-24HR	57.00	56.00	0.0000	6.21	0.00	0
Groundwater B	100YR-24HR	62.00	61.50	0.0000	3.15	0.00	0
Pond A	100YR-24HR	68.00	67.98	0.0010	20.22	1.99	20997
Pond B	100YR-24HR	68.00	66.32	0.0010	5.24	0.87	5348
Pond C	100YR-24HR	73.00	73.09	0.0010	43.92	12.75	18601
Pond D	100YR-24HR	73.00	73.09	0.0010	38.74	2.19	28010
Pond E	100YR-24HR	79.00	76.55	-0.0010	13.38	1.82	10917
Pond F	100YR-24HR	76.00	74.62	0.0010	17.84	1.41	14221
Groundwater	10YR-24HR	57.00	56.00	0.0000	3.72	0.00	0

Node Name	Sim Name	Warning Stage [ft]	Max Stage [ft]	Min/Max Delta Stage [ft]	Max Total Inflow [cfs]	Max Total Outflow [cfs]	Max Surface Area [ft2]
A							
Groundwater B	10YR-24HR	62.00	61.50	0.0000	2.13	0.00	0
Pond A	10YR-24HR	68.00	65.52	0.0010	8.68	1.34	9061
Pond B	10YR-24HR	68.00	63.60	-0.0010	1.13	0.29	1668
Pond C	10YR-24HR	73.00	69.80	0.0010	24.02	8.04	15784
Pond D	10YR-24HR	73.00	69.79	0.0010	21.28	1.37	20948
Pond E	10YR-24HR	79.00	74.57	-0.0010	6.92	1.21	6944
Pond F	10YR-24HR	76.00	71.99	0.0010	9.23	1.00	8825
Groundwater A	25YR-24HR	57.00	56.00	0.0000	4.60	0.00	0
Groundwater B	25YR-24HR	62.00	61.50	0.0000	2.51	0.00	0
Pond A	25YR-24HR	68.00	66.49	0.0010	12.49	1.64	12626
Pond B	25YR-24HR	68.00	64.67	-0.0010	2.35	0.48	2744
Pond C	25YR-24HR	73.00	70.97	0.0010	30.82	9.07	16751
Pond D	25YR-24HR	73.00	70.97	0.0010	26.61	1.65	23509
Pond E	25YR-24HR	79.00	75.29	-0.0010	9.13	1.45	8340
Pond F	25YR-24HR	76.00	72.98	0.0010	12.17	1.15	10770
Groundwater A	25yr-96hr	57.00	56.00	0.0000	3.43	0.00	0
Groundwater B	25yr-96hr	62.00	61.50	0.0000	1.64	0.00	0
Pond A	25yr-96hr	68.00	67.25	0.0010	6.18	1.09	16175
Pond B	25yr-96hr	68.00	65.64	0.0010	1.75	0.46	4189
Pond C	25yr-96hr	73.00	71.80	0.0010	12.84	4.66	17435
Pond D	25yr-96hr	73.00	71.80	0.0010	12.21	1.19	25344
Pond E	25yr-96hr	79.00	75.73	0.0010	3.95	0.86	9221
Pond F	25yr-96hr	76.00	73.62	0.0010	5.26	0.78	12106
Groundwater A	Mean Annual	57.00	56.00	0.0000	2.51	0.00	0
Groundwater B	Mean Annual	62.00	61.50	0.0000	1.60	0.00	0
Pond A	Mean Annual	68.00	64.09	-0.0010	4.48	0.83	5436
Pond B	Mean Annual	68.00	62.17	-0.0009	0.21	0.12	714
Pond C	Mean Annual	73.00	68.33	0.0010	15.80	7.91	14633
Pond D	Mean Annual	73.00	68.33	0.0010	14.39	1.03	17845
Pond E	Mean Annual	79.00	73.54	-0.0010	4.28	0.88	5059
Pond F	Mean Annual	76.00	70.58	0.0010	5.70	0.77	6203

Simulation: 100YR-24HR

Scenario: Post Development
Run Date/Time: 10/26/2023 10:02:18 AM
Program Version: ICPR4 4.07.06

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	30.0000

	Hydrology [sec]	Surface Hydraulics [sec]
Min Calculation Time:	60.0000	0.1000
Max Calculation Time:		30.0000

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:

Unit Hydrograph
Folder:

Lookup Tables

Boundary Stage Set:
Extern Hydrograph Set:
Curve Number Set:Green-Ampt Set:
Vertical Layers Set:
Impervious Set:

Tolerances & Options

Time Marching: SAOR
 Max Iterations: 6
 Over-Relax Weight: 0.5 dec
 Fact:
 dZ Tolerance: 0.0010 ft
 Max dZ: 1.0000 ft
 Link Optimizer Tol: 0.0001 ft

IA Recovery Time: 24.0000 hr

Smp/Man Basin Rain: Global
Opt:Rainfall Name: ~FLMOD
Rainfall Amount: 10.80 in

Edge Length Option: Automatic

Storm Duration: 24.0000 hr

Dflt Damping (1D): 0.0050 ft

Min Node Srf Area 100 ft2

(1D):

Energy Switch (1D): Energy

Comment:

Simulation: 10YR-24HR

Scenario: Post Development

Run Date/Time: 10/26/2023 10:02:22 AM

Program Version: ICPR4 4.07.06

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	30.0000

	Hydrology [sec]	Surface Hydraulics [sec]
Min Calculation Time:	60.0000	0.1000
Max Calculation Time:		30.0000

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:

Unit Hydrograph

Lookup Tables

Boundary Stage Set:

Extern Hydrograph Set:

Curve Number Set:

Folder:

Green-Ampt Set:
Vertical Layers Set:
Impervious Set:

Tolerances & Options

Time Marching: SAOR	IA Recovery Time: 24.0000 hr
Max Iterations: 6	
Over-Relax Weight 0.5 dec	
Fact:	
dZ Tolerance: 0.0010 ft	Smp/Man Basin Rain Global
	Opt:
Max dZ: 1.0000 ft	Rainfall Name: ~FLMOD
Link Optimizer Tol: 0.0001 ft	Rainfall Amount: 6.12 in
	Storm Duration: 24.0000 hr
Edge Length Option: Automatic	
	Dflt Damping (1D): 0.0050 ft
	Min Node Srf Area 100 ft2
	(1D):
	Energy Switch (1D): Energy

Comment:

Simulation: 25YR-24HR

Scenario: Post Development
Run Date/Time: 10/26/2023 10:02:26 AM
Program Version: ICPR4 4.07.06

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	30.0000

	Hydrology [sec]	Surface Hydraulics [sec]
Min Calculation Time:	60.0000	0.1000
Max Calculation Time:		30.0000

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
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Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:

Unit Hydrograph
Folder:

Lookup Tables

Boundary Stage Set:
Extern Hydrograph Set:
Curve Number Set:

Green-Ampt Set:
Vertical Layers Set:
Impervious Set:

Tolerances & Options

Time Marching: SAOR	IA Recovery Time: 24.0000 hr
Max Iterations: 6	
Over-Relax Weight: 0.5 dec	
Fact:	
dZ Tolerance: 0.0010 ft	Smp/Man Basin Rain Global
	Opt:
Max dZ: 1.0000 ft	
Link Optimizer Tol: 0.0001 ft	Rainfall Name: ~FLMOD
	Rainfall Amount: 7.71 in
Edge Length Option: Automatic	Storm Duration: 24.0000 hr
	Dflt Damping (1D): 0.0050 ft
	Min Node Srf Area 100 ft2
	(1D):
	Energy Switch (1D): Energy

Comment:

Simulation: 25yr-96hr

Scenario: Post Development
Run Date/Time: 10/26/2023 10:02:29 AM
Program Version: ICPR4 4.07.06

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	100.0000
	Hydrology [sec]	Surface Hydraulics [sec]		
Min Calculation Time:	60.0000	0.1000		
Max Calculation Time:		30.0000		

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:

Unit Hydrograph
Folder:

Lookup Tables

Boundary Stage Set:
Extern Hydrograph Set:
Curve Number Set:Green-Ampt Set:
Vertical Layers Set:
Impervious Set:

Tolerances & Options

Time Marching: SAOR
 Max Iterations: 6
 Over-Relax Weight: 0.5 dec
 Fact:
 dZ Tolerance: 0.0010 ft
 Max dZ: 1.0000 ft
 Link Optimizer Tol: 0.0001 ft
 Edge Length Option: Automatic

IA Recovery Time: 24.0000 hr
 Smp/Man Basin Rain Opt: Global
 Rainfall Name: ~FLMOD
 Rainfall Amount: 10.90 in
 Storm Duration: 96.0000 hr

Dflt Damping (1D): 0.0050 ft
 Min Node Srf Area 100 ft2
 (1D):
 Energy Switch (1D): Energy

Comment:

Simulation: Mean Annual

Scenario: Post Development
 Run Date/Time: 10/26/2023 10:02:38 AM
 Program Version: ICPR4 4.07.06

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	30.0000

	Hydrology [sec]	Surface Hydraulics [sec]
Min Calculation Time:	60.0000	0.1000
Max Calculation Time:		30.0000

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:

Unit Hydrograph
Folder:

Lookup Tables

Boundary Stage Set:
 Extern Hydrograph Set:
 Curve Number Set:

Green-Ampt Set:
Vertical Layers Set:
Impervious Set:

Tolerances & Options

Time Marching:	SAOR	IA Recovery Time:	24.0000 hr
Max Iterations:	6		
Over-Relax Weight	0.5 dec		
Fact:			
dZ Tolerance:	0.0010 ft	Smp/Man Basin Rain	Global
		Opt:	
Max dZ:	1.0000 ft	Rainfall Name:	~FLMOD
Link Optimizer Tol:	0.0001 ft	Rainfall Amount:	4.22 in
		Storm Duration:	24.0000 hr
Edge Length Option:	Automatic		
		Dflt Damping (1D):	0.0050 ft
		Min Node Srf Area	100 ft2
		(1D):	
		Energy Switch (1D):	Energy

Comment:

APPENDIX D

RECOVERY ICPR MODELING
INPUT/OUTPUT & ICPR NODE TIME-SERIES
REPORTS

Node: Groundwater A

Scenario: Recovery
 Type: Time/Stage
 Base Flow: 0.00 cfs
 Initial Stage: 56.00 ft
 Warning Stage: 57.00 ft
 Boundary Stage:

Year	Month	Day	Hour	Stage [ft]
0	0	0	0.0000	56.00
0	0	0	999.0000	56.00

Comment:

Node: Groundwater B

Scenario: Recovery
 Type: Time/Stage
 Base Flow: 0.00 cfs
 Initial Stage: 61.50 ft
 Warning Stage: 62.00 ft
 Boundary Stage:

Year	Month	Day	Hour	Stage [ft]
0	0	0	0.0000	61.50
0	0	0	9999.0000	61.50

Comment:

Node: Pond A

Scenario: Recovery
 Type: Stage/Area
 Base Flow: 0.00 cfs
 Initial Stage: 67.25 ft
 Warning Stage: 68.00 ft

Stage [ft]	Area [ac]	Area [ft2]
62.00	0.0530	2309
63.00	0.0840	3659
64.00	0.1210	5271
65.00	0.1630	7100
66.00	0.2490	10846
67.00	0.3330	14505
68.00	0.4850	21127

Comment:

Node: Pond B

Scenario: Recovery
 Type: Stage/Area
 Base Flow: 0.00 cfs
 Initial Stage: 65.64 ft
 Warning Stage: 68.00 ft

Stage [ft]	Area [ac]	Area [ft2]
62.00	0.0140	610
63.00	0.0280	1220
64.00	0.0450	1960
65.00	0.0720	3136
66.00	0.1100	4792
67.00	0.1500	6534
68.00	0.1920	8364

Comment:

Node: Pond C

Scenario: Recovery
 Type: Stage/Area
 Base Flow: 0.00 cfs
 Initial Stage: 71.80 ft
 Warning Stage: 73.00 ft

Stage [ft]	Area [ac]	Area [ft2]
66.00	0.3050	13286
67.00	0.3220	14026
68.00	0.3390	14767
69.00	0.3550	15464
70.00	0.3720	16204
71.00	0.3890	16945
72.00	0.4060	17685
73.00	0.4270	18600

Comment:

Node: Pond D

Scenario: Recovery
 Type: Stage/Area
 Base Flow: 0.00 cfs
 Initial Stage: 71.80 ft
 Warning Stage: 73.00 ft

Stage [ft]	Area [ac]	Area [ft2]
66.00	0.3010	13112
67.00	0.3470	15115
68.00	0.3940	17163
69.00	0.4420	19254
70.00	0.4910	21388
71.00	0.5410	23566
72.00	0.5920	25788
73.00	0.6430	28009

Comment:

Node: Pond E

Scenario: Recovery
Type: Stage/Area
Base Flow: 0.00 cfs
Initial Stage: 75.73 ft
Warning Stage: 79.00 ft

Stage [ft]	Area [ac]	Area [ft2]
71.00	0.0260	1133
72.00	0.0580	2526
73.00	0.0940	4095
74.00	0.1350	5881
75.00	0.1780	7754
76.00	0.2240	9757
77.00	0.2720	11848
78.00	0.3230	14070
79.00	0.3760	16379

Comment:

Node: Pond F

Scenario: Recovery
Type: Stage/Area
Base Flow: 0.00 cfs
Initial Stage: 73.62 ft
Warning Stage: 76.00 ft

Stage [ft]	Area [ac]	Area [ft2]
67.00	0.0290	1263
68.00	0.0520	2265
69.00	0.0830	3615
70.00	0.1190	5184
71.00	0.1590	6926

Stage [ft]	Area [ac]	Area [ft2]
72.00	0.2030	8843
73.00	0.2480	10803
74.00	0.2960	12894
75.00	0.3450	15028
76.00	0.3970	17293

Comment:

Percolation Link: Percolation Link A

Scenario:	Recovery	Surface Area Option:	Vary Based on Stage/Area Table
From Node:	Pond A	Vertical Flow Termination:	Horizontal Flow Algorithm
To Node:	Groundwater A	Perimeter 1:	903.00 ft
Link Count:	1	Perimeter 2:	1531.00 ft
Flow Direction:	Both	Perimeter 3:	4358.00 ft
Aquifer Base Elevation:	56.00 ft	Distance P1 to P2:	100.00 ft
Water Table Elevation:	56.00 ft	Distance P2 to P3:	450.00 ft
Annual Recharge Rate:	0 ipy	# of Cells P1 to P2:	20
Horizontal Conductivity:	15.000 fpd	# of Cells P2 to P3:	45
Vertical Conductivity:	15.000 fpd		
Fillable Porosity:	0.250		
Layer Thickness:	0.00 ft		

Comment:

Percolation Link: Percolation Link B

Scenario:	Recovery	Surface Area Option:	Vary Based on Stage/Area Table
From Node:	Pond B	Vertical Flow Termination:	Horizontal Flow Algorithm
To Node:	Groundwater A	Perimeter 1:	473.00 ft
Link Count:	1	Perimeter 2:	1101.00 ft
Flow Direction:	Both	Perimeter 3:	3928.00 ft
Aquifer Base Elevation:	56.00 ft	Distance P1 to P2:	100.00 ft
Water Table Elevation:	56.00 ft	Distance P2 to P3:	450.00 ft
Annual Recharge Rate:	0 ipy	# of Cells P1 to P2:	20
Horizontal Conductivity:	15.000 fpd	# of Cells P2 to P3:	45
Vertical Conductivity:	15.000 fpd		
Fillable Porosity:	0.250		
Layer Thickness:	0.00 ft		

Comment:

Percolation Link: Percolation Link C

Scenario:	Recovery	Surface Area Option:	Vary Based on Stage/Area Table
From Node:	Pond C		

To Node:	Groundwater A	
Link Count:	1	Vertical Flow Termination: Horizontal Flow Algorithm
Flow Direction:	Both	Perimeter 1: 550.00 ft
Aquifer Base Elevation:	56.00 ft	Perimeter 2: 1178.00 ft
Water Table Elevation:	56.00 ft	Perimeter 3: 4005.00 ft
Annual Recharge Rate:	0 ipy	Distance P1 to P2: 100.00 ft
Horizontal Conductivity:	9.700 fpd	Distance P2 to P3: 450.00 ft
Vertical Conductivity:	15.000 fpd	# of Cells P1 to P2: 20
Fillable Porosity:	0.250	# of Cells P2 to P3: 45
Layer Thickness:	0.00 ft	
Comment:		

Percolation Link: Percolation Link D		
Scenario:	Recovery	Surface Area Option: Vary Based on Stage/Area Table
From Node:	Pond D	
To Node:	Groundwater A	Vertical Flow Termination: Horizontal Flow Algorithm
Link Count:	1	Perimeter 1: 878.00 ft
Flow Direction:	Both	Perimeter 2: 1506.00 ft
Aquifer Base Elevation:	56.00 ft	Perimeter 3: 4333.00 ft
Water Table Elevation:	56.00 ft	Distance P1 to P2: 100.00 ft
Annual Recharge Rate:	0 ipy	Distance P2 to P3: 450.00 ft
Horizontal Conductivity:	11.900 fpd	# of Cells P1 to P2: 20
Vertical Conductivity:	15.000 fpd	# of Cells P2 to P3: 45
Fillable Porosity:	0.250	
Layer Thickness:	0.00 ft	
Comment:		

Percolation Link: Percolation Link E		
Scenario:	Recovery	Surface Area Option: Vary Based on Stage/Area Table
From Node:	Pond E	
To Node:	Groundwater B	Vertical Flow Termination: Horizontal Flow Algorithm
Link Count:	1	Perimeter 1: 591.00 ft
Flow Direction:	Both	Perimeter 2: 1219.00 ft
Aquifer Base Elevation:	61.50 ft	Perimeter 3: 4046.00 ft
Water Table Elevation:	61.50 ft	Distance P1 to P2: 100.00 ft
Annual Recharge Rate:	0 ipy	Distance P2 to P3: 450.00 ft
Horizontal Conductivity:	15.000 fpd	# of Cells P1 to P2: 20
Vertical Conductivity:	15.000 fpd	# of Cells P2 to P3: 45
Fillable Porosity:	0.250	
Layer Thickness:	0.00 ft	
Comment:		

Percolation Link: Percolation Link F

Scenario:	Recovery	Surface Area Option:	Vary Based on Stage/Area Table
From Node:	Pond F	Vertical Flow Termination:	Horizontal Flow Algorithm
To Node:	Groundwater B	Perimeter 1:	577.00 ft
Link Count:	1	Perimeter 2:	1205.00 ft
Flow Direction:	Both	Perimeter 3:	4032.00 ft
Aquifer Base Elevation:	61.50 ft	Distance P1 to P2:	100.00 ft
Water Table Elevation:	61.50 ft	Distance P2 to P3:	450.00 ft
Annual Recharge Rate:	0 ipy	# of Cells P1 to P2:	20
Horizontal Conductivity:	15.000 fpd	# of Cells P2 to P3:	45
Vertical Conductivity:	15.000 fpd		
Fillable Porosity:	0.250		
Layer Thickness:	0.00 ft		

Comment:

Simulation: 25YR-96HR

Scenario: Recovery
Run Date/Time: 10/26/2023 10:05:07 AM
Program Version: ICPR4 4.07.06

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	180.0000

	Hydrology [sec]	Surface Hydraulics [sec]
Min Calculation Time:	60.0000	0.1000
Max Calculation Time:		30.0000

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:

Unit Hydrograph
Folder:

Lookup Tables

Boundary Stage Set:

Extern Hydrograph Set:

Curve Number Set:

Green-Ampt Set:

Vertical Layers Set:

Impervious Set:

Tolerances & Options

Time Marching: SAOR

Max Iterations: 6

Over-Relax Weight 0.5 dec
Fact:

dZ Tolerance: 0.0010 ft

Max dZ: 1.0000 ft

Link Optimizer Tol: 0.0001 ft

Edge Length Option: Automatic

IA Recovery Time: 24.0000 hr

Smp/Man Basin Rain Global
Opt:

Rainfall Name: ~FLMOD

Rainfall Amount: 0.00 in

Storm Duration: 96.0000 hr

Dflt Damping (1D): 0.0050 ft

Min Node Srf Area 100 ft2
(1D):

Energy Switch (1D): Energy

Comment:

Node Name	Relative Time [hrs]	Stage [ft]
Pond A	0.0000	67.25
Pond A	0.2505	67.09
Pond A	0.5010	66.94
Pond A	0.7514	66.78
Pond A	1.0010	66.62
Pond A	1.2509	66.47
Pond A	1.5003	66.33
Pond A	1.7510	66.22
Pond A	2.0008	66.12
Pond A	2.2509	66.02
Pond A	2.5008	65.94
Pond A	2.7505	65.85
Pond A	3.0003	65.78
Pond A	3.2508	65.70
Pond A	3.5013	65.63
Pond A	3.7514	65.56
Pond A	4.0013	65.49
Pond A	4.2504	65.43
Pond A	4.5013	65.37
Pond A	4.7508	65.30
Pond A	5.0011	65.24
Pond A	5.2503	65.18
Pond A	5.5012	65.13
Pond A	5.7511	65.07
Pond A	6.0004	65.01
Pond A	6.2500	64.96
Pond A	6.5015	64.90
Pond A	6.7507	64.85
Pond A	7.0013	64.80
Pond A	7.2506	64.75
Pond A	7.5005	64.70
Pond A	7.7510	64.65
Pond A	8.0008	64.60
Pond A	8.2514	64.55
Pond A	8.5011	64.51
Pond A	8.7524	64.46
Pond A	9.0040	64.42
Pond A	9.2506	64.37
Pond A	9.5032	64.33
Pond A	9.7537	64.29
Pond A	10.0021	64.24
Pond A	10.2509	64.20

25YR-96HR
MAX STAGE

Node Name	Relative Time [hrs]	Stage [ft]
Pond A	10.5027	64.16
Pond A	10.7518	64.12
Pond A	11.0050	64.08
Pond A	11.2552	64.04
Pond A	11.5018	64.00
Pond A	11.7549	63.97
Pond A	12.0015	63.93
Pond A	12.2543	63.89
Pond A	12.5040	63.85
Pond A	12.7533	63.82
Pond A	13.0033	63.78
Pond A	13.2538	63.75
Pond A	13.5045	63.71
Pond A	13.7550	63.68
Pond A	14.0051	63.64
Pond A	14.2545	63.61
Pond A	14.5062	63.58
Pond A	14.7521	63.54
Pond A	15.0012	63.51
Pond A	15.2512	63.48
Pond A	15.5054	63.45
Pond A	15.7512	63.41
Pond A	16.0062	63.38
Pond A	16.2562	63.35
Pond A	16.5046	63.32
Pond A	16.7504	63.29
Pond A	17.0046	63.26
Pond A	17.2529	63.23
Pond A	17.5029	63.20
Pond A	17.7529	63.17
Pond A	18.0029	63.14
Pond A	18.2529	63.11
Pond A	18.5029	63.08
Pond A	18.7529	63.06
Pond A	19.0029	63.03
Pond A	19.2529	63.00
Pond A	19.5029	62.97
Pond A	19.7529	62.94
Pond A	20.0029	62.92
Pond A	20.2529	62.89
Pond A	20.5029	62.86
Pond A	20.7529	62.84

Node Name	Relative Time [hrs]	Stage [ft]
Pond A	21.0029	62.81
Pond A	21.2529	62.79
Pond A	21.5029	62.76
Pond A	21.7529	62.73
Pond A	22.0029	62.71
Pond A	22.2529	62.68
Pond A	22.5029	62.66
Pond A	22.7529	62.63
Pond A	23.0029	62.61
Pond A	23.2529	62.59
Pond A	23.5029	62.56
Pond A	23.7529	62.54
Pond A	24.0029	62.51
Pond A	24.2529	62.49
Pond A	24.5029	62.47
Pond A	24.7529	62.44
Pond A	25.0029	62.42
Pond A	25.2529	62.40
Pond A	25.5029	62.38
Pond A	25.7529	62.35
Pond A	26.0029	62.33
Pond A	26.2529	62.31
Pond A	26.5029	62.29
Pond A	26.7529	62.27
Pond A	27.0029	62.24
Pond A	27.2529	62.22
Pond A	27.5029	62.20
Pond A	27.7529	62.18
Pond A	28.0029	62.16
Pond A	28.2529	62.14
Pond A	28.5029	62.12
Pond A	28.7529	62.10
Pond A	29.0029	62.08
Pond A	29.2529	62.06
Pond A	29.5029	62.04
Pond A	29.7529	62.02
Pond A	30.0029	62.00
Pond A	30.2529	62.00
Pond A	30.5029	62.00
Pond A	30.7529	62.00
Pond A	31.0029	62.00
Pond A	31.2529	62.00

POND FULLY
RECOVERED

Node Name	Relative Time [hrs]	Stage [ft]
Pond B	0.0000	65.64
Pond B	0.2505	65.48
Pond B	0.5010	65.33
Pond B	0.7514	65.17
Pond B	1.0010	65.01
Pond B	1.2509	64.86
Pond B	1.5003	64.70
Pond B	1.7510	64.55
Pond B	2.0008	64.39
Pond B	2.2509	64.23
Pond B	2.5008	64.08
Pond B	2.7505	63.92
Pond B	3.0003	63.76
Pond B	3.2508	63.61
Pond B	3.5013	63.45
Pond B	3.7514	63.30
Pond B	4.0013	63.14
Pond B	4.2504	62.98
Pond B	4.5013	62.83
Pond B	4.7508	62.67
Pond B	5.0011	62.51
Pond B	5.2503	62.36
Pond B	5.5012	62.20
Pond B	5.7511	62.04
Pond B	6.0004	62.00
Pond B	6.2500	62.00
Pond B	6.5015	62.00
Pond B	6.7507	62.00
Pond B	7.0013	62.00
Pond B	7.2506	62.00
Pond B	7.5005	62.00
Pond B	7.7510	62.00
Pond B	8.0008	62.00
Pond B	8.2514	62.00
Pond B	8.5011	62.00
Pond B	8.7524	62.00
Pond B	9.0040	62.00
Pond B	9.2506	62.00
Pond B	9.5032	62.00
Pond B	9.7537	62.00
Pond B	10.0021	62.00
Pond B	10.2509	62.00

25YR-96HR
MAX STAGE

POND FULLY
RECOVERED

Node Name	Relative Time [hrs]	Stage [ft]
Pond C	0.0000	71.80
Pond C	0.2505	71.64
Pond C	0.5010	71.49
Pond C	0.7514	71.35
Pond C	1.0010	71.25
Pond C	1.2509	71.16
Pond C	1.5003	71.09
Pond C	1.7510	71.03
Pond C	2.0008	70.97
Pond C	2.2509	70.92
Pond C	2.5008	70.87
Pond C	2.7505	70.82
Pond C	3.0003	70.78
Pond C	3.2508	70.73
Pond C	3.5013	70.69
Pond C	3.7514	70.66
Pond C	4.0013	70.62
Pond C	4.2504	70.58
Pond C	4.5013	70.55
Pond C	4.7508	70.52
Pond C	5.0011	70.49
Pond C	5.2503	70.45
Pond C	5.5012	70.42
Pond C	5.7511	70.39
Pond C	6.0004	70.37
Pond C	6.2500	70.34
Pond C	6.5015	70.31
Pond C	6.7507	70.28
Pond C	7.0013	70.26
Pond C	7.2506	70.23
Pond C	7.5005	70.21
Pond C	7.7510	70.18
Pond C	8.0008	70.16
Pond C	8.2514	70.13
Pond C	8.5011	70.11
Pond C	8.7524	70.09
Pond C	9.0040	70.07
Pond C	9.2506	70.04
Pond C	9.5032	70.02
Pond C	9.7537	70.00
Pond C	10.0021	69.98
Pond C	10.2509	69.96

25YR-96HR
MAX STAGE

Node Name	Relative Time [hrs]	Stage [ft]
Pond C	10.5027	69.94
Pond C	10.7518	69.92
Pond C	11.0050	69.90
Pond C	11.2552	69.88
Pond C	11.5018	69.86
Pond C	11.7549	69.84
Pond C	12.0015	69.82
Pond C	12.2543	69.80
Pond C	12.5040	69.78
Pond C	12.7533	69.77
Pond C	13.0033	69.75
Pond C	13.2538	69.73
Pond C	13.5045	69.71
Pond C	13.7550	69.69
Pond C	14.0051	69.68
Pond C	14.2545	69.66
Pond C	14.5062	69.64
Pond C	14.7521	69.63
Pond C	15.0012	69.61
Pond C	15.2512	69.59
Pond C	15.5054	69.58
Pond C	15.7512	69.56
Pond C	16.0062	69.54
Pond C	16.2562	69.53
Pond C	16.5046	69.51
Pond C	16.7504	69.50
Pond C	17.0046	69.48
Pond C	17.2529	69.47
Pond C	17.5029	69.45
Pond C	17.7529	69.44
Pond C	18.0029	69.42
Pond C	18.2529	69.41
Pond C	18.5029	69.39
Pond C	18.7529	69.38
Pond C	19.0029	69.36
Pond C	19.2529	69.35
Pond C	19.5029	69.34
Pond C	19.7529	69.32
Pond C	20.0029	69.31
Pond C	20.2529	69.29
Pond C	20.5029	69.28
Pond C	20.7529	69.27

Node Name	Relative Time [hrs]	Stage [ft]
Pond C	21.0029	69.25
Pond C	21.2529	69.24
Pond C	21.5029	69.23
Pond C	21.7529	69.21
Pond C	22.0029	69.20
Pond C	22.2529	69.19
Pond C	22.5029	69.17
Pond C	22.7529	69.16
Pond C	23.0029	69.15
Pond C	23.2529	69.13
Pond C	23.5029	69.12
Pond C	23.7529	69.11
Pond C	24.0029	69.10
Pond C	24.2529	69.08
Pond C	24.5029	69.07
Pond C	24.7529	69.06
Pond C	25.0029	69.05
Pond C	25.2529	69.03
Pond C	25.5029	69.02
Pond C	25.7529	69.01
Pond C	26.0029	69.00
Pond C	26.2529	68.99
Pond C	26.5029	68.98
Pond C	26.7529	68.96
Pond C	27.0029	68.95
Pond C	27.2529	68.94
Pond C	27.5029	68.93
Pond C	27.7529	68.92
Pond C	28.0029	68.91
Pond C	28.2529	68.89
Pond C	28.5029	68.88
Pond C	28.7529	68.87
Pond C	29.0029	68.86
Pond C	29.2529	68.85
Pond C	29.5029	68.84
Pond C	29.7529	68.83
Pond C	30.0029	68.82
Pond C	30.2529	68.81
Pond C	30.5029	68.80
Pond C	30.7529	68.78
Pond C	31.0029	68.77
Pond C	31.2529	68.76

Node Name	Relative Time [hrs]	Stage [ft]
Pond C	31.5029	68.75
Pond C	31.7529	68.74
Pond C	32.0029	68.73
Pond C	32.2529	68.72
Pond C	32.5029	68.71
Pond C	32.7529	68.70
Pond C	33.0029	68.69
Pond C	33.2529	68.68
Pond C	33.5029	68.67
Pond C	33.7529	68.66
Pond C	34.0029	68.65
Pond C	34.2529	68.64
Pond C	34.5029	68.63
Pond C	34.7529	68.62
Pond C	35.0029	68.61
Pond C	35.2529	68.60
Pond C	35.5029	68.59
Pond C	35.7529	68.58
Pond C	36.0029	68.57
Pond C	36.2529	68.56
Pond C	36.5029	68.55
Pond C	36.7529	68.54
Pond C	37.0029	68.53
Pond C	37.2529	68.52
Pond C	37.5029	68.51
Pond C	37.7529	68.50
Pond C	38.0029	68.49
Pond C	38.2529	68.48
Pond C	38.5029	68.48
Pond C	38.7529	68.47
Pond C	39.0029	68.46
Pond C	39.2529	68.45
Pond C	39.5029	68.44
Pond C	39.7529	68.43
Pond C	40.0029	68.42
Pond C	40.2529	68.41
Pond C	40.5029	68.40
Pond C	40.7529	68.39
Pond C	41.0029	68.38
Pond C	41.2529	68.38
Pond C	41.5029	68.37
Pond C	41.7529	68.36

Node Name	Relative Time [hrs]	Stage [ft]
Pond C	42.0029	68.35
Pond C	42.2529	68.34
Pond C	42.5029	68.33
Pond C	42.7529	68.32
Pond C	43.0029	68.31
Pond C	43.2529	68.31
Pond C	43.5029	68.30
Pond C	43.7529	68.29
Pond C	44.0029	68.28
Pond C	44.2529	68.27
Pond C	44.5029	68.26
Pond C	44.7529	68.25
Pond C	45.0029	68.25
Pond C	45.2529	68.24
Pond C	45.5029	68.23
Pond C	45.7529	68.22
Pond C	46.0029	68.21
Pond C	46.2529	68.20
Pond C	46.5029	68.20
Pond C	46.7529	68.19
Pond C	47.0029	68.18
Pond C	47.2529	68.17
Pond C	47.5029	68.16
Pond C	47.7529	68.15
Pond C	48.0029	68.15
Pond C	48.2529	68.14
Pond C	48.5029	68.13
Pond C	48.7529	68.12
Pond C	49.0029	68.11
Pond C	49.2529	68.11
Pond C	49.5029	68.10
Pond C	49.7529	68.09
Pond C	50.0029	68.08
Pond C	50.2529	68.07
Pond C	50.5029	68.07
Pond C	50.7529	68.06
Pond C	51.0029	68.05
Pond C	51.2529	68.04
Pond C	51.5029	68.04
Pond C	51.7529	68.03
Pond C	52.0029	68.02
Pond C	52.2529	68.01

Node Name	Relative Time [hrs]	Stage [ft]
Pond C	52.5029	68.01
Pond C	52.7529	68.00
Pond C	53.0029	67.99
Pond C	53.2529	67.98
Pond C	53.5029	67.97
Pond C	53.7529	67.97
Pond C	54.0029	67.96
Pond C	54.2529	67.95
Pond C	54.5029	67.94
Pond C	54.7529	67.94
Pond C	55.0029	67.93
Pond C	55.2529	67.92
Pond C	55.5029	67.92
Pond C	55.7529	67.91
Pond C	56.0029	67.90
Pond C	56.2529	67.89
Pond C	56.5029	67.89
Pond C	56.7529	67.88
Pond C	57.0029	67.87
Pond C	57.2529	67.86
Pond C	57.5029	67.86
Pond C	57.7529	67.85
Pond C	58.0029	67.84
Pond C	58.2529	67.84
Pond C	58.5029	67.83
Pond C	58.7529	67.82
Pond C	59.0029	67.81
Pond C	59.2529	67.81
Pond C	59.5029	67.80
Pond C	59.7529	67.79
Pond C	60.0029	67.79
Pond C	60.2529	67.78
Pond C	60.5029	67.77
Pond C	60.7529	67.77
Pond C	61.0029	67.76
Pond C	61.2529	67.75
Pond C	61.5029	67.75
Pond C	61.7529	67.74
Pond C	62.0029	67.73
Pond C	62.2529	67.72
Pond C	62.5029	67.72
Pond C	62.7529	67.71

Node Name	Relative Time [hrs]	Stage [ft]
Pond C	63.0029	67.70
Pond C	63.2529	67.70
Pond C	63.5029	67.69
Pond C	63.7529	67.68
Pond C	64.0029	67.68
Pond C	64.2529	67.67
Pond C	64.5029	67.66
Pond C	64.7529	67.66
Pond C	65.0029	67.65
Pond C	65.2529	67.64
Pond C	65.5029	67.64
Pond C	65.7529	67.63
Pond C	66.0029	67.62
Pond C	66.2529	67.62
Pond C	66.5029	67.61
Pond C	66.7529	67.60
Pond C	67.0029	67.60
Pond C	67.2529	67.59
Pond C	67.5029	67.59
Pond C	67.7529	67.58
Pond C	68.0029	67.57
Pond C	68.2529	67.57
Pond C	68.5029	67.56
Pond C	68.7529	67.55
Pond C	69.0029	67.55
Pond C	69.2529	67.54
Pond C	69.5029	67.53
Pond C	69.7529	67.53
Pond C	70.0029	67.52
Pond C	70.2529	67.52
Pond C	70.5029	67.51
Pond C	70.7529	67.50
Pond C	71.0029	67.50
Pond C	71.2529	67.49
Pond C	71.5029	67.48
Pond C	71.7529	67.48
Pond C	72.0029	67.47
Pond C	72.2529	67.47
Pond C	72.5029	67.46
Pond C	72.7529	67.45
Pond C	73.0029	67.45
Pond C	73.2529	67.44

Node Name	Relative Time [hrs]	Stage [ft]
Pond C	73.5029	67.44
Pond C	73.7529	67.43
Pond C	74.0029	67.42
Pond C	74.2529	67.42
Pond C	74.5029	67.41
Pond C	74.7529	67.41
Pond C	75.0029	67.40
Pond C	75.2529	67.39
Pond C	75.5029	67.39
Pond C	75.7529	67.38
Pond C	76.0029	67.38
Pond C	76.2529	67.37
Pond C	76.5029	67.36
Pond C	76.7529	67.36
Pond C	77.0029	67.35
Pond C	77.2529	67.35
Pond C	77.5029	67.34
Pond C	77.7529	67.33
Pond C	78.0029	67.33
Pond C	78.2529	67.32
Pond C	78.5029	67.32
Pond C	78.7529	67.31
Pond C	79.0029	67.30
Pond C	79.2529	67.30
Pond C	79.5029	67.29
Pond C	79.7529	67.29
Pond C	80.0029	67.28
Pond C	80.2529	67.28
Pond C	80.5029	67.27
Pond C	80.7529	67.26
Pond C	81.0029	67.26
Pond C	81.2529	67.25
Pond C	81.5029	67.25
Pond C	81.7529	67.24
Pond C	82.0029	67.24
Pond C	82.2529	67.23
Pond C	82.5029	67.23
Pond C	82.7529	67.22
Pond C	83.0029	67.21
Pond C	83.2529	67.21
Pond C	83.5029	67.20
Pond C	83.7529	67.20

Node Name	Relative Time [hrs]	Stage [ft]
Pond C	84.0029	67.19
Pond C	84.2529	67.19
Pond C	84.5029	67.18
Pond C	84.7529	67.18
Pond C	85.0029	67.17
Pond C	85.2529	67.16
Pond C	85.5029	67.16
Pond C	85.7529	67.15
Pond C	86.0029	67.15
Pond C	86.2529	67.14
Pond C	86.5029	67.14
Pond C	86.7529	67.13
Pond C	87.0029	67.13
Pond C	87.2529	67.12
Pond C	87.5029	67.12
Pond C	87.7529	67.11
Pond C	88.0029	67.10
Pond C	88.2529	67.10
Pond C	88.5029	67.09
Pond C	88.7529	67.09
Pond C	89.0029	67.08
Pond C	89.2529	67.08
Pond C	89.5029	67.07
Pond C	89.7529	67.07
Pond C	90.0029	67.06
Pond C	90.2529	67.06
Pond C	90.5029	67.05
Pond C	90.7529	67.05
Pond C	91.0029	67.04
Pond C	91.2529	67.04
Pond C	91.5029	67.03
Pond C	91.7529	67.03
Pond C	92.0029	67.02
Pond C	92.2529	67.01
Pond C	92.5029	67.01
Pond C	92.7529	67.00
Pond C	93.0029	67.00
Pond C	93.2529	66.99
Pond C	93.5029	66.99
Pond C	93.7529	66.98
Pond C	94.0029	66.98
Pond C	94.2529	66.97

Node Name	Relative Time [hrs]	Stage [ft]
Pond C	94.5029	66.97
Pond C	94.7529	66.96
Pond C	95.0029	66.96
Pond C	95.2529	66.95
Pond C	95.5029	66.95
Pond C	95.7529	66.94
Pond C	96.0029	66.94
Pond C	96.2529	66.93
Pond C	96.5029	66.93
Pond C	96.7529	66.92
Pond C	97.0029	66.92
Pond C	97.2529	66.91
Pond C	97.5029	66.91
Pond C	97.7529	66.90
Pond C	98.0029	66.90
Pond C	98.2529	66.89
Pond C	98.5029	66.89
Pond C	98.7529	66.88
Pond C	99.0029	66.88
Pond C	99.2529	66.87
Pond C	99.5029	66.87
Pond C	99.7529	66.86
Pond C	100.0029	66.86
Pond C	100.2529	66.85
Pond C	100.5029	66.85
Pond C	100.7529	66.84
Pond C	101.0029	66.84
Pond C	101.2529	66.83
Pond C	101.5029	66.83
Pond C	101.7529	66.82
Pond C	102.0029	66.82
Pond C	102.2529	66.81
Pond C	102.5029	66.81
Pond C	102.7529	66.81
Pond C	103.0029	66.80
Pond C	103.2529	66.80
Pond C	103.5029	66.79
Pond C	103.7529	66.79
Pond C	104.0029	66.78
Pond C	104.2529	66.78
Pond C	104.5029	66.77
Pond C	104.7529	66.77

Node Name	Relative Time [hrs]	Stage [ft]
Pond C	105.0029	66.76
Pond C	105.2529	66.76
Pond C	105.5029	66.75
Pond C	105.7529	66.75
Pond C	106.0029	66.74
Pond C	106.2529	66.74
Pond C	106.5029	66.73
Pond C	106.7529	66.73
Pond C	107.0029	66.73
Pond C	107.2529	66.72
Pond C	107.5029	66.72
Pond C	107.7529	66.71
Pond C	108.0029	66.71
Pond C	108.2529	66.70
Pond C	108.5029	66.70
Pond C	108.7529	66.69
Pond C	109.0029	66.69
Pond C	109.2529	66.68
Pond C	109.5029	66.68
Pond C	109.7529	66.67
Pond C	110.0029	66.67
Pond C	110.2529	66.67
Pond C	110.5029	66.66
Pond C	110.7529	66.66
Pond C	111.0029	66.65
Pond C	111.2529	66.65
Pond C	111.5029	66.64
Pond C	111.7529	66.64
Pond C	112.0029	66.63
Pond C	112.2529	66.63
Pond C	112.5029	66.62
Pond C	112.7529	66.62
Pond C	113.0029	66.62
Pond C	113.2529	66.61
Pond C	113.5029	66.61
Pond C	113.7529	66.60
Pond C	114.0029	66.60
Pond C	114.2529	66.59
Pond C	114.5029	66.59
Pond C	114.7529	66.58
Pond C	115.0029	66.58
Pond C	115.2529	66.58

Node Name	Relative Time [hrs]	Stage [ft]
Pond C	115.5029	66.57
Pond C	115.7529	66.57
Pond C	116.0029	66.56
Pond C	116.2529	66.56
Pond C	116.5029	66.55
Pond C	116.7529	66.55
Pond C	117.0029	66.54
Pond C	117.2529	66.54
Pond C	117.5029	66.54
Pond C	117.7529	66.53
Pond C	118.0029	66.53
Pond C	118.2529	66.52
Pond C	118.5029	66.52
Pond C	118.7529	66.51
Pond C	119.0029	66.51
Pond C	119.2529	66.51
Pond C	119.5029	66.50
Pond C	119.7529	66.50
Pond C	120.0029	66.49
Pond C	120.2529	66.49
Pond C	120.5029	66.48
Pond C	120.7529	66.48
Pond C	121.0029	66.48
Pond C	121.2529	66.47
Pond C	121.5029	66.47
Pond C	121.7529	66.46
Pond C	122.0029	66.46
Pond C	122.2529	66.45
Pond C	122.5029	66.45
Pond C	122.7529	66.45
Pond C	123.0029	66.44
Pond C	123.2529	66.44
Pond C	123.5029	66.43
Pond C	123.7529	66.43
Pond C	124.0029	66.43
Pond C	124.2529	66.42
Pond C	124.5029	66.42
Pond C	124.7529	66.41
Pond C	125.0029	66.41
Pond C	125.2529	66.40
Pond C	125.5029	66.40
Pond C	125.7529	66.40

Node Name	Relative Time [hrs]	Stage [ft]
Pond C	126.0029	66.39
Pond C	126.2529	66.39
Pond C	126.5029	66.38
Pond C	126.7529	66.38
Pond C	127.0029	66.38
Pond C	127.2529	66.37
Pond C	127.5029	66.37
Pond C	127.7529	66.36
Pond C	128.0029	66.36
Pond C	128.2529	66.36
Pond C	128.5029	66.35
Pond C	128.7529	66.35
Pond C	129.0029	66.34
Pond C	129.2529	66.34
Pond C	129.5029	66.33
Pond C	129.7529	66.33
Pond C	130.0029	66.33
Pond C	130.2529	66.32
Pond C	130.5029	66.32
Pond C	130.7529	66.31
Pond C	131.0029	66.31
Pond C	131.2529	66.31
Pond C	131.5029	66.30
Pond C	131.7529	66.30
Pond C	132.0029	66.29
Pond C	132.2529	66.29
Pond C	132.5029	66.29
Pond C	132.7529	66.28
Pond C	133.0029	66.28
Pond C	133.2529	66.27
Pond C	133.5029	66.27
Pond C	133.7529	66.27
Pond C	134.0029	66.26
Pond C	134.2529	66.26
Pond C	134.5029	66.26
Pond C	134.7529	66.25
Pond C	135.0029	66.25
Pond C	135.2529	66.24
Pond C	135.5029	66.24
Pond C	135.7529	66.24
Pond C	136.0029	66.23
Pond C	136.2529	66.23

Node Name	Relative Time [hrs]	Stage [ft]
Pond C	136.5029	66.22
Pond C	136.7529	66.22
Pond C	137.0029	66.22
Pond C	137.2529	66.21
Pond C	137.5029	66.21
Pond C	137.7529	66.20
Pond C	138.0029	66.20
Pond C	138.2529	66.20
Pond C	138.5029	66.19
Pond C	138.7529	66.19
Pond C	139.0029	66.19
Pond C	139.2529	66.18
Pond C	139.5029	66.18
Pond C	139.7529	66.17
Pond C	140.0029	66.17
Pond C	140.2529	66.17
Pond C	140.5029	66.16
Pond C	140.7529	66.16
Pond C	141.0029	66.16
Pond C	141.2529	66.15
Pond C	141.5029	66.15
Pond C	141.7529	66.14
Pond C	142.0029	66.14
Pond C	142.2529	66.14
Pond C	142.5029	66.13
Pond C	142.7529	66.13
Pond C	143.0029	66.12
Pond C	143.2529	66.12
Pond C	143.5029	66.12
Pond C	143.7529	66.11
Pond C	144.0029	66.11
Pond C	144.2529	66.11
Pond C	144.5029	66.10
Pond C	144.7529	66.10
Pond C	145.0029	66.10
Pond C	145.2529	66.09
Pond C	145.5029	66.09
Pond C	145.7529	66.08
Pond C	146.0029	66.08
Pond C	146.2529	66.08
Pond C	146.5029	66.07
Pond C	146.7529	66.07

Node Name	Relative Time [hrs]	Stage [ft]
Pond C	147.0029	66.07
Pond C	147.2529	66.06
Pond C	147.5029	66.06
Pond C	147.7529	66.05
Pond C	148.0029	66.05
Pond C	148.2529	66.05
Pond C	148.5029	66.04
Pond C	148.7529	66.04
Pond C	149.0029	66.04
Pond C	149.2529	66.03
Pond C	149.5029	66.03
Pond C	149.7529	66.03
Pond C	150.0029	66.02
Pond C	150.2529	66.02
Pond C	150.5029	66.01
Pond C	150.7529	66.01
Pond C	151.0029	66.01
Pond C	151.2529	66.00
Pond C	151.5029	66.00
Pond C	151.7529	66.00
Pond C	152.0029	66.00
Pond C	152.2529	66.00
Pond C	152.5029	66.00
Pond C	152.7529	66.00
Pond C	153.0029	66.00
Pond C	153.2529	66.00
Pond C	153.5029	66.00
Pond C	153.7529	66.00
Pond C	154.0029	66.00
Pond C	154.2529	66.00
Pond C	154.5029	66.00
Pond C	154.7529	66.00
Pond C	155.0029	66.00
Pond C	155.2529	66.00
Pond C	155.5029	66.00
Pond C	155.7529	66.00
Pond C	156.0029	66.00
Pond C	156.2529	66.00
Pond C	156.5029	66.00
Pond C	156.7529	66.00
Pond C	157.0029	66.00
Pond C	157.2529	66.00

POND FULLY
RECOVERED

Node Name	Relative Time [hrs]	Stage [ft]
Pond D	0.0000	71.80
Pond D	0.2505	71.64
Pond D	0.5010	71.49
Pond D	0.7514	71.33
Pond D	1.0010	71.18
Pond D	1.2509	71.07
Pond D	1.5003	70.97
Pond D	1.7510	70.89
Pond D	2.0008	70.82
Pond D	2.2509	70.75
Pond D	2.5008	70.68
Pond D	2.7505	70.63
Pond D	3.0003	70.57
Pond D	3.2508	70.52
Pond D	3.5013	70.47
Pond D	3.7514	70.42
Pond D	4.0013	70.37
Pond D	4.2504	70.33
Pond D	4.5013	70.28
Pond D	4.7508	70.24
Pond D	5.0011	70.20
Pond D	5.2503	70.16
Pond D	5.5012	70.12
Pond D	5.7511	70.09
Pond D	6.0004	70.05
Pond D	6.2500	70.02
Pond D	6.5015	69.98
Pond D	6.7507	69.95
Pond D	7.0013	69.92
Pond D	7.2506	69.88
Pond D	7.5005	69.85
Pond D	7.7510	69.82
Pond D	8.0008	69.79
Pond D	8.2514	69.76
Pond D	8.5011	69.73
Pond D	8.7524	69.70
Pond D	9.0040	69.67
Pond D	9.2506	69.65
Pond D	9.5032	69.62
Pond D	9.7537	69.59
Pond D	10.0021	69.56
Pond D	10.2509	69.54

25YR-96HR
MAX STAGE

Node Name	Relative Time [hrs]	Stage [ft]
Pond D	10.5027	69.51
Pond D	10.7518	69.49
Pond D	11.0050	69.46
Pond D	11.2552	69.44
Pond D	11.5018	69.41
Pond D	11.7549	69.39
Pond D	12.0015	69.36
Pond D	12.2543	69.34
Pond D	12.5040	69.32
Pond D	12.7533	69.29
Pond D	13.0033	69.27
Pond D	13.2538	69.25
Pond D	13.5045	69.23
Pond D	13.7550	69.20
Pond D	14.0051	69.18
Pond D	14.2545	69.16
Pond D	14.5062	69.14
Pond D	14.7521	69.12
Pond D	15.0012	69.10
Pond D	15.2512	69.08
Pond D	15.5054	69.05
Pond D	15.7512	69.03
Pond D	16.0062	69.01
Pond D	16.2562	68.99
Pond D	16.5046	68.97
Pond D	16.7504	68.95
Pond D	17.0046	68.93
Pond D	17.2529	68.92
Pond D	17.5029	68.90
Pond D	17.7529	68.88
Pond D	18.0029	68.86
Pond D	18.2529	68.84
Pond D	18.5029	68.82
Pond D	18.7529	68.80
Pond D	19.0029	68.78
Pond D	19.2529	68.77
Pond D	19.5029	68.75
Pond D	19.7529	68.73
Pond D	20.0029	68.71
Pond D	20.2529	68.69
Pond D	20.5029	68.68
Pond D	20.7529	68.66

Node Name	Relative Time [hrs]	Stage [ft]
Pond D	21.0029	68.64
Pond D	21.2529	68.63
Pond D	21.5029	68.61
Pond D	21.7529	68.59
Pond D	22.0029	68.57
Pond D	22.2529	68.56
Pond D	22.5029	68.54
Pond D	22.7529	68.53
Pond D	23.0029	68.51
Pond D	23.2529	68.49
Pond D	23.5029	68.48
Pond D	23.7529	68.46
Pond D	24.0029	68.44
Pond D	24.2529	68.43
Pond D	24.5029	68.41
Pond D	24.7529	68.40
Pond D	25.0029	68.38
Pond D	25.2529	68.37
Pond D	25.5029	68.35
Pond D	25.7529	68.34
Pond D	26.0029	68.32
Pond D	26.2529	68.31
Pond D	26.5029	68.29
Pond D	26.7529	68.28
Pond D	27.0029	68.26
Pond D	27.2529	68.25
Pond D	27.5029	68.23
Pond D	27.7529	68.22
Pond D	28.0029	68.20
Pond D	28.2529	68.19
Pond D	28.5029	68.17
Pond D	28.7529	68.16
Pond D	29.0029	68.14
Pond D	29.2529	68.13
Pond D	29.5029	68.12
Pond D	29.7529	68.10
Pond D	30.0029	68.09
Pond D	30.2529	68.08
Pond D	30.5029	68.06
Pond D	30.7529	68.05
Pond D	31.0029	68.03
Pond D	31.2529	68.02

Node Name	Relative Time [hrs]	Stage [ft]
Pond D	31.5029	68.01
Pond D	31.7529	67.99
Pond D	32.0029	67.98
Pond D	32.2529	67.97
Pond D	32.5029	67.95
Pond D	32.7529	67.94
Pond D	33.0029	67.93
Pond D	33.2529	67.91
Pond D	33.5029	67.90
Pond D	33.7529	67.89
Pond D	34.0029	67.88
Pond D	34.2529	67.86
Pond D	34.5029	67.85
Pond D	34.7529	67.84
Pond D	35.0029	67.82
Pond D	35.2529	67.81
Pond D	35.5029	67.80
Pond D	35.7529	67.79
Pond D	36.0029	67.77
Pond D	36.2529	67.76
Pond D	36.5029	67.75
Pond D	36.7529	67.74
Pond D	37.0029	67.73
Pond D	37.2529	67.71
Pond D	37.5029	67.70
Pond D	37.7529	67.69
Pond D	38.0029	67.68
Pond D	38.2529	67.66
Pond D	38.5029	67.65
Pond D	38.7529	67.64
Pond D	39.0029	67.63
Pond D	39.2529	67.62
Pond D	39.5029	67.61
Pond D	39.7529	67.59
Pond D	40.0029	67.58
Pond D	40.2529	67.57
Pond D	40.5029	67.56
Pond D	40.7529	67.55
Pond D	41.0029	67.54
Pond D	41.2529	67.52
Pond D	41.5029	67.51
Pond D	41.7529	67.50

Node Name	Relative Time [hrs]	Stage [ft]
Pond D	42.0029	67.49
Pond D	42.2529	67.48
Pond D	42.5029	67.47
Pond D	42.7529	67.46
Pond D	43.0029	67.45
Pond D	43.2529	67.44
Pond D	43.5029	67.42
Pond D	43.7529	67.41
Pond D	44.0029	67.40
Pond D	44.2529	67.39
Pond D	44.5029	67.38
Pond D	44.7529	67.37
Pond D	45.0029	67.36
Pond D	45.2529	67.35
Pond D	45.5029	67.34
Pond D	45.7529	67.33
Pond D	46.0029	67.32
Pond D	46.2529	67.31
Pond D	46.5029	67.29
Pond D	46.7529	67.28
Pond D	47.0029	67.27
Pond D	47.2529	67.26
Pond D	47.5029	67.25
Pond D	47.7529	67.24
Pond D	48.0029	67.23
Pond D	48.2529	67.22
Pond D	48.5029	67.21
Pond D	48.7529	67.20
Pond D	49.0029	67.19
Pond D	49.2529	67.18
Pond D	49.5029	67.17
Pond D	49.7529	67.16
Pond D	50.0029	67.15
Pond D	50.2529	67.14
Pond D	50.5029	67.13
Pond D	50.7529	67.12
Pond D	51.0029	67.11
Pond D	51.2529	67.10
Pond D	51.5029	67.09
Pond D	51.7529	67.08
Pond D	52.0029	67.07
Pond D	52.2529	67.06

Node Name	Relative Time [hrs]	Stage [ft]
Pond D	52.5029	67.05
Pond D	52.7529	67.04
Pond D	53.0029	67.03
Pond D	53.2529	67.02
Pond D	53.5029	67.01
Pond D	53.7529	67.00
Pond D	54.0029	66.99
Pond D	54.2529	66.98
Pond D	54.5029	66.97
Pond D	54.7529	66.96
Pond D	55.0029	66.96
Pond D	55.2529	66.95
Pond D	55.5029	66.94
Pond D	55.7529	66.93
Pond D	56.0029	66.92
Pond D	56.2529	66.91
Pond D	56.5029	66.90
Pond D	56.7529	66.89
Pond D	57.0029	66.88
Pond D	57.2529	66.87
Pond D	57.5029	66.86
Pond D	57.7529	66.85
Pond D	58.0029	66.84
Pond D	58.2529	66.83
Pond D	58.5029	66.83
Pond D	58.7529	66.82
Pond D	59.0029	66.81
Pond D	59.2529	66.80
Pond D	59.5029	66.79
Pond D	59.7529	66.78
Pond D	60.0029	66.77
Pond D	60.2529	66.76
Pond D	60.5029	66.75
Pond D	60.7529	66.74
Pond D	61.0029	66.74
Pond D	61.2529	66.73
Pond D	61.5029	66.72
Pond D	61.7529	66.71
Pond D	62.0029	66.70
Pond D	62.2529	66.69
Pond D	62.5029	66.68
Pond D	62.7529	66.67

Node Name	Relative Time [hrs]	Stage [ft]
Pond D	63.0029	66.67
Pond D	63.2529	66.66
Pond D	63.5029	66.65
Pond D	63.7529	66.64
Pond D	64.0029	66.63
Pond D	64.2529	66.62
Pond D	64.5029	66.61
Pond D	64.7529	66.61
Pond D	65.0029	66.60
Pond D	65.2529	66.59
Pond D	65.5029	66.58
Pond D	65.7529	66.57
Pond D	66.0029	66.56
Pond D	66.2529	66.56
Pond D	66.5029	66.55
Pond D	66.7529	66.54
Pond D	67.0029	66.53
Pond D	67.2529	66.52
Pond D	67.5029	66.51
Pond D	67.7529	66.51
Pond D	68.0029	66.50
Pond D	68.2529	66.49
Pond D	68.5029	66.48
Pond D	68.7529	66.47
Pond D	69.0029	66.47
Pond D	69.2529	66.46
Pond D	69.5029	66.45
Pond D	69.7529	66.44
Pond D	70.0029	66.43
Pond D	70.2529	66.42
Pond D	70.5029	66.42
Pond D	70.7529	66.41
Pond D	71.0029	66.40
Pond D	71.2529	66.39
Pond D	71.5029	66.38
Pond D	71.7529	66.38
Pond D	72.0029	66.37
Pond D	72.2529	66.36
Pond D	72.5029	66.35
Pond D	72.7529	66.35
Pond D	73.0029	66.34
Pond D	73.2529	66.33

Node Name	Relative Time [hrs]	Stage [ft]
Pond D	73.5029	66.32
Pond D	73.7529	66.31
Pond D	74.0029	66.31
Pond D	74.2529	66.30
Pond D	74.5029	66.29
Pond D	74.7529	66.28
Pond D	75.0029	66.28
Pond D	75.2529	66.27
Pond D	75.5029	66.26
Pond D	75.7529	66.25
Pond D	76.0029	66.25
Pond D	76.2529	66.24
Pond D	76.5029	66.23
Pond D	76.7529	66.22
Pond D	77.0029	66.22
Pond D	77.2529	66.21
Pond D	77.5029	66.20
Pond D	77.7529	66.19
Pond D	78.0029	66.19
Pond D	78.2529	66.18
Pond D	78.5029	66.17
Pond D	78.7529	66.16
Pond D	79.0029	66.16
Pond D	79.2529	66.15
Pond D	79.5029	66.14
Pond D	79.7529	66.13
Pond D	80.0029	66.13
Pond D	80.2529	66.12
Pond D	80.5029	66.11
Pond D	80.7529	66.10
Pond D	81.0029	66.10
Pond D	81.2529	66.09
Pond D	81.5029	66.08
Pond D	81.7529	66.08
Pond D	82.0029	66.07
Pond D	82.2529	66.06
Pond D	82.5029	66.05
Pond D	82.7529	66.05
Pond D	83.0029	66.04
Pond D	83.2529	66.03
Pond D	83.5029	66.03
Pond D	83.7529	66.02

Node Name	Relative Time [hrs]	Stage [ft]
Pond D	84.0029	66.01
Pond D	84.2529	66.00
Pond D	84.5029	66.00
Pond D	84.7529	66.00
Pond D	85.0029	66.00
Pond D	85.2529	66.00
Pond D	85.5029	66.00
Pond D	85.7529	66.00
Pond D	86.0029	66.00
Pond D	86.2529	66.00
Pond D	86.5029	66.00
Pond D	86.7529	66.00
Pond D	87.0029	66.00
Pond D	87.2529	66.00
Pond D	87.5029	66.00
Pond D	87.7529	66.00
Pond D	88.0029	66.00
Pond D	88.2529	66.00
Pond D	88.5029	66.00
Pond D	88.7529	66.00
Pond D	89.0029	66.00
Pond D	89.2529	66.00
Pond D	89.5029	66.00
Pond D	89.7529	66.00
Pond D	90.0029	66.00
Pond D	90.2529	66.00
Pond D	90.5029	66.00
Pond D	90.7529	66.00
Pond D	91.0029	66.00
Pond D	91.2529	66.00
Pond D	91.5029	66.00
Pond D	91.7529	66.00
Pond D	92.0029	66.00
Pond D	92.2529	66.00
Pond D	92.5029	66.00
Pond D	92.7529	66.00
Pond D	93.0029	66.00
Pond D	93.2529	66.00
Pond D	93.5029	66.00
Pond D	93.7529	66.00
Pond D	94.0029	66.00
Pond D	94.2529	66.00

POND FULLY
RECOVERED

Node Name	Relative Time [hrs]	Stage [ft]
Pond E	0.0000	75.73
Pond E	0.2505	75.57
Pond E	0.5010	75.42
Pond E	0.7514	75.26
Pond E	1.0010	75.10
Pond E	1.2509	74.95
Pond E	1.5003	74.79
Pond E	1.7510	74.64
Pond E	2.0008	74.48
Pond E	2.2509	74.32
Pond E	2.5008	74.17
Pond E	2.7505	74.01
Pond E	3.0003	73.85
Pond E	3.2508	73.70
Pond E	3.5013	73.54
Pond E	3.7514	73.39
Pond E	4.0013	73.23
Pond E	4.2504	73.09
Pond E	4.5013	72.96
Pond E	4.7508	72.83
Pond E	5.0011	72.70
Pond E	5.2503	72.57
Pond E	5.5012	72.45
Pond E	5.7511	72.33
Pond E	6.0004	72.21
Pond E	6.2500	72.09
Pond E	6.5015	71.96
Pond E	6.7507	71.84
Pond E	7.0013	71.72
Pond E	7.2506	71.59
Pond E	7.5005	71.47
Pond E	7.7510	71.34
Pond E	8.0008	71.20
Pond E	8.2514	71.07
Pond E	8.5011	71.00
Pond E	8.7524	71.00
Pond E	9.0040	71.00
Pond E	9.2506	71.00
Pond E	9.5032	71.00
Pond E	9.7537	71.00
Pond E	10.0021	71.00
Pond E	10.2509	71.00

25YR-96HR
MAX STAGE

POND FULLY
RECOVERED

Node Name	Relative Time [hrs]	Stage [ft]
Pond F	0.0000	73.62
Pond F	0.2505	73.46
Pond F	0.5010	73.31
Pond F	0.7514	73.15
Pond F	1.0010	73.00
Pond F	1.2509	72.86
Pond F	1.5003	72.76
Pond F	1.7510	72.66
Pond F	2.0008	72.58
Pond F	2.2509	72.50
Pond F	2.5008	72.43
Pond F	2.7505	72.37
Pond F	3.0003	72.30
Pond F	3.2508	72.24
Pond F	3.5013	72.19
Pond F	3.7514	72.13
Pond F	4.0013	72.08
Pond F	4.2504	72.03
Pond F	4.5013	71.98
Pond F	4.7508	71.93
Pond F	5.0011	71.88
Pond F	5.2503	71.84
Pond F	5.5012	71.80
Pond F	5.7511	71.75
Pond F	6.0004	71.71
Pond F	6.2500	71.67
Pond F	6.5015	71.63
Pond F	6.7507	71.59
Pond F	7.0013	71.55
Pond F	7.2506	71.52
Pond F	7.5005	71.48
Pond F	7.7510	71.44
Pond F	8.0008	71.41
Pond F	8.2514	71.37
Pond F	8.5011	71.34
Pond F	8.7524	71.30
Pond F	9.0040	71.27
Pond F	9.2506	71.24
Pond F	9.5032	71.20
Pond F	9.7537	71.17
Pond F	10.0021	71.14
Pond F	10.2509	71.11

25YR-96HR
MAX STAGE

Node Name	Relative Time [hrs]	Stage [ft]
Pond F	10.5027	71.08
Pond F	10.7518	71.04
Pond F	11.0050	71.01
Pond F	11.2552	70.98
Pond F	11.5018	70.95
Pond F	11.7549	70.93
Pond F	12.0015	70.90
Pond F	12.2543	70.87
Pond F	12.5040	70.84
Pond F	12.7533	70.81
Pond F	13.0033	70.78
Pond F	13.2538	70.76
Pond F	13.5045	70.73
Pond F	13.7550	70.70
Pond F	14.0051	70.67
Pond F	14.2545	70.65
Pond F	14.5062	70.62
Pond F	14.7521	70.60
Pond F	15.0012	70.57
Pond F	15.2512	70.54
Pond F	15.5054	70.52
Pond F	15.7512	70.49
Pond F	16.0062	70.47
Pond F	16.2562	70.44
Pond F	16.5046	70.42
Pond F	16.7504	70.39
Pond F	17.0046	70.37
Pond F	17.2529	70.35
Pond F	17.5029	70.32
Pond F	17.7529	70.30
Pond F	18.0029	70.27
Pond F	18.2529	70.25
Pond F	18.5029	70.23
Pond F	18.7529	70.20
Pond F	19.0029	70.18
Pond F	19.2529	70.16
Pond F	19.5029	70.14
Pond F	19.7529	70.11
Pond F	20.0029	70.09
Pond F	20.2529	70.07
Pond F	20.5029	70.05
Pond F	20.7529	70.02

Node Name	Relative Time [hrs]	Stage [ft]
Pond F	21.0029	70.00
Pond F	21.2529	69.98
Pond F	21.5029	69.96
Pond F	21.7529	69.94
Pond F	22.0029	69.92
Pond F	22.2529	69.90
Pond F	22.5029	69.87
Pond F	22.7529	69.85
Pond F	23.0029	69.83
Pond F	23.2529	69.81
Pond F	23.5029	69.79
Pond F	23.7529	69.77
Pond F	24.0029	69.75
Pond F	24.2529	69.73
Pond F	24.5029	69.71
Pond F	24.7529	69.69
Pond F	25.0029	69.67
Pond F	25.2529	69.65
Pond F	25.5029	69.63
Pond F	25.7529	69.61
Pond F	26.0029	69.59
Pond F	26.2529	69.57
Pond F	26.5029	69.55
Pond F	26.7529	69.53
Pond F	27.0029	69.51
Pond F	27.2529	69.49
Pond F	27.5029	69.48
Pond F	27.7529	69.46
Pond F	28.0029	69.44
Pond F	28.2529	69.42
Pond F	28.5029	69.40
Pond F	28.7529	69.38
Pond F	29.0029	69.36
Pond F	29.2529	69.34
Pond F	29.5029	69.33
Pond F	29.7529	69.31
Pond F	30.0029	69.29
Pond F	30.2529	69.27
Pond F	30.5029	69.25
Pond F	30.7529	69.24
Pond F	31.0029	69.22
Pond F	31.2529	69.20

Node Name	Relative Time [hrs]	Stage [ft]
Pond F	31.5029	69.18
Pond F	31.7529	69.17
Pond F	32.0029	69.15
Pond F	32.2529	69.13
Pond F	32.5029	69.11
Pond F	32.7529	69.10
Pond F	33.0029	69.08
Pond F	33.2529	69.06
Pond F	33.5029	69.04
Pond F	33.7529	69.03
Pond F	34.0029	69.01
Pond F	34.2529	68.99
Pond F	34.5029	68.98
Pond F	34.7529	68.96
Pond F	35.0029	68.94
Pond F	35.2529	68.93
Pond F	35.5029	68.91
Pond F	35.7529	68.89
Pond F	36.0029	68.88
Pond F	36.2529	68.86
Pond F	36.5029	68.84
Pond F	36.7529	68.83
Pond F	37.0029	68.81
Pond F	37.2529	68.79
Pond F	37.5029	68.78
Pond F	37.7529	68.76
Pond F	38.0029	68.75
Pond F	38.2529	68.73
Pond F	38.5029	68.72
Pond F	38.7529	68.70
Pond F	39.0029	68.68
Pond F	39.2529	68.67
Pond F	39.5029	68.65
Pond F	39.7529	68.64
Pond F	40.0029	68.62
Pond F	40.2529	68.61
Pond F	40.5029	68.59
Pond F	40.7529	68.58
Pond F	41.0029	68.56
Pond F	41.2529	68.55
Pond F	41.5029	68.53
Pond F	41.7529	68.52

Node Name	Relative Time [hrs]	Stage [ft]
Pond F	42.0029	68.50
Pond F	42.2529	68.49
Pond F	42.5029	68.47
Pond F	42.7529	68.46
Pond F	43.0029	68.44
Pond F	43.2529	68.43
Pond F	43.5029	68.41
Pond F	43.7529	68.40
Pond F	44.0029	68.38
Pond F	44.2529	68.37
Pond F	44.5029	68.35
Pond F	44.7529	68.34
Pond F	45.0029	68.32
Pond F	45.2529	68.31
Pond F	45.5029	68.30
Pond F	45.7529	68.28
Pond F	46.0029	68.27
Pond F	46.2529	68.25
Pond F	46.5029	68.24
Pond F	46.7529	68.23
Pond F	47.0029	68.21
Pond F	47.2529	68.20
Pond F	47.5029	68.18
Pond F	47.7529	68.17
Pond F	48.0029	68.16
Pond F	48.2529	68.14
Pond F	48.5029	68.13
Pond F	48.7529	68.11
Pond F	49.0029	68.10
Pond F	49.2529	68.09
Pond F	49.5029	68.07
Pond F	49.7529	68.06
Pond F	50.0029	68.05
Pond F	50.2529	68.03
Pond F	50.5029	68.02
Pond F	50.7529	68.01
Pond F	51.0029	67.99
Pond F	51.2529	67.98
Pond F	51.5029	67.97
Pond F	51.7529	67.95
Pond F	52.0029	67.94
Pond F	52.2529	67.93

Node Name	Relative Time [hrs]	Stage [ft]
Pond F	52.5029	67.92
Pond F	52.7529	67.90
Pond F	53.0029	67.89
Pond F	53.2529	67.88
Pond F	53.5029	67.86
Pond F	53.7529	67.85
Pond F	54.0029	67.84
Pond F	54.2529	67.83
Pond F	54.5029	67.81
Pond F	54.7529	67.80
Pond F	55.0029	67.79
Pond F	55.2529	67.78
Pond F	55.5029	67.76
Pond F	55.7529	67.75
Pond F	56.0029	67.74
Pond F	56.2529	67.73
Pond F	56.5029	67.72
Pond F	56.7529	67.70
Pond F	57.0029	67.69
Pond F	57.2529	67.68
Pond F	57.5029	67.67
Pond F	57.7529	67.66
Pond F	58.0029	67.64
Pond F	58.2529	67.63
Pond F	58.5029	67.62
Pond F	58.7529	67.61
Pond F	59.0029	67.60
Pond F	59.2529	67.59
Pond F	59.5029	67.57
Pond F	59.7529	67.56
Pond F	60.0029	67.55
Pond F	60.2529	67.54
Pond F	60.5029	67.53
Pond F	60.7529	67.52
Pond F	61.0029	67.51
Pond F	61.2529	67.49
Pond F	61.5029	67.48
Pond F	61.7529	67.47
Pond F	62.0029	67.46
Pond F	62.2529	67.45
Pond F	62.5029	67.44
Pond F	62.7529	67.43

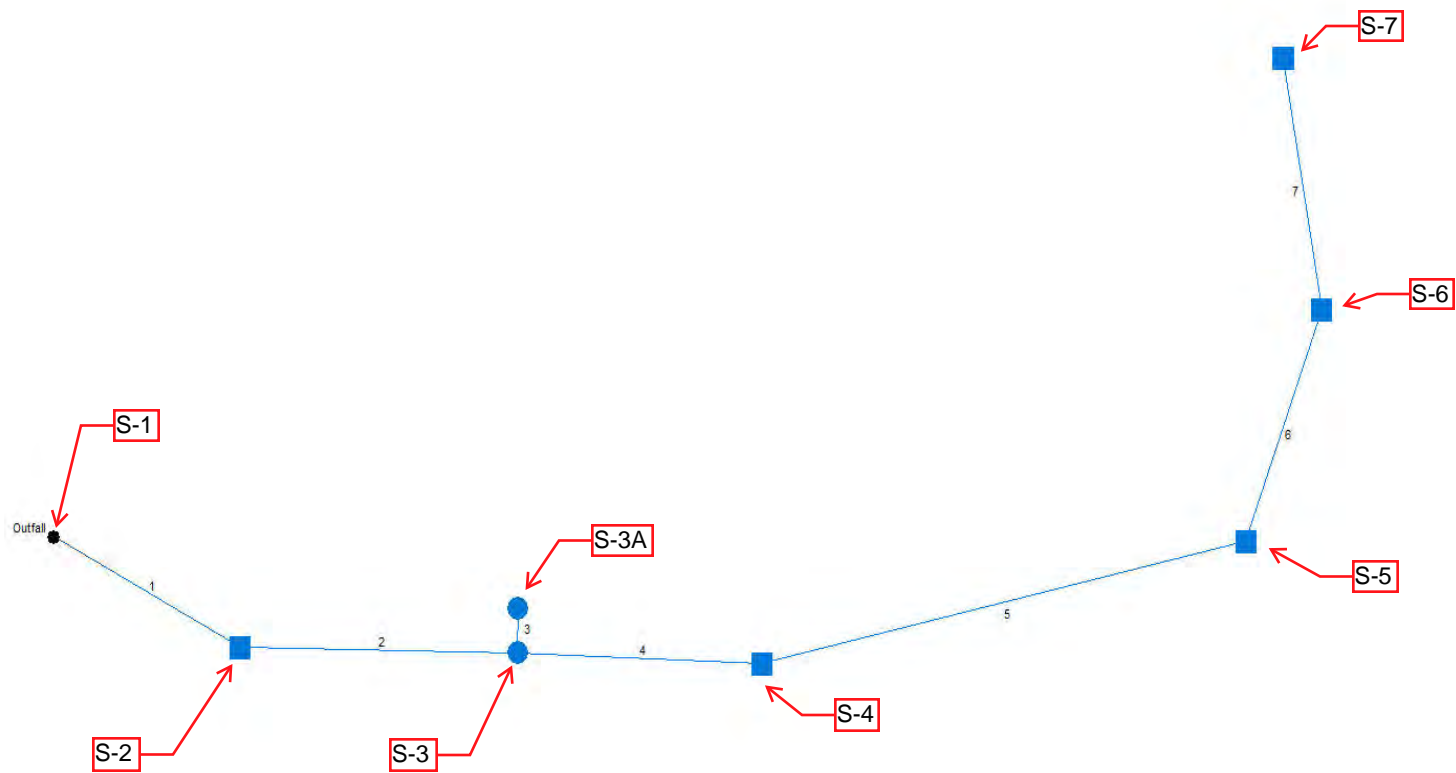
Node Name	Relative Time [hrs]	Stage [ft]
Pond F	63.0029	67.42
Pond F	63.2529	67.41
Pond F	63.5029	67.40
Pond F	63.7529	67.38
Pond F	64.0029	67.37
Pond F	64.2529	67.36
Pond F	64.5029	67.35
Pond F	64.7529	67.34
Pond F	65.0029	67.33
Pond F	65.2529	67.32
Pond F	65.5029	67.31
Pond F	65.7529	67.30
Pond F	66.0029	67.29
Pond F	66.2529	67.28
Pond F	66.5029	67.27
Pond F	66.7529	67.26
Pond F	67.0029	67.25
Pond F	67.2529	67.24
Pond F	67.5029	67.23
Pond F	67.7529	67.22
Pond F	68.0029	67.21
Pond F	68.2529	67.20
Pond F	68.5029	67.19
Pond F	68.7529	67.18
Pond F	69.0029	67.17
Pond F	69.2529	67.16
Pond F	69.5029	67.15
Pond F	69.7529	67.14
Pond F	70.0029	67.13
Pond F	70.2529	67.12
Pond F	70.5029	67.11
Pond F	70.7529	67.10
Pond F	71.0029	67.09
Pond F	71.2529	67.08
Pond F	71.5029	67.07
Pond F	71.7529	67.06
Pond F	72.0029	67.05
Pond F	72.2529	67.04
Pond F	72.5029	67.03
Pond F	72.7529	67.02
Pond F	73.0029	67.01
Pond F	73.2529	67.00

POND FULLY
RECOVERED

APPENDIX E

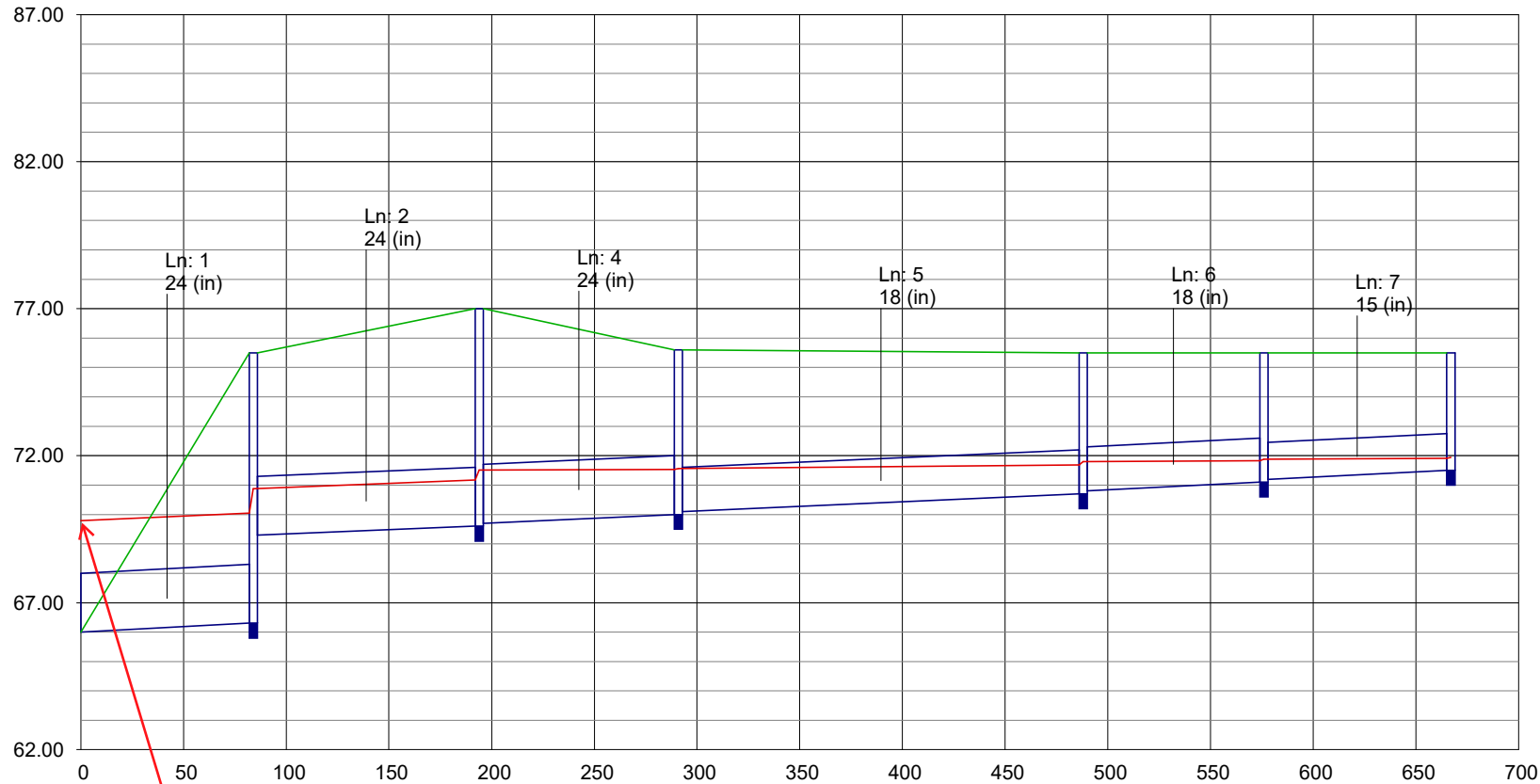
HYDRAFLOW STORM SEWER MODELING RESULTS

Hydraflow Plan View



Storm Sewer Profile

Elev. (ft)



10YR TAILWATER = 10 YR MAX STAGE = 69.79

Reach (ft)

Storm Sewer Inventory Report

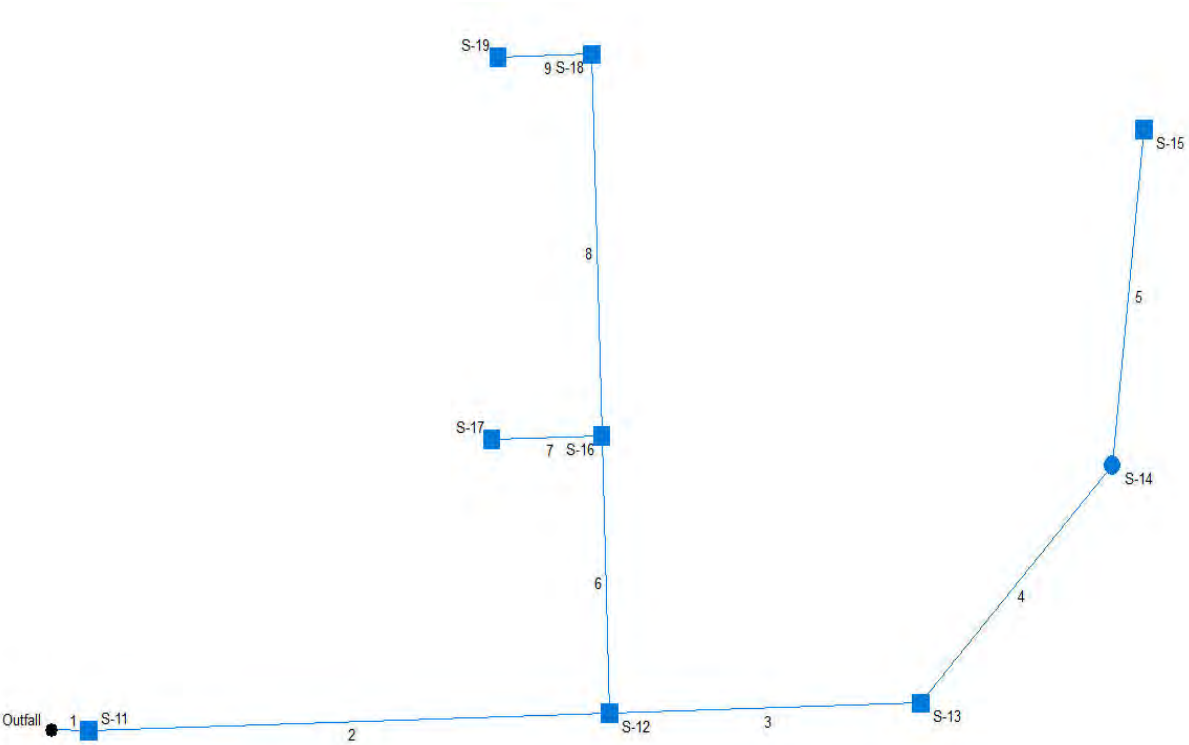
Line No.	Alignment				Flow Data				Physical Data								Line ID
	Dnstr line No.	Line length (ft)	Defl angle (deg)	Junc type	Known Q (cfs)	Drng area (ac)	Runoff coeff (C)	Inlet time (min)	Invert El Dn (ft)	Line slope (%)	Invert El Up (ft)	Line size (in)	Line type	N value (n)	J-loss coeff (K)	Inlet/ Rim El (ft)	
1	End	84.0	28.1	Curb	0.00	0.21	0.88	10.0	66.00	0.36	66.30	24	Cir	0.012	0.70	75.50	
2	1	110.0	-27.2	MH	0.00	0.00	0.00	10.0	69.30	0.27	69.60	24	Cir	0.012	1.00	77.00	
3	2	16.0	-90.0	MH	0.00	1.39	0.90	10.0	72.00	3.13	72.50	24	Cir	0.012	1.00	77.00	
4	2	97.0	1.5	Grate	0.00	0.37	0.62	10.0	69.70	0.31	70.00	24	Cir	0.012	0.70	75.60	
5	4	197.0	-15.2	Grate	0.00	0.25	0.69	10.0	70.10	0.30	70.70	18	Cir	0.012	1.25	75.50	
6	5	88.0	-57.3	Grate	0.00	0.25	0.73	10.0	70.80	0.34	71.10	18	Cir	0.012	0.70	75.50	
7	6	91.0	-29.5	Grate	0.00	0.12	0.61	10.0	71.20	0.33	71.50	15	Cir	0.012	1.00	75.50	
Project File: Branch 1.stm												Number of lines: 7				Date: 10-26-2023	

Line No.	Line ID	Flow rate (cfs)	Line size (in)	Line length (ft)	Invert EL Dn (ft)	Invert EL Up (ft)	Line slope (%)	HGL down (ft)	HGL up (ft)	Minor loss (ft)	Dns line No.
1		13.39	24 c	84.0	66.00	66.30	0.357	69.79*	70.04*	0.20	End
2		12.32	24 c	110.0	69.30	69.60	0.273	70.88	71.18	0.33	1
3		9.05	24 c	16.0	72.00	72.50	3.125	72.62*	74.57*	0.13	2
4		4.35	24 c	97.0	69.70	70.00	0.309	71.51	71.53	0.03	2
5		2.94	18 c	197.0	70.10	70.70	0.305	71.56	71.69	0.11	4
6		1.79	18 c	88.0	70.80	71.10	0.341	71.80	71.83	0.05	5
7		0.53	15 c	91.0	71.20	71.50	0.330	71.88	71.91	0.04	6
Project File: Branch 1.stm						Number of lines: 7			Run Date: 10-26-2023		
NOTES: c = circular; e = elliptical; b = box; Return period = 10 Yrs.; * Indicates surcharge condition.											

Hydraulic Grade Line Computations

Line	Size	Q	Downstream								Len	Upstream									Check		JL coeff	Minor loss
			Invert elev (ft)	HGL elev (ft)	Depth (ft)	Area (sqft)	Vel (ft/s)	Vel head (ft)	EGL elev (ft)	Sf (%)		Invert elev (ft)	HGL elev (ft)	Depth (ft)	Area (sqft)	Vel (ft/s)	Vel head (ft)	EGL elev (ft)	Sf (%)	Ave Sf (%)	Enrgy loss (ft)			
	(in)	(cfs)									(ft)											(K)	(ft)	
1	24	13.39	66.00	69.79	2.00	3.14	4.26	0.28	70.07	0.299	84.0	66.30	70.04	2.00	3.14	4.26	0.28	70.32	0.299	0.299	0.251	0.70	0.20	
2	24	12.32	69.30	70.88	1.58*	2.66	4.64	0.33	71.21	0.273	110	69.60	71.18	1.58	2.66	4.64	0.33	71.51	0.272	0.272	0.300	1.00	0.33	
3	24	9.05	72.00	72.62	0.62*	0.84	10.83	1.82	74.45	3.067	16.0	72.50	74.57	2.00	3.14	2.88	0.13	74.70	0.137	1.602	0.256	1.00	0.13	
4	24	4.35	69.70	71.51	1.81	2.99	1.45	0.03	71.54	0.028	97.0	70.00	71.53	1.53	2.58	1.68	0.04	71.58	0.036	0.032	0.031	0.70	0.03	
5	18	2.94	70.10	71.56	1.46	1.76	1.68	0.04	71.61	0.059	197	70.70	71.69	0.99	1.23	2.38	0.09	71.78	0.113	0.086	0.169	1.25	0.11	
6	18	1.79	70.80	71.80	1.00	1.25	1.43	0.03	71.83	0.041	88.0	71.10	71.83	0.73	0.85	2.11	0.07	71.90	0.110	0.075	0.066	0.70	0.05	
7	15	0.53	71.20	71.88	0.68	0.68	0.78	0.01	71.89	0.018	91.0	71.50	71.91	0.41	0.35	1.53	0.04	71.94	0.110	0.064	0.058	1.00	0.04	
Project File: Branch 1.stm														Number of lines: 7					Run Date: 10-26-2023					
NOTES: * Normal depth assumed., ** Critical depth assumed.																								

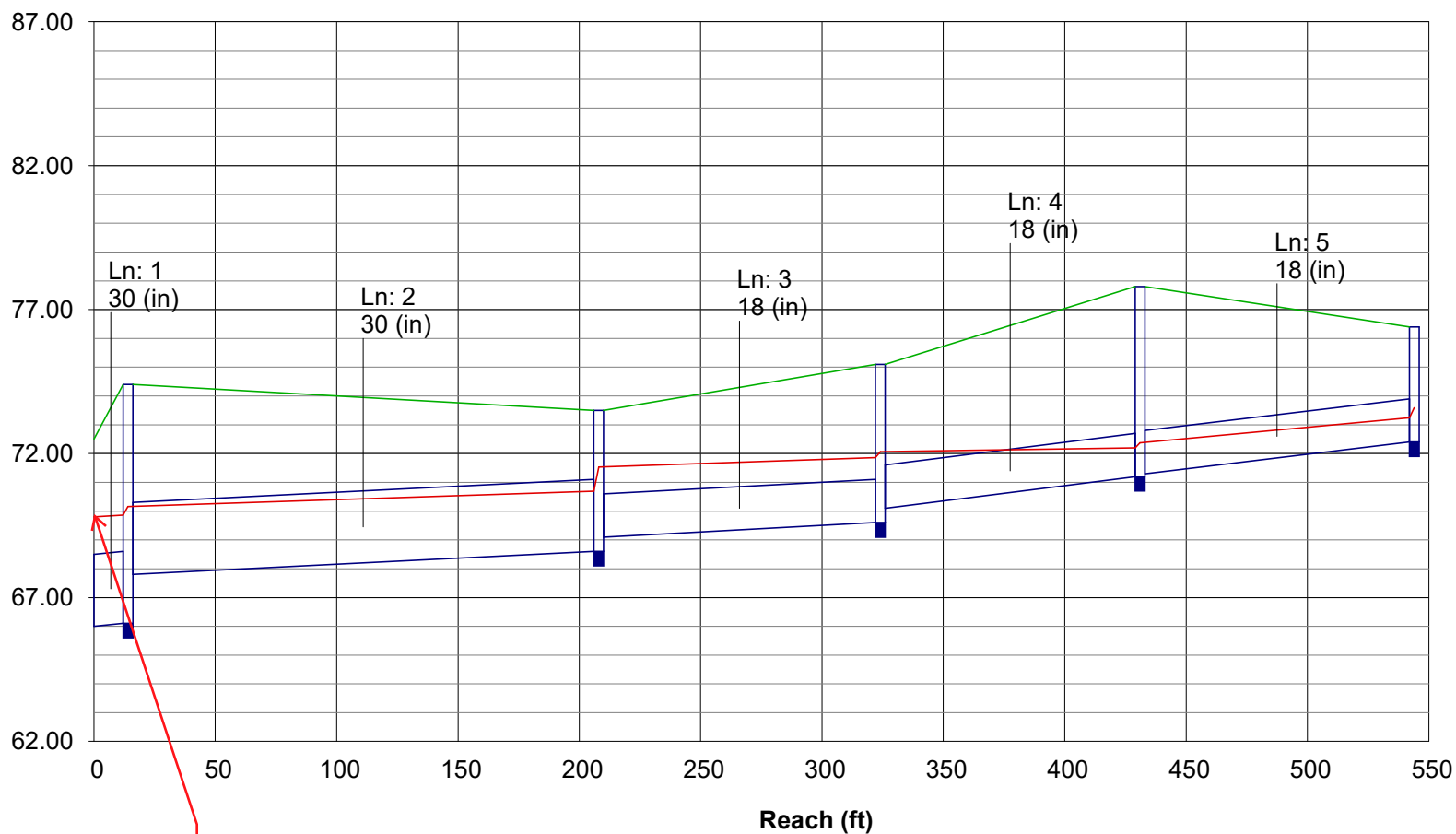
Hydraflow Plan View



Storm Sewer Profile

Proj. file: Branch 2.stm

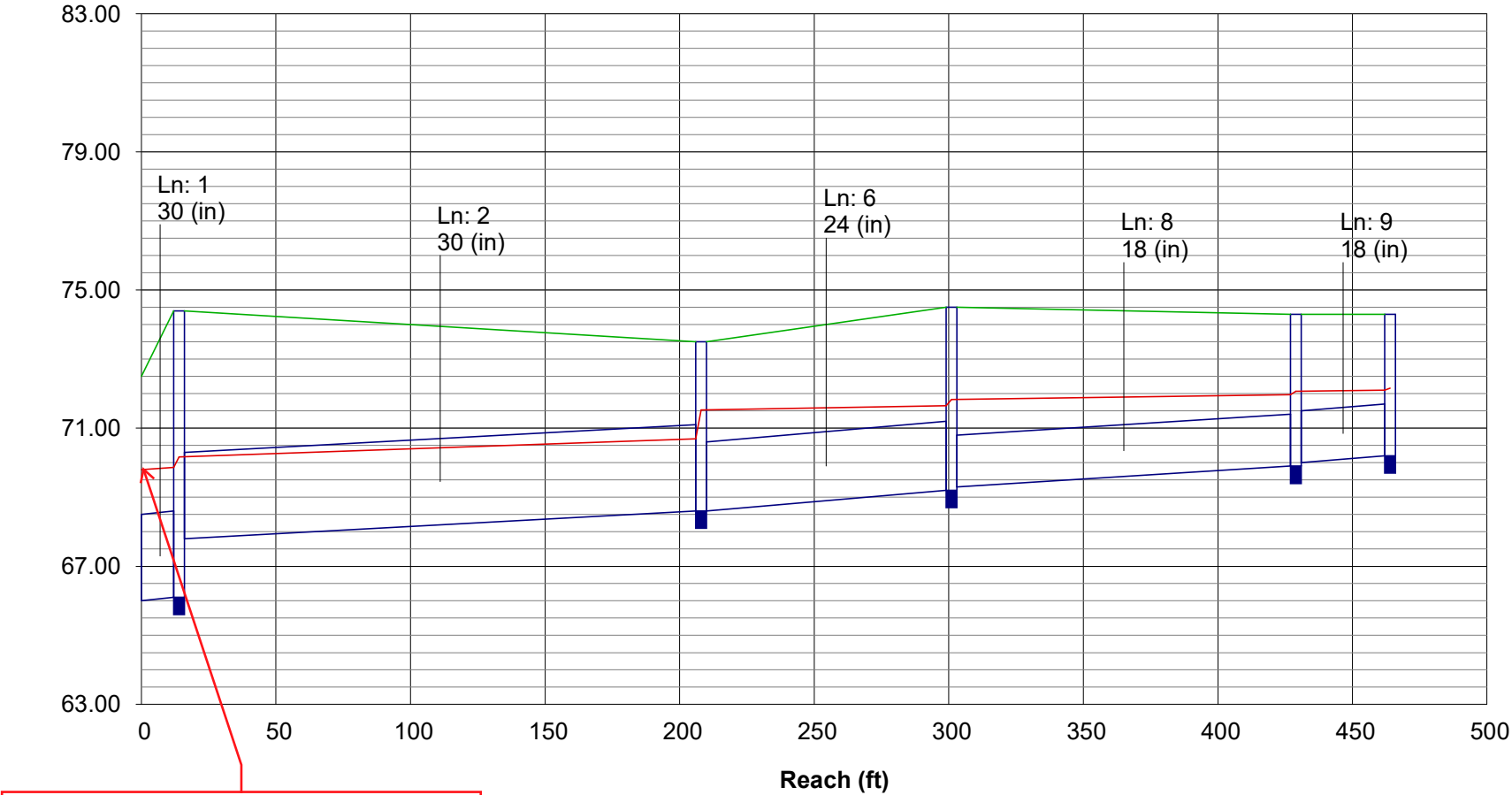
Elev. (ft)



10YR TAILWATER = 10 YR MAX STAGE = 69.80

Storm Sewer Profile

Elev. (ft)



10YR TAILWATER = 10 YR MAX STAGE = 69.80

Storm Sewer Inventory Report

Line No.	Alignment				Flow Data				Physical Data								Line ID
	Dnstr line No.	Line length (ft)	Defl angle (deg)	Junc type	Known Q (cfs)	Drng area (ac)	Runoff coeff (C)	Inlet time (min)	Invert El Dn (ft)	Line slope (%)	Invert El Up (ft)	Line size (in)	Line type	N value (n)	J-loss coeff (K)	Inlet/ Rim El (ft)	
1	End	14.0	0.8	Grate	0.00	0.80	0.81	10.0	66.00	0.71	66.10	30	Cir	0.012	0.50	74.40	
2	1	194.0	-2.5	Grate	0.00	2.00	0.84	10.0	67.80	0.41	68.60	30	Cir	0.012	1.50	73.50	
3	2	116.0	0.0	Grate	0.00	0.25	0.76	10.0	69.10	0.43	69.60	18	Cir	0.012	1.10	75.10	
4	3	107.0	-46.5	MH	0.00	0.00	0.00	10.0	70.10	1.03	71.20	18	Cir	0.012	0.75	77.80	
5	4	113.0	-35.8	Grate	0.00	1.18	0.57	10.0	71.30	0.97	72.40	18	Cir	0.012	1.00	76.40	
6	2	93.0	-90.0	Curb	0.00	0.68	0.78	10.0	68.60	0.65	69.20	24	Cir	0.012	1.50	74.50	
7	6	41.0	-90.0	Curb	0.00	0.29	0.76	10.0	69.30	0.49	69.50	18	Cir	0.012	1.00	74.50	
8	6	128.0	0.0	Curb	0.00	0.06	0.81	10.0	69.30	0.47	69.90	18	Cir	0.012	1.50	74.30	
9	8	35.0	-90.0	Curb	0.00	0.61	0.76	10.0	70.00	0.57	70.20	18	Cir	0.012	1.00	74.30	
Project File: Branch 2.stm												Number of lines: 9			Date: 10-26-2023		

Storm Sewer Summary Report

Line No.	Line ID	Flow rate (cfs)	Line size (in)	Line length (ft)	Invert EL Dn (ft)	Invert EL Up (ft)	Line slope (%)	HGL down (ft)	HGL up (ft)	Minor loss (ft)	Dns line No.
1		30.34	30 c	14.0	66.00	66.10	0.714	69.80*	69.87*	0.30	End
2		26.28	30 c	194.0	67.80	68.60	0.412	70.16	70.69	0.84	1
3		6.09	18 c	116.0	69.10	69.60	0.431	71.53*	71.86*	0.20	2
4		4.81	18 c	107.0	70.10	71.20	1.028	72.06	72.20	0.17	3
5		4.87	18 c	113.0	71.30	72.40	0.973	72.37	73.24	0.35	4
6		8.84	24 c	93.0	68.60	69.20	0.645	71.53*	71.65*	0.18	2
7		1.60	18 c	41.0	69.30	69.50	0.488	71.83*	71.84*	0.01	6
8		3.68	18 c	128.0	69.30	69.90	0.469	71.83*	71.97*	0.10	6
9		3.36	18 c	35.0	70.00	70.20	0.571	72.07*	72.10*	0.06	8
Project File: Branch 2.stm						Number of lines: 9			Run Date: 10-26-2023		
NOTES: c = circular; e = elliptical; b = box; Return period = 10 Yrs.; * Indicates surcharge condition.											

Hydraulic Grade Line Computations

Line	Size (in)	Q (cfs)	Downstream								Len (ft)	Upstream								Check		JL coeff (K)	Minor loss (ft)
			Invert elev (ft)	HGL elev (ft)	Depth (ft)	Area (sqft)	Vel (ft/s)	Vel head (ft)	EGL elev (ft)	Sf (%)		Invert elev (ft)	HGL elev (ft)	Depth (ft)	Area (sqft)	Vel (ft/s)	Vel head (ft)	EGL elev (ft)	Sf (%)	Ave Sf (%)	Enrgy loss (ft)		
1	30	30.34	66.00	69.80	2.50	4.91	6.18	0.59	70.39	0.466	14.0	66.10	69.87	2.50	4.91	6.18	0.59	70.46	0.466	0.466	0.065	0.50	0.30
2	30	26.28	67.80	70.16	2.36	4.80	5.47	0.47	70.63	0.303	194	68.60	70.69	2.09	4.39	5.99	0.56	71.25	0.337	0.320	0.621	1.50	0.84
3	18	6.09	69.10	71.53	1.50	1.77	3.45	0.18	71.71	0.287	116	69.60	71.86	1.50	1.77	3.45	0.18	72.05	0.286	0.287	0.332	1.10	0.20
4	18	4.81	70.10	72.06	1.50	1.77	2.72	0.12	72.18	0.179	107	71.20	72.20	1.00	1.25	3.84	0.23	72.43	0.290	0.235	0.251	0.75	0.17
5	18	4.87	71.30	72.37	1.07	1.35	3.60	0.20	72.57	0.247	113	72.40	73.24	0.84**	1.02	4.77	0.35	73.60	0.500	0.373	n/a	1.00	0.35
6	24	8.84	68.60	71.53	2.00	3.14	2.81	0.12	71.65	0.130	93.0	69.20	71.65	2.00	3.14	2.81	0.12	71.77	0.130	0.130	0.121	1.50	0.18
7	18	1.60	69.30	71.83	1.50	1.77	0.90	0.01	71.85	0.020	41.0	69.50	71.84	1.50	1.77	0.90	0.01	71.86	0.020	0.020	0.008	1.00	0.01
8	18	3.68	69.30	71.83	1.50	1.77	2.08	0.07	71.90	0.105	128	69.90	71.97	1.50	1.77	2.08	0.07	72.04	0.105	0.105	0.134	1.50	0.10
9	18	3.36	70.00	72.07	1.50	1.77	1.90	0.06	72.13	0.087	35.0	70.20	72.10	1.50	1.77	1.90	0.06	72.16	0.087	0.087	0.030	1.00	0.06
Project File: Branch 2.stm														Number of lines: 9					Run Date: 10-26-2023				
NOTES: * Normal depth assumed., ** Critical depth assumed.																							

APPENDIX F

NRCS SOIL SURVEY & TR-55 RUNOFF CURVE NUMBER REFERENCE TABLE



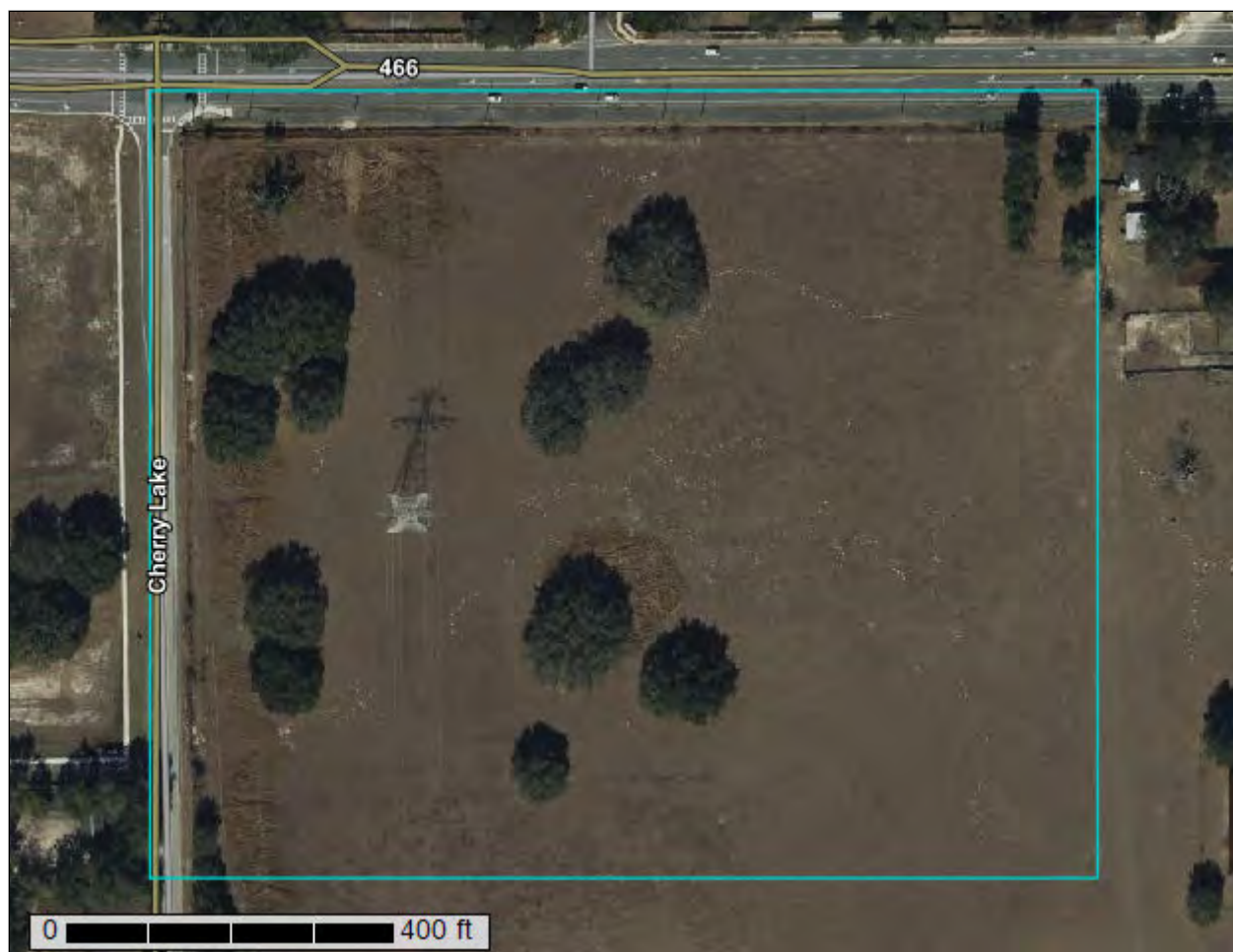
United States
Department of
Agriculture

NRCS

Natural
Resources
Conservation
Service

A product of the National
Cooperative Soil Survey,
a joint effort of the United
States Department of
Agriculture and other
Federal agencies, State
agencies including the
Agricultural Experiment
Stations, and local
participants

Custom Soil Resource Report for **Lake County Area, Florida**



Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (<http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/>) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (<https://offices.sc.egov.usda.gov/locator/app?agency=nrcs>) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

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How Soil Surveys Are Made

Soil surveys are made to provide information about the soils and miscellaneous areas in a specific area. They include a description of the soils and miscellaneous areas and their location on the landscape and tables that show soil properties and limitations affecting various uses. Soil scientists observed the steepness, length, and shape of the slopes; the general pattern of drainage; the kinds of crops and native plants; and the kinds of bedrock. They observed and described many soil profiles. A soil profile is the sequence of natural layers, or horizons, in a soil. The profile extends from the surface down into the unconsolidated material in which the soil formed or from the surface down to bedrock. The unconsolidated material is devoid of roots and other living organisms and has not been changed by other biological activity.

Currently, soils are mapped according to the boundaries of major land resource areas (MLRAs). MLRAs are geographically associated land resource units that share common characteristics related to physiography, geology, climate, water resources, soils, biological resources, and land uses (USDA, 2006). Soil survey areas typically consist of parts of one or more MLRA.

The soils and miscellaneous areas in a survey area occur in an orderly pattern that is related to the geology, landforms, relief, climate, and natural vegetation of the area. Each kind of soil and miscellaneous area is associated with a particular kind of landform or with a segment of the landform. By observing the soils and miscellaneous areas in the survey area and relating their position to specific segments of the landform, a soil scientist develops a concept, or model, of how they were formed. Thus, during mapping, this model enables the soil scientist to predict with a considerable degree of accuracy the kind of soil or miscellaneous area at a specific location on the landscape.

Commonly, individual soils on the landscape merge into one another as their characteristics gradually change. To construct an accurate soil map, however, soil scientists must determine the boundaries between the soils. They can observe only a limited number of soil profiles. Nevertheless, these observations, supplemented by an understanding of the soil-vegetation-landscape relationship, are sufficient to verify predictions of the kinds of soil in an area and to determine the boundaries.

Soil scientists recorded the characteristics of the soil profiles that they studied. They noted soil color, texture, size and shape of soil aggregates, kind and amount of rock fragments, distribution of plant roots, reaction, and other features that enable them to identify soils. After describing the soils in the survey area and determining their properties, the soil scientists assigned the soils to taxonomic classes (units). Taxonomic classes are concepts. Each taxonomic class has a set of soil characteristics with precisely defined limits. The classes are used as a basis for comparison to classify soils systematically. Soil taxonomy, the system of taxonomic classification used in the United States, is based mainly on the kind and character of soil properties and the arrangement of horizons within the profile. After the soil

scientists classified and named the soils in the survey area, they compared the individual soils with similar soils in the same taxonomic class in other areas so that they could confirm data and assemble additional data based on experience and research.

The objective of soil mapping is not to delineate pure map unit components; the objective is to separate the landscape into landforms or landform segments that have similar use and management requirements. Each map unit is defined by a unique combination of soil components and/or miscellaneous areas in predictable proportions. Some components may be highly contrasting to the other components of the map unit. The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The delineation of such landforms and landform segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Soil scientists make many field observations in the process of producing a soil map. The frequency of observation is dependent upon several factors, including scale of mapping, intensity of mapping, design of map units, complexity of the landscape, and experience of the soil scientist. Observations are made to test and refine the soil-landscape model and predictions and to verify the classification of the soils at specific locations. Once the soil-landscape model is refined, a significantly smaller number of measurements of individual soil properties are made and recorded. These measurements may include field measurements, such as those for color, depth to bedrock, and texture, and laboratory measurements, such as those for content of sand, silt, clay, salt, and other components. Properties of each soil typically vary from one point to another across the landscape.

Observations for map unit components are aggregated to develop ranges of characteristics for the components. The aggregated values are presented. Direct measurements do not exist for every property presented for every map unit component. Values for some properties are estimated from combinations of other properties.

While a soil survey is in progress, samples of some of the soils in the area generally are collected for laboratory analyses and for engineering tests. Soil scientists interpret the data from these analyses and tests as well as the field-observed characteristics and the soil properties to determine the expected behavior of the soils under different uses. Interpretations for all of the soils are field tested through observation of the soils in different uses and under different levels of management. Some interpretations are modified to fit local conditions, and some new interpretations are developed to meet local needs. Data are assembled from other sources, such as research information, production records, and field experience of specialists. For example, data on crop yields under defined levels of management are assembled from farm records and from field or plot experiments on the same kinds of soil.

Predictions about soil behavior are based not only on soil properties but also on such variables as climate and biological activity. Soil conditions are predictable over long periods of time, but they are not predictable from year to year. For example, soil scientists can predict with a fairly high degree of accuracy that a given soil will have a high water table within certain depths in most years, but they cannot predict that a high water table will always be at a specific level in the soil on a specific date.

After soil scientists located and identified the significant natural bodies of soil in the survey area, they drew the boundaries of these bodies on aerial photographs and

Custom Soil Resource Report

identified each as a specific map unit. Aerial photographs show trees, buildings, fields, roads, and rivers, all of which help in locating boundaries accurately.

Soil Map

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

Custom Soil Resource Report Soil Map (Hammock Oaks)



Custom Soil Resource Report


MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

Special Point Features

 Blowout

 Borrow Pit

 Clay Spot

 Closed Depression

 Gravel Pit

 Gravelly Spot

 Landfill

 Lava Flow

 Marsh or swamp

 Mine or Quarry

 Miscellaneous Water

 Perennial Water

 Rock Outcrop


 Saline Spot

 Sandy Spot

 Severely Eroded Spot

 Sinkhole

 Slide or Slip

 Sodic Spot

 Spoil Area

 Stony Spot

 Very Stony Spot

 Wet Spot

 Other

 Special Line Features

Water Features

 Streams and Canals

Transportation

 Rails

 Interstate Highways

 US Routes

 Major Roads

 Local Roads

Background

 Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Lake County Area, Florida
Survey Area Data: Version 22, Sep 1, 2022

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jan 6, 2022—Mar 21, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend (Hammock Oaks)

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
8	Candler sand, 0 to 5 percent slopes	21.2	83.2%
24	Kendrick sand, 0 to 5 percent slopes	4.3	16.8%
Totals for Area of Interest		25.4	100.0%

Map Unit Descriptions (Hammock Oaks)

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however,

onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Lake County Area, Florida

8—Candler sand, 0 to 5 percent slopes

Map Unit Setting

National map unit symbol: 2t3z1
Elevation: 10 to 260 feet
Mean annual precipitation: 47 to 56 inches
Mean annual air temperature: 68 to 77 degrees F
Frost-free period: 280 to 365 days
Farmland classification: Farmland of unique importance

Map Unit Composition

Candler and similar soils: 90 percent
Minor components: 10 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Candler

Setting

Landform: Knolls on marine terraces, ridges on marine terraces
Landform position (two-dimensional): Backslope
Landform position (three-dimensional): Side slope, interfluvium, tread
Down-slope shape: Convex
Across-slope shape: Convex
Parent material: Eolian deposits and/or sandy and loamy marine deposits

Typical profile

A - 0 to 6 inches: sand
E - 6 to 63 inches: sand
E and Bt - 63 to 80 inches: sand

Properties and qualities

Slope: 0 to 5 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Excessively drained
Runoff class: Negligible
Capacity of the most limiting layer to transmit water (Ksat): High to very high (5.95 to 19.98 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum: 4.0
Available water supply, 0 to 60 inches: Very low (about 2.5 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 4s
Hydrologic Soil Group: A
Forage suitability group: Sandy soils on ridges and dunes of xeric uplands (G154XB111FL), Sandy soils on ridges and dunes of xeric uplands (G155XB111FL)
Other vegetative classification: Longleaf Pine-Turkey Oak Hills (R154XY002FL), Longleaf Pine-Turkey Oak Hills (R155XY002FL), Sandy soils on ridges and

Custom Soil Resource Report

dunes of xeric uplands (G154XB111FL), Sandy soils on ridges and dunes of xeric uplands (G155XB111FL)
Hydric soil rating: No

Minor Components

Millhopper

Percent of map unit: 5 percent
Landform: Ridges on marine terraces
Landform position (two-dimensional): Backslope
Landform position (three-dimensional): Interfluve
Down-slope shape: Convex
Across-slope shape: Linear
Other vegetative classification: Longleaf Pine-Turkey Oak Hills (R154XY002FL),
Sandy soils on rises, knolls, and ridges of mesic uplands (G154XB121FL)
Hydric soil rating: No

Tavares

Percent of map unit: 5 percent
Landform: Ridges on marine terraces
Landform position (two-dimensional): Footslope, toeslope
Landform position (three-dimensional): Interfluve
Down-slope shape: Concave, convex
Across-slope shape: Linear
Other vegetative classification: Longleaf Pine-Turkey Oak Hills (R154XY002FL),
Sandy soils on rises, knolls, and ridges of mesic uplands (G154XB121FL)
Hydric soil rating: No

24—Kendrick sand, 0 to 5 percent slopes

Map Unit Setting

National map unit symbol: 1nrvx
Elevation: 40 to 150 feet
Mean annual precipitation: 46 to 54 inches
Mean annual air temperature: 68 to 75 degrees F
Frost-free period: 340 to 365 days
Farmland classification: Not prime farmland

Map Unit Composition

Kendrick and similar soils: 90 percent
Minor components: 10 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Kendrick

Setting

Landform: Ridges on marine terraces
Landform position (three-dimensional): Interfluve
Down-slope shape: Convex
Across-slope shape: Linear

Custom Soil Resource Report

Parent material: Sandy and loamy marine and fluvial deposits

Typical profile

A - 0 to 5 inches: sand

E - 5 to 32 inches: sand

Bt - 32 to 75 inches: sandy clay loam

Properties and qualities

Slope: 0 to 5 percent

Depth to restrictive feature: More than 80 inches

Drainage class: Well drained

Runoff class: Very low

Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high
(0.57 to 5.95 in/hr)

Depth to water table: More than 80 inches

Frequency of flooding: None

Frequency of ponding: None

Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)

Sodium adsorption ratio, maximum: 4.0

Available water supply, 0 to 60 inches: Low (about 5.5 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 3s

Hydrologic Soil Group: A

Forage suitability group: Sandy over loamy soils on knolls and ridges of mesic uplands (G154XB211FL)

Other vegetative classification: Longleaf Pine-Turkey Oak Hills (R154XY002FL),
Sandy over loamy soils on knolls and ridges of mesic uplands (G154XB211FL)

Hydric soil rating: No

Minor Components

Apopka

Percent of map unit: 10 percent

Landform: Ridges on marine terraces, knolls on marine terraces

Landform position (three-dimensional): Interfluve, side slope

Down-slope shape: Convex

Across-slope shape: Linear

Other vegetative classification: Longleaf Pine-Turkey Oak Hills (R154XY002FL),
Sandy soils on ridges and dunes of xeric uplands (G154XB111FL)

Hydric soil rating: No

References

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Custom Soil Resource Report

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Table 2-2a Runoff curve numbers for urban areas ^{1/}

Cover description		Curve numbers for hydrologic soil group			
Cover type and hydrologic condition	Average percent impervious area ^{2/}	A	B	C	D
Fully developed urban areas (vegetation established)					
Open space (lawns, parks, golf courses, cemeteries, etc.) ^{3/} :					
Poor condition (grass cover < 50%)		68	79	86	89
Fair condition (grass cover 50% to 75%)		49	69	79	84
Good condition (grass cover > 75%)		39	61	74	80
Impervious areas:					
Paved parking lots, roofs, driveways, etc. (excluding right-of-way)		98	98	98	98
Streets and roads:					
Paved; curbs and storm sewers (excluding right-of-way)		98	98	98	98
Paved; open ditches (including right-of-way)		83	89	92	93
Gravel (including right-of-way)		76	85	89	91
Dirt (including right-of-way)		72	82	87	89
Western desert urban areas:					
Natural desert landscaping (pervious areas only) ^{4/}		63	77	85	88
Artificial desert landscaping (impervious weed barrier, desert shrub with 1- to 2-inch sand or gravel mulch and basin borders)		96	96	96	96
Urban districts:					
Commercial and business	85	89	92	94	95
Industrial	72	81	88	91	93
Residential districts by average lot size:					
1/8 acre or less (town houses)	65	77	85	90	92
1/4 acre	38	61	75	83	87
1/3 acre	30	57	72	81	86
1/2 acre	25	54	70	80	85
1 acre	20	51	68	79	84
2 acres	12	46	65	77	82
Developing urban areas					
Newly graded areas					
(pervious areas only, no vegetation) ^{5/}		77	86	91	94
Idle lands (CN's are determined using cover types similar to those in table 2-2c).					

¹ Average runoff condition, and $I_a = 0.2S$.² The average percent impervious area shown was used to develop the composite CN's. Other assumptions are as follows: impervious areas are directly connected to the drainage system, impervious areas have a CN of 98, and pervious areas are considered equivalent to open space in good hydrologic condition. CN's for other combinations of conditions may be computed using figure 2-3 or 2-4.³ CN's shown are equivalent to those of pasture. Composite CN's may be computed for other combinations of open space cover type.⁴ Composite CN's for natural desert landscaping should be computed using figures 2-3 or 2-4 based on the impervious area percentage (CN = 98) and the pervious area CN. The pervious area CN's are assumed equivalent to desert shrub in poor hydrologic condition.⁵ Composite CN's to use for the design of temporary measures during grading and construction should be computed using figure 2-3 or 2-4 based on the degree of development (impervious area percentage) and the CN's for the newly graded pervious areas.

Table 2-2c Runoff curve numbers for other agricultural lands ^{1/}

Cover description		Curve numbers for hydrologic soil group			
Cover type	Hydrologic condition	A	B	C	D
Pasture, grassland, or range—continuous forage for grazing. ^{2/}	Poor	68	79	86	89
	Fair	49	69	79	84
	Good	39	61	74	80
Meadow—continuous grass, protected from grazing and generally mowed for hay.	—	30	58	71	78
Brush—brush-weed-grass mixture with brush the major element. ^{3/}	Poor	48	67	77	83
	Fair	35	56	70	77
	Good	30 ^{4/}	48	65	73
Woods—grass combination (orchard or tree farm). ^{5/}	Poor	57	73	82	86
	Fair	43	65	76	82
	Good	32	58	72	79
Woods. ^{6/}	Poor	45	66	77	83
	Fair	36	60	73	79
	Good	30 ^{4/}	55	70	77
Farmsteads—buildings, lanes, driveways, and surrounding lots.	—	59	74	82	86

¹ Average runoff condition, and $I_a = 0.2S$.² **Poor:** <50% ground cover or heavily grazed with no mulch.**Fair:** 50 to 75% ground cover and not heavily grazed.**Good:** > 75% ground cover and lightly or only occasionally grazed.³ **Poor:** <50% ground cover.**Fair:** 50 to 75% ground cover.**Good:** >75% ground cover.⁴ Actual curve number is less than 30; use CN = 30 for runoff computations.⁵ CN's shown were computed for areas with 50% woods and 50% grass (pasture) cover. Other combinations of conditions may be computed from the CN's for woods and pasture.⁶ **Poor:** Forest litter, small trees, and brush are destroyed by heavy grazing or regular burning.**Fair:** Woods are grazed but not burned, and some forest litter covers the soil.**Good:** Woods are protected from grazing, and litter and brush adequately cover the soil.

Tab 10

**MAINTENANCE AGREEMENT
BETWEEN LAKE COUNTY, FLORIDA AND
SK HAMMOCK OAKS, LLC FOR ROUNDABOUT IMPROVEMENTS**

THIS MAINTENANCE AGREEMENT (“Agreement”) is made and entered into by and between Lake County, Florida, a political subdivision of the State of Florida (the “COUNTY”), and **SK Hammock Oaks, LLC**, and its successors and assigns (the “DEVELOPER”); together the “Parties.”

WITNESSETH

WHEREAS, the DEVELOPER intends to develop or has developed a residential subdivision commonly referred to as “Hammock Oaks,” located in Lake County, Florida, as generally shown on the plan sheet labeled “Map of the Property” attached hereto as **Exhibit A-1**, and incorporated herein (the “Project”); and

WHEREAS, the DEVELOPER intends to construct, or has constructed, improvements as part of the development of the roundabouts shown in the plans submitted for the Project; and

WHEREAS, the COUNTY and the DEVELOPER find it in the best interest of both Parties to enter into an agreement setting forth the obligations concerning installation and maintenance of certain improvements within that certain area more particularly described in **Exhibit A-2** attached hereto, which may be amended from time to time (the “Maintenance Area”), including but not limited to landscaping and lighting.

NOW, THEREFORE, for and in consideration of the mutual terms, understandings, and conditions, the Parties hereby agree as follows:

1. Legal Findings. The foregoing recitals are hereby adopted as legislative findings of the Board of County Commissioners and are ratified and confirmed as being true and correct and hereby made a specific part of this Agreement upon adoption hereof.

2. Maintenance Agreement.

A. **Plans.** The COUNTY has reviewed and approved certain landscaping plans and specifications concerning the improvements to be installed in the roundabouts and associated islands within the Maintenance Area, including but not limited to landscaping, lighting, street lighting, landscape lighting, irrigation, pumps, and wells, if any (together referred to in this Agreement as “Improvements”) in or at the rights-of-ways, roundabouts, and roadway medians. Such approved plans and specifications are a material part of this Agreement and are incorporated herein by reference. The plans and specifications may be modified through the mutual written agreement of an authorized officer of the DEVELOPER and the Lake County Public Works Department Director or designee. The DEVELOPER, at its cost, agrees to design and install the Improvements pursuant to the plans and specifications agreed to by the Parties.

B. **Lighting.** The DEVELOPER may install and provide for street and landscape lighting within the Maintenance Area, including the roundabouts and associated islands. DEVELOPER will be responsible for any and all costs and any required ongoing contractual agreements and obligations related to the lighting within the Maintenance Area. DEVELOPER shall be responsible for all ongoing and future costs of maintenance and supply of power for any lighting installed within the Maintenance Area. All lighting shall be installed within the Maintenance Area in a manner acceptable to the COUNTY and will meet the COUNTY standards and the guidelines of the State of Florida, Department of Transportation (“FDOT”). In the event DEVELOPER or its successors or assigns installs such lighting within the Maintenance Area that does not substantially meet such standards, the COUNTY will provide written notice to the DEVELOPER and the DEVELOPER, at its expense, will remedy the issue by either removal of the lighting or revision to meet the standard(s), all at no expense to the County.

**MAINTENANCE AGREEMENT BETWEEN LAKE COUNTY, FLORIDA AND SK HAMMOCK OAKS, LLC
FOR ROUNDABOUT IMPROVEMENTS**

C. Maintenance.

- 1) The duty and expense to maintain the Improvements within the Maintenance Area shall be with the DEVELOPER and any of its successors or assignees in interest. For purpose of this Agreement, 'maintenance' includes, but is not limited to, mowing, edging, repairing, trimming, and irrigating. The COUNTY will have no obligation to provide maintenance of the Improvements within the Maintenance Area. The DEVELOPER, or its successor, may assign these obligations for maintenance of the Improvements within the Maintenance Area to a community development district, homeowners' association or property owners association. If such duties are assigned, DEVELOPER will notify the Lake County Public Works Department in writing.
- 2) The DEVELOPER will remove, at its cost, dead vegetation, damaged landscaping, and nuisance vegetation within the Maintenance Area, as needed.
- 3) DEVELOPER shall be responsible for maintenance and repair of all sidewalks within the Maintenance Area to the extent that the need for maintenance and/or repair is caused directly or indirectly by the DEVELOPER, the property owners' association, the homeowners' association, or any of the agents thereof, or caused by any condition of the landscaping or irrigation. COUNTY shall not be held liable for such damage or dangerous conditions created or caused by sidewalks located within the Maintenance Area. The DEVELOPER, or its successor, may assign these obligations for maintenance and repair of sidewalks within the Maintenance Area to a community development district, property owners' association, or homeowners' association. If such duties are assigned, DEVELOPER will notify Lake County Public Works Department in writing. During installation and maintenance of the Improvements within the Maintenance Area, the DEVELOPER, its contractors or its employees will protect any structures, utilities, signs and infrastructure that the COUNTY owns or has an interest in within the Maintenance Area and the DEVELOPER shall repair, replace or make good on the damage incurred in a manner acceptable to COUNTY. In the event of landscaping or irrigation causing a traffic or other safety issue, as determined by the COUNTY, the DEVELOPER shall promptly make corrections to remove the unsafe condition. The COUNTY reserves the right to remove or maintain landscaping it deems a safety hazard to vehicles, pedestrians, or bicycle traffic, and the COUNTY shall not be responsible for the replacement of said landscaping.

D. Right-of-Way Utilization Permit. In consideration of this Agreement, the COUNTY agrees to allow the DEVELOPER, its contractors, its employees, and its successors and assigns, to enter the COUNTY owned Maintenance Area or right-of-way for the limited purpose of fulfilling its obligations under this Agreement. The DEVELOPER shall submit to the COUNTY a Right-of-Way Utilization Permit application(s) for approval prior to installation, irrigation and construction of the Improvements. The DEVELOPER will be responsible for relocating, at its cost, any pre-existing utilities, structures or any Improvements that conflict with the Right-of-Way Utilization Permit(s) approved by the COUNTY or the landscaping plans and specifications agreed to by the Parties. Whenever necessary for construction, maintenance, the public interest, operation or alteration of the right-of-way and landscaped areas, as determined by the COUNTY, the Improvements authorized by this Agreement and/or the above-described Right-of-Way Utilization Permit(s), will be removed or relocated, at the expense of the DEVELOPER. The COUNTY shall not be responsible for any damage to any Improvement or to any sign/pillar/structure placed in the right-of-way or median by the DEVELOPER, its contractor or its employees, whether at fault of the DEVELOPER or a third-party, under any circumstances.

**MAINTENANCE AGREEMENT BETWEEN LAKE COUNTY, FLORIDA AND SK HAMMOCK OAKS, LLC
FOR ROUNDABOUT IMPROVEMENTS**

E. Land Use Approvals. The Parties agree that entry of this Agreement does not grant, assure or indicate any land use, zoning, subdivision, variance, vested right, or development approvals to the DEVELOPER, its successors, assigns, or any other third party not a formal party hereto.

3. Term of Agreement and Termination. This Agreement shall become effective when signed by both Parties and on the date on which this Agreement is executed by the last party hereto. The date on which the Agreement signed by the last party shall be deemed the "Effective Date." If the DEVELOPER is unable to obtain all necessary approvals for the installation of Improvements from the COUNTY or any other governmental agency, the DEVELOPER shall not be liable for, and the COUNTY will not seek damages or specific performance of this Agreement. In the event the DEVELOPER fails to complete its obligations set forth in this Agreement, subject to any notice and cure provisions set forth in this Agreement, the COUNTY may send written notice to the DEVELOPER of the default. If the default is not remedied to the satisfaction of the COUNTY in accordance with any notice and cure provisions set forth in this Agreement, the COUNTY may terminate this Agreement. Either Party, with or without cause, may terminate this Agreement upon thirty (30) days written notice to the other Party. Upon default of this Agreement by DEVELOPER, the COUNTY reserves the right to remove landscaping and/or lighting it so chooses, and the COUNTY shall not be responsible for the replacement of said removed Improvements, subject, however, to any third-party agreements for lighting including, without limitation, any Lighting Service Agreement with Duke Energy.

4. Default. DEVELOPER shall be in default of this Agreement if DEVELOPER fails to complete all of the maintenance requirements identified in Paragraph 2(C) of this Agreement, and DEVELOPER fails to cure such failure within thirty (30) days after receipt of written notice from COUNTY to DEVELOPER; provided, however, if such failure cannot reasonably be cured by the DEVELOPER within such thirty (30) day period, the DEVELOPER shall be afforded a reasonable period of time to cure such failure provided the DEVELOPER diligently, efficiently, and continuously pursues such cure to completion.

In the event of default by DEVELOPER, COUNTY may, at its option, take the following steps:

A. COUNTY shall provide notice of default.

5. Compliance with Laws and Regulation. In performing pursuant to this Agreement, each party hereto shall abide by the respective statutes, ordinances, rules and regulations pertaining to, or regulating, the acts of such party.

6. Notice. Any notice required or allowed to be delivered hereunder shall be in writing and be deemed to be delivered when (i) hand-delivered to the official hereinafter designated, or (ii) three days after the date on which deposited in the United States mail, postage prepaid, certified mail return receipt requested, (iii) sent via US mail express, or (iv) one day after sent by nationally recognized overnight commercial courier (such as Federal Express), and addressed to a party at the address set forth below, or such other address as the party shall have specified by written notice to the other party delivered in accordance herewith.

COUNTY

County Manager
Lake County
P.O. Box 7800
Tavares, Florida 32778

DEVELOPER

SK Hammock Oaks, LLC
14025 Riveredge Drive, Suite 175
Tampa, Florida 33637

**MAINTENANCE AGREEMENT BETWEEN LAKE COUNTY, FLORIDA AND SK HAMMOCK OAKS, LLC
FOR ROUNDABOUT IMPROVEMENTS**

cc: Lake County Public Works
P.O. Box 7800
Tavares, Florida 32778

cc.: Shuffield, Lowman & Wilson, P.A.
1000 Legion Place, Suite 1700
Orlando, Florida 32801

7. **Counterparts.** This Agreement may be executed in any number of counterparts each of which when executed and delivered, shall be an original, but all counterparts shall together constitute one and the same instrument.

8. **Entire Agreement.** This Agreement constitutes the entire agreement of the Parties with respect to the subject matter hereof, and may not be modified or amended except by a written instrument equal in dignity herewith and executed by the Parties to be bound thereby.

9. **Non-Waiver.** No consent or waiver, expressed or implied, by either party, to or of any breach or default of the other party, with regard to the performance by said other party of its obligations under this Agreement shall be deemed or construed to constitute consent or waiver, to or of, any other breach or default in the performance of that party, of the same or of any other objection of performance incumbent upon that party. Failure on the part of either party to complain of any act or failure to act on the part of the other party in default, irrespective of how long the failure continues, shall not constitute a waiver by that party of its rights and any remedies that exist under this Agreement, at law, or in equity.

10. **Construction of Agreement.** This Agreement shall not be construed against either party on the basis of it being the drafter of this Agreement. The Parties agree that both herein played an equal part in negotiating the terms and conditions of this Agreement. Captions and Paragraph headings in this Agreement are provided for convenience only and shall not be deemed to explain, modify, amplify or aid in the interpretation, construction or meaning of this Agreement.

11. **Public Records.** Pursuant to Section 119.0701, Florida Statutes, the DEVELOPER shall comply with the Florida Public Records' laws, and shall:

- A. Keep and maintain public records required by the County to perform the service.
- B. Upon request from the COUNTY's custodian of public records, provide the COUNTY with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in this chapter or as otherwise provided by law.
- C. Ensure that public records that are exempt, or confidential and exempt, from public records disclosure requirements are not disclosed except as authorized by law for the duration of the contract term and following completion of the contract if the DEVELOPER does not transfer the records to the COUNTY.
- D. Upon completion of the contract, transfer, at no cost, to the COUNTY all public records in possession of the DEVELOPER or keep and maintain public records required by the COUNTY to perform the service. If the DEVELOPER transfers all public records to the COUNTY upon completion of the contract, the DEVELOPER shall destroy any duplicate public records that are exempt, or confidential and exempt, from public records disclosure requirements. If the DEVELOPER keeps and maintains public records upon completion of the contract, the DEVELOPER shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the COUNTY, upon request from the COUNTY's custodian of public records, in a format that is compatible with the information technology systems of the COUNTY.

**MAINTENANCE AGREEMENT BETWEEN LAKE COUNTY, FLORIDA AND SK HAMMOCK OAKS, LLC
FOR ROUNDABOUT IMPROVEMENTS**

E. Failure to comply with this subsection will be deemed a breach of contract and enforceable as set forth in Section 119.0701, Florida Statutes.

F. Unless otherwise provided, DEVELOPER shall maintain substantiating records as required by the State of Florida, General Records Schedule GS1-SL ("Schedule") for State and Local Government Agencies. If DEVELOPER receives notification of a dispute or the commencement of litigation regarding the Project within the time specified in the Schedule, the DEVELOPER shall continue to maintain all service records until final resolution of the dispute or litigation.

IF THE DEVELOPER HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE DEVELOPER'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT LAKE COUNTY PUBLIC WORKS, ATTN: JEFF EARHART, P.O. BOX 7800, 350 N. SINCLAIR AVE, TAVARES, LAKE COUNTY, FLORIDA, OR 352-253-6000 OR VIA EMAIL AT CR_ENGINEERING@LAKECOUNTYFL.GOV.

12. Records and Audits. The DEVELOPER shall maintain in its place of business all books, documents, papers and other evidence pertaining in any way to payments made pursuant to this Agreement. Such records shall be available at the DEVELOPER'S place of business at all reasonable times during the term of this Agreement.

13. Equal Opportunity Employment. The DEVELOPER agrees that it will not discriminate and will provide in all contracts that its contractors will not discriminate against any employee or applicant for employment under this Agreement because of race, color, religion, sex, age or national origin and will take affirmative steps to ensure that applicants are employed and employees are treated during employment without regard to race, color, religion, sex, age or national origin.

14. Severability. If any part of this Agreement is found invalid or unenforceable by any court, such invalidity or unenforceability shall not affect the other parts of this Agreement if the rights and obligations of the Parties contained therein are not materially prejudiced and if the intentions of the Parties can continue to be effectuated. To that end, this Agreement is declared severable.

15. Assignment. This Agreement and all of the rights, obligations and responsibilities hereunder, shall not be assignable without the prior written notice of such assignment to the other Party to this Agreement, provided however that, upon 10 days prior written notice to the County, the Developer may unilaterally assign its obligations hereunder to the Hammock Oaks Community Development District. It is understood and agreed by the Parties that upon such assignment, the assignor shall be fully released from any and all obligations and responsibilities arising under or attributable to the Agreement. In the event of the dissolution of the DEVELOPER, the DEVELOPER shall immediately notify the COUNTY. Upon assignment to a community development district ("CDD"), nothing in the Agreement shall be deemed as a waiver of immunity or limits of liability of the CDD beyond any statutorily limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in Section 768.28, Florida Statutes, or other law, and nothing in the Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

**MAINTENANCE AGREEMENT BETWEEN LAKE COUNTY, FLORIDA AND SK HAMMOCK OAKS, LLC
FOR ROUNDABOUT IMPROVEMENTS**

16. Indemnity. The DEVELOPER shall protect, defend, indemnify, and hold harmless, the COUNTY, its officers, commissioners, council members, employees and agents from and against any and all losses, penalties, damages, settlements, costs, charges, professional fees, including a reasonable attorney's fee or other expenses or liabilities, of every kind and character resulting from any error, omission, or negligent act of the DEVELOPER itself, its agents, employees, successors, or representatives in the performance of its obligations under this Agreement. Nothing in this Agreement shall be deemed as a waiver of immunity or limits of liability of the COUNTY beyond any statutorily limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in Section 768.28, Florida Statutes, or other law, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

17. Governing Law. This Agreement shall be governed by and construed in accordance with laws of the State of Florida and venue shall be in Lake County, Florida.

IN WITNESS WHEREOF, the Parties have made and executed this Agreement on the respective dates under each signature: COUNTY through its Board of County Commissioners, signing by and through its Chairman, and DEVELOPER, signing by and through its authorized representative.

DEVELOPER

ATTEST:

SK HAMMOCK OAKS LLC

Printed Name:_____

Printed Name:_____

By:_____

Printed Name:_____

Title:_____

This ____ day of _____, 20__.

**MAINTENANCE AGREEMENT BETWEEN LAKE COUNTY, FLORIDA AND SK HAMMOCK OAKS, LLC
FOR ROUNDABOUT IMPROVEMENTS**

COUNTY

LAKE COUNTY, FLORIDA through its
BOARD OF COUNTY COMMISSIONERS

ATTEST:

Gary J. Cooney, Clerk
Board of County Commissioners
of Lake County, Florida

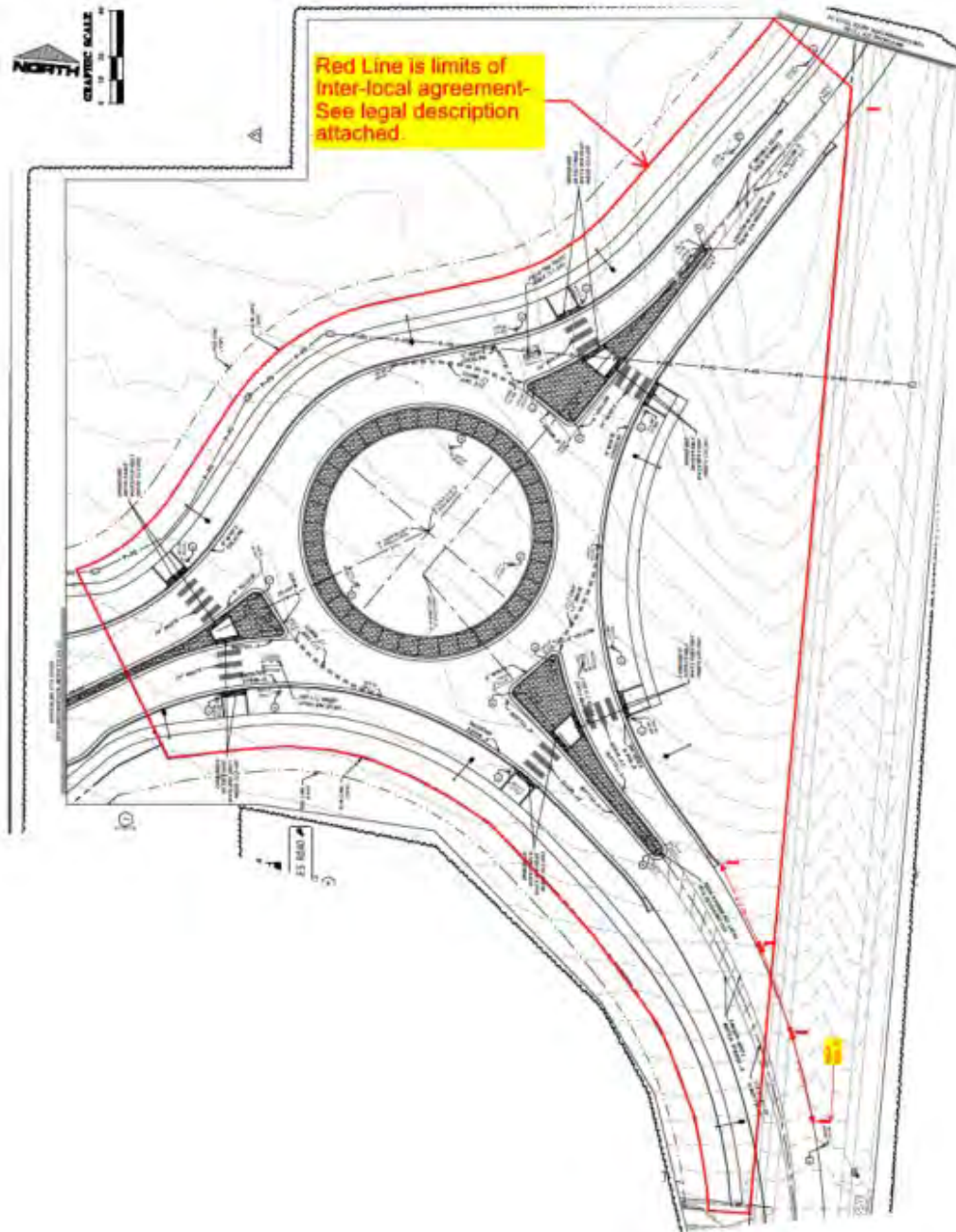
Leslie Campione, Chairman

This ____ day of _____, 2025.

Approved as to form and legality:

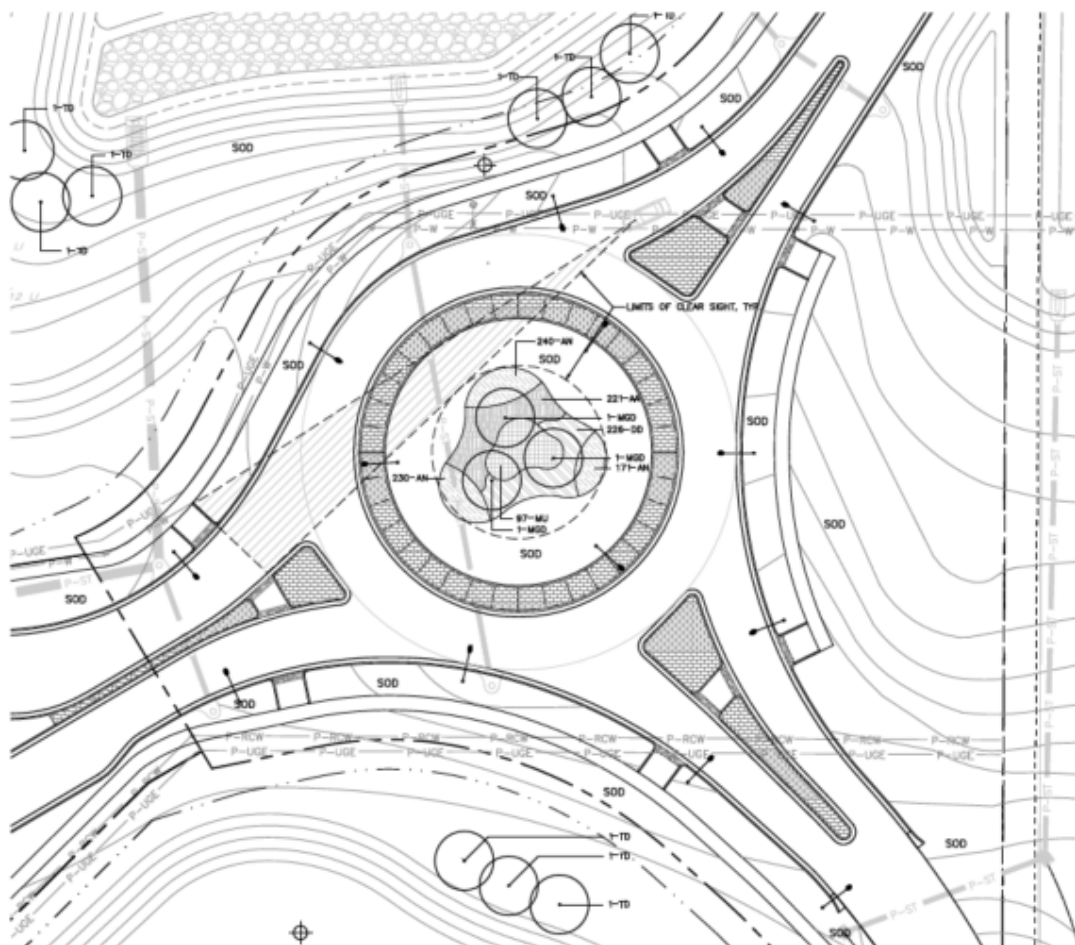
Melanie Marsh, County Attorney

EXHIBIT A-1
ILLUSTRATIONS FOR THE PROJECT

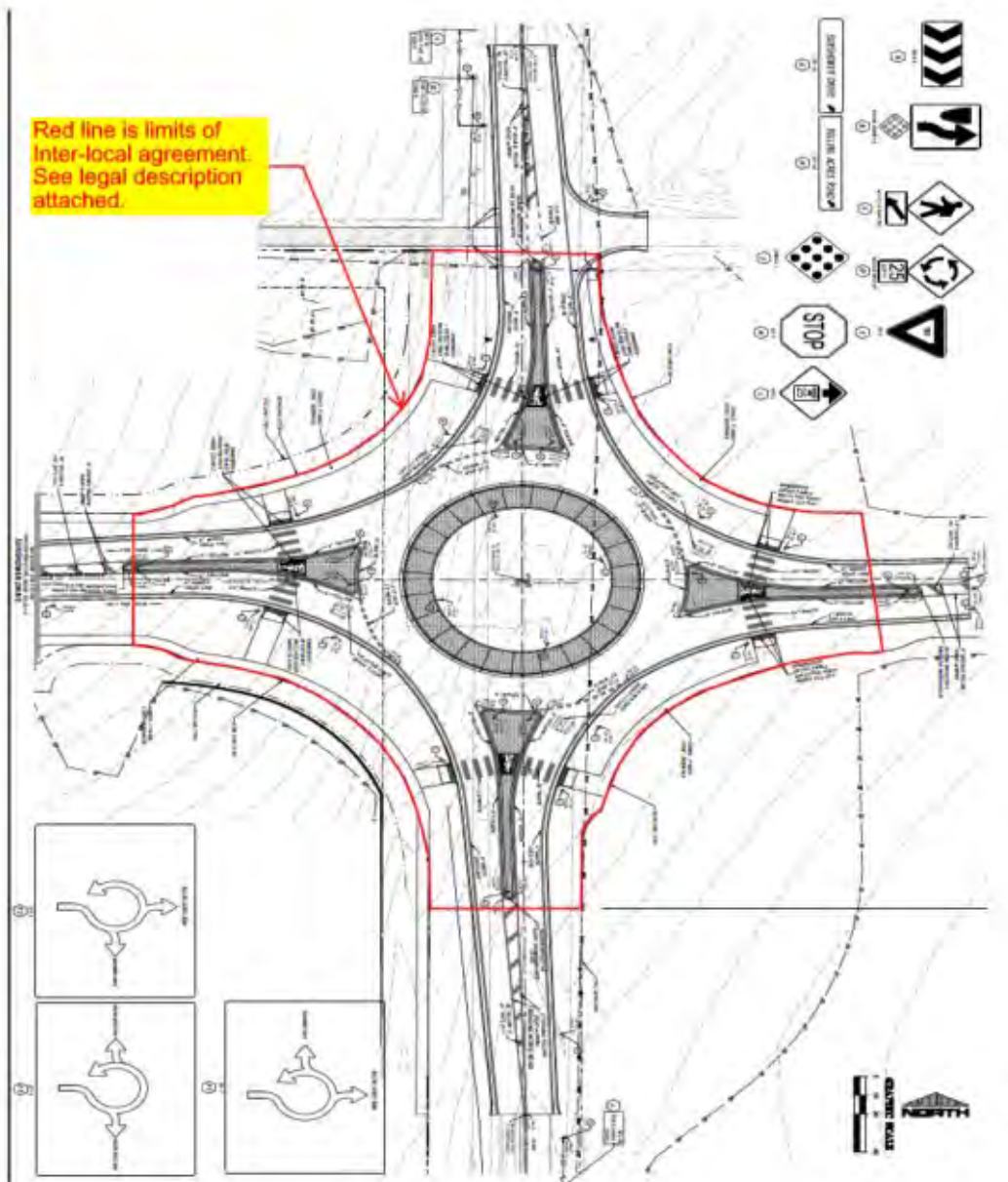


9

https://rizzetta.sharepoint.com/sites/cdd/Shared Documents/Hammock Oaks/BOS/Agendas/_Current Working Folder/Interlocal Agreement re Offsite Roundabout - Hammock Oaks CDD.docx

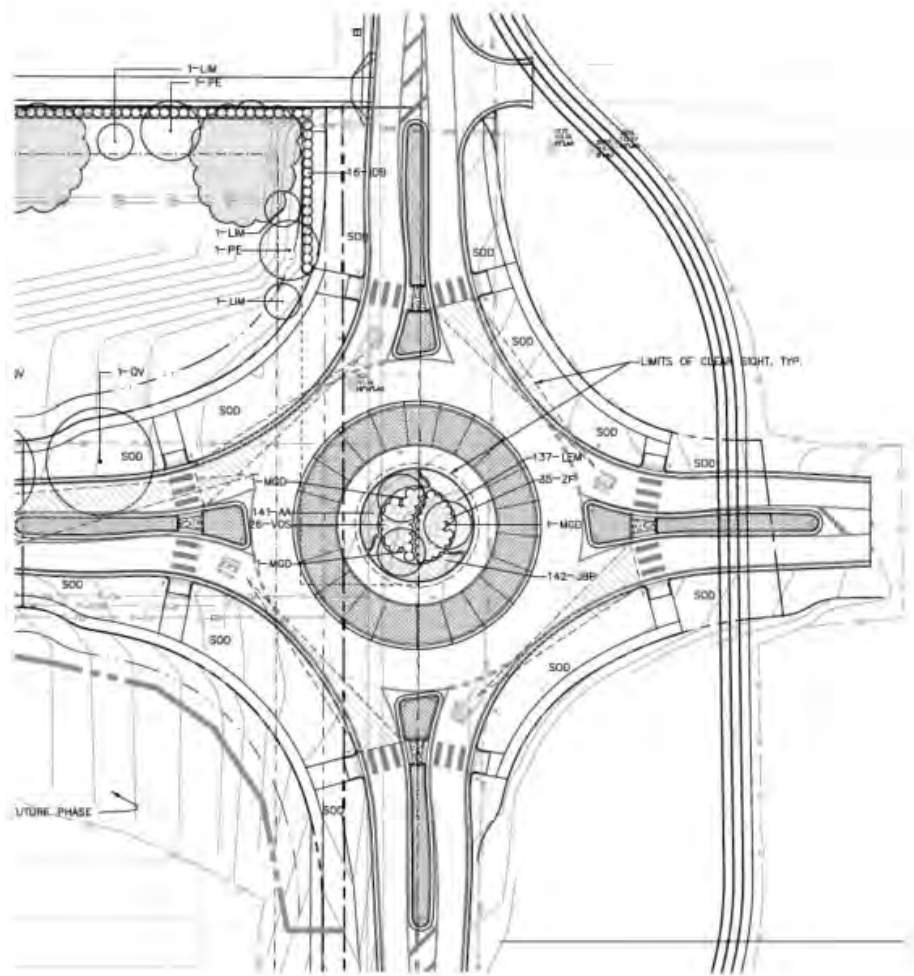


**MAINTENANCE AGREEMENT BETWEEN LAKE COUNTY, FLORIDA AND SK HAMMOCK OAKS, LLC
FOR ROUNDABOUT IMPROVEMENTS**



11

https://rizzetta.sharepoint.com/sites/cdd/Shared Documents/Hammock Oaks/BOS/Agendas/_Current Working Folder/Interlocal Agreement re Offsite Roundabout - Hammock Oaks CDD.docx



**MAINTENANCE AGREEMENT BETWEEN LAKE COUNTY, FLORIDA AND SK HAMMOCK OAKS, LLC
FOR ROUNDABOUT IMPROVEMENTS**

**EXHIBIT A-2
LEGAL DESCRIPTION OF MAINTENANCE AREA**

DATE: February 6, 2025

DESCRIPTION FOR: Sunshower Lane / Rolling Acres Road Roundabout

A PARCEL OF LAND SITUATED IN SECTION 29 AND SECTION 30, COUNTYSHIP 18 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 29, SAID POINT ALSO BEING THE NORTHEAST CORNER OF SAID SECTION 30, THENCE SOUTH 89°40'04" EAST, ALONG THE NORTH LINE OF SAID SECTION 29, A DISTANCE OF 30.00 FEET TO THE EAST RIGHT OF WAY LINE OF ROLLING ACRES ROAD (HAVING A RIGHT OF WAY WIDTH THAT VARIES); THENCE DEPARTING THE NORTH LINE OF SAID SECTION 29, SOUTH 0°13'22" WEST, ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 12.88 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 25.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 12°51'01" EAST, 6.77 FEET; THENCE DEPARTING SAID EAST RIGHT OF WAY LINE, SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 15°33'53", AN ARC LENGTH OF 6.79 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 280.50 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 6°46'01" EAST, 16.63 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 3°23'54", AN ARC LENGTH OF 16.64 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 180.50 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 16°23'14" EAST, 49.75 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 15°50'30", AN ARC LENGTH OF 49.91 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 80.50 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 28°29'56" EAST, 11.77 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 8°22'54", AN ARC LENGTH OF 11.78 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 180.50 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 35°23'22" EAST, 17.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 5°23'57", AN ARC LENGTH OF 17.01 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 80.50 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 61°09'07" EAST, 63.07 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 46°07'33", AN ARC LENGTH OF 64.81 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 180.50 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 87°16'09" EAST, 19.24 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 6°06'31", AN ARC LENGTH OF 19.24 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 380.50 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 89°17'51" EAST, 5.03 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 0°45'29", AN ARC LENGTH OF 5.03 FEET TO THE END OF SAID CURVE; THENCE SOUTH 7°12'33" EAST, A DISTANCE OF 74.13 FEET; THENCE SOUTH 84°28'37" WEST, A DISTANCE OF 9.91 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 160.50 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 71°32'54" WEST, 75.59 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 27°14'30", AN ARC LENGTH OF 76.31 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 80.50 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 34°42'33" WEST, 63.47 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 46°26'12", AN ARC LENGTH OF 65.24 FEET; TO THE BEGINNING OF A REVERSE

**MAINTENANCE AGREEMENT BETWEEN LAKE COUNTY, FLORIDA AND SK HAMMOCK OAKS, LLC
FOR ROUNDABOUT IMPROVEMENTS**

CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 25.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 25°24'37" WEST, 12.03 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 27°50'18", AN ARC LENGTH OF 12.15 FEET TO THE END OF SAID CURVE, SAID POINT LYING ON AFOREMENTIONED EAST RIGHT OF WAY LINE; THENCE SOUTH 0°13'22" WEST, ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 32.11 FEET; THENCE DEPARTING SAID EAST RIGHT OF WAY LINE, NORTH 89°46'38" WEST, A DISTANCE OF 69.99 FEET TO THE WEST RIGHT OF WAY LINE OF SAID ROLLING ACRES ROAD, SAID POINT BEING THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 160.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 9°50'48" WEST, 44.18 FEET; THENCE DEPARTING SAID WEST RIGHT OF WAY LINE, NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 15°52'13", AN ARC LENGTH OF 44.32 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 100.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 46°04'41" WEST, 94.81 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 56°35'32", AN ARC LENGTH OF 98.77 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 172.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 77°57'00" WEST, 21.46 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 7°09'06", AN ARC LENGTH OF 21.47 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 25.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 69°15'11" WEST, 10.63 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 24°32'43", AN ARC LENGTH OF 10.71 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 35.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 73°24'12" WEST, 19.79 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 32°50'44", AN ARC LENGTH OF 20.06 FEET TO THE END OF SAID CURVE; THENCE NORTH 0°09'31" EAST, A DISTANCE OF 70.00 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 35.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 73°44'18" EAST, 19.81 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 32°52'17", AN ARC LENGTH OF 20.08 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 25.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 69°35'38" EAST, 10.64 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 24°34'58", AN ARC LENGTH OF 10.73 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 172.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 72°59'40" EAST, 53.17 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 17°46'54", AN ARC LENGTH OF 53.38 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 82.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 34°44'59" EAST, 80.39 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 58°42'28", AN ARC LENGTH OF 84.02 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 272.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 3°41'58" EAST, 16.10 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 3°23'33", AN ARC LENGTH OF 16.10 FEET TO THE END OF SAID CURVE SAID POINT LYING ON THE WEST RIGHT OF WAY LINE OF SAID ROLLING ACRES ROAD; THENCE NORTH 0°13'24" EAST, ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 32.69 FEET TO THE NORTH LINE OF SAID SECTION 30; THENCE DEPARTING SAID WEST RIGHT OF WAY LINE, SOUTH 89°49'34" EAST, ALONG THE NORTH LINE OF SAID SECTION 30, A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE-DESCRIBED LANDS CONTAINS: 1.213 ACRES, MORE OR LESS.

**MAINTENANCE AGREEMENT BETWEEN LAKE COUNTY, FLORIDA AND SK HAMMOCK OAKS, LLC
FOR ROUNDABOUT IMPROVEMENTS**

**ALL AS SHOWN ON THE MAP
ATTACHED HERewith AND MADE
A PART HEREOF**

**MAINTENANCE AGREEMENT BETWEEN LAKE COUNTY, FLORIDA AND SK HAMMOCK OAKS, LLC
FOR ROUNDABOUT IMPROVEMENTS**

DATE: February 6, 2025

DESCRIPTION FOR: Club Cresswind Drive / Rolling Acres Road Roundabout

A PARCEL OF LAND SITUATED IN SECTION 19, COUNTYSHIP 18 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF COMMON AREA / DRAINAGE EASEMENT "T", HAMMOCK OAKS PHASE 1A, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 83, PAGES 1 THROUGH 8 OF THE PUBLIC RECORDS OF SAID COUNTY, SAID POINT LYING ON THE SOUTHERLY RIGHT OF WAY LINE OF CLUB CRESSWIND DRIVE (HAVING A RIGHT OF WAY WIDTH THAT VARIES, AS SHOWN ON THE PLAT OF SAID HAMMOCK OAKS PHASE 1A), SAID POINT ALSO BEING THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 187.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 25°40'15" WEST, 116.73 FEET; THENCE ALONG SAID SOUTHERLY RIGHT OF WAY LINE THROUGH THE FOLLOWING SEVEN (7) COURSES: 1) NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 36°22'21", AN ARC LENGTH OF 118.71 FEET TO THE END OF SAID CURVE; 2) THENCE NORTH 43°51'25" WEST, A DISTANCE OF 20.84 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 202.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 45°56'25" WEST, 14.69 FEET; 3) THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 4°10'00", AN ARC LENGTH OF 14.69 FEET TO THE END OF SAID CURVE; 4) THENCE NORTH 48°01'26" WEST, A DISTANCE OF 24.57 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 152.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 63°20'54" WEST, 80.34 FEET; 5) THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 30°38'57", AN ARC LENGTH OF 81.31 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 122.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 89°50'40" WEST, 48.57 FEET; 6) THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 22°57'54", AN ARC LENGTH OF 48.90 FEET TO THE END OF SAID CURVE; 7) THENCE SOUTH 78°21'43" WEST, A DISTANCE OF 36.38 FEET TO THE TRANSITION LINE OF PUBLIC TO CRESSWIND HOMEOWNER'S ASSOCIATION PRIVATE RIGHT OF WAY AS SHOWN ON THE PLAT OF SAID HAMMOCK OAKS PHASE 1A; THENCE NORTH 30°37'23" WEST, ALONG SAID TRANSITION LINE, A DISTANCE OF 91.28 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF SAID CLUB CRESSWIND DRIVE, SAID POINT BEING THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 72.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 54°30'38" EAST, 32.41 FEET; THENCE ALONG SAID NORTHERLY RIGHT OF WAY LINE THROUGH THE FOLLOWING EIGHT (8) COURSES: 1) NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 26°00'47", AN ARC LENGTH OF 32.69 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 111.98 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 34°42'50" EAST, 26.48 FEET; 2) THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 13°34'48", AN ARC LENGTH OF 26.54 FEET TO THE END OF SAID CURVE; 3) THENCE NORTH 27°55'26" EAST, A DISTANCE OF 40.88 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 102.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 50°37'11" EAST, 78.71 FEET; 4) THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 45°23'29", AN ARC LENGTH OF 80.81 FEET TO THE END OF SAID CURVE; 5) THENCE NORTH 73°18'55" EAST, A DISTANCE OF 48.69 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 97.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 54°45'56" EAST, 61.72 FEET; 6) THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 37°05'59", AN ARC LENGTH OF 62.81 FEET TO THE END OF SAID CURVE; 7) THENCE NORTH 36°12'57" EAST, A DISTANCE OF 92.85 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 135.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 33°45'03" EAST, 11.61 FEET; 8) THENCE

**MAINTENANCE AGREEMENT BETWEEN LAKE COUNTY, FLORIDA AND SK HAMMOCK OAKS, LLC
FOR ROUNDABOUT IMPROVEMENTS**

NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 4°55'48", AN ARC LENGTH OF 11.62 FEET TO THE END OF SAID CURVE; THENCE DEPARTING SAID NORTHERLY RIGHT OF WAY LINE, SOUTH 58°42'51" EAST, A DISTANCE OF 43.65 FEET TO THE WESTERLY RIGHT OF WAY LINE OF ROLLING ACERS ROAD (HAVING A RIGHT OF WAY WIDTH THAT VARIES); THENCE SOUTH 0°18'07" WEST, ALONG SAID WESTERLY RIGHT OF WAY, A DISTANCE OF 492.16 FEET TO THE SOUTHERLY BOUNDARY LINE OF SAID HAMMOCK OAKS PHASE 1A; THENCE NORTH 89°54'16" WEST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 18.18 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIBED LANDS CONTAINS: 1.805 ACRES, MORE OR LESS.

**ALL AS SHOWN ON THE MAP
ATTACHED HERewith AND MADE
A PART HEREOF**

Tab 11

Hammock Oaks

LANDSCAPE INSPECTION REPORT



July 29, 2025

Rizzetta & Company

Matthew Mironchik – Landscape Specialist



Rizzetta & Company
Professionals in Community Management

Hammock Oaks Blvd.

General Updates, Recent & Upcoming Maintenance Events

- United Land Services to remove tall weeds by hand and treat bed spaces. The weeds are getting out of hand.

The following are action items for United Land Services (ULS) to complete. **Red items** indicates deficient from previous report. **Bold Red items** indicates deficient for more than a month. **Green text** indicates a proposal has been requested. **Blue** indicates irrigation. **Bold Black Underlined** are for Board information or decisions.

1. Throughout the district we have multiple areas where the sock pipes have been built up with sediment which was allowing weeds to grow. Weed pressure has been mitigated, but these are still full. Does the district have someone that cleans these out?(pic 1)
5. Water sprouts and sucker growth present on Crape Myrtles throughout property. This time of year, it is especially important to keep them trimmed back.



2. Entrance monument bed has weed pressure in lower bed, as well as upper tier bed in front of the sign. This is the first thing people see and should be detailed more frequently.(pic 2>)
3. At the North entrance, Northbound side bed, the back side of bed is losing definition. Please be sure to soft edge every other mow to ensure the bed maintains its shape.(pic 3>)
4. Weeds in center bed of roundabout are still present, but much better than previous inspections. Keep this as a priority detail.



Hammock Oaks Blvd./Copacabana Rd.

7. Community Directions sign has fallen and needs to be repaired.(pic.7>)
8. Westbound on Copacabana Rd., along the right shoulder, there is a hole where a tree once was. This should be filled.(pic.8)
9. Along this same stretch of shoulder, I observed multiple bubblers mowed over and cut. These should be replaced or capped at the very least.(pic.9)



10. Eastbound on Copacabana, just before the round about on the right hand side shoulder, there are three (3) dead/dying Oaks. These need to be replaced.(pic.10)



11. Along that same stretch of shoulder, as you get to the round about there is a hole where a tree once was. We should replace that at the same time as item 10.
12. Throughout the property, especially around turns, there are large accumulations of sand and debris in the storm gutters. These should be monitored and cleaned as needed to prevent the sand and debris from clogging the storm drains and pipes.



Tahiti Rd./Port Blue Way

12. On Tahiti Rd, heading east along the left side bed adjacent to the retention pond, there are a lot of grass clippings in the bed. Let's make sure we have our shoots closed or at the very least blow clippings away from beds.(pic.12>)
13. In the same bed, heading east along the fence line, there are some Hollies that have died or are looking weak, either remove completely or replace.
14. On the backside of the retaining wall, in the retention pond buffer bed, weeds have completely taken over and are more prevalent than the actual bed plants. These need to be sprayed and then eventually hand pulled.
15. At the intersection of Tahiti Rd. and Port Blue Way, heading East of the left-hand side before the first residence, there is an area that butts up to the rear yard of the residence where the grass is 18"-24" tall(it is behind unit 1219). Is this to be maintained?(pic.15>)
16. In the previous inspection, it was reported that the weeds were growing in the sediment being backed up by the silt socks in the storm drains. Although weeds are not present, these need to be maintained to ensure water goes where it needs to and that the drains do not get clogged.(pic.16)
17. In the bed at the corner of Port Blue Way and Hammock Oaks Blvd, on the right side, the Crape Myrtles are yellow. It appears to be drought stress. The trees have drip irrigation instead of bubblers. Is this to specifications? (pic.17>)
- 18. Along the sidewalk in that same bed, there appears to be an irrigation leak. Please check this ASAP.(pic.18>)**



Hammock Oaks Blvd./Turtle Island Rd.

19. In that same bed, the weeds look like they might have been sprayed, but we now must hand pull them to clean that bed up.
20. The shoulder bed on the Northbound side of Hammock Oaks Blvd across from the intersection of Port Blue Way is filled with weeds. Please get this on the detail schedule ASAP. The main drag of the community should be a detail priority.
21. The Fakahatchee grasses near the utilities at the intersection of Port Blue Way and Hammock Oaks Blvd are turning brown. Please check IPM program to see if these need to be sprayed.(pic.21)



22. On Hammock Oaks Blvd, Southbound on the right-hand side bed adjacent to the retention pond there is a broken drip line. Please fix ASAP.(pic.22)



23. The Viburnum Hedge bed around the parking lot of the welcome center needs to have a defined edge. The weeds and grass are encroaching and soon there will be no bed. Please be sure we are soft edging this every other mow.(pic.24)



Turtle Island Rd./Hammock Oaks Blvd.

24. On the North side of the welcome center between the retaining wall and building, there is a weak/dying(may have been planted too deep)Magnolia that should be removed/replaced.(pic.24>)



25. Around the pump station on Turtle Island Rd, some of the Viburnum had died(they look like they might have been planted too deep). We should be replacing these before the hedge becomes more established.(pic.25)



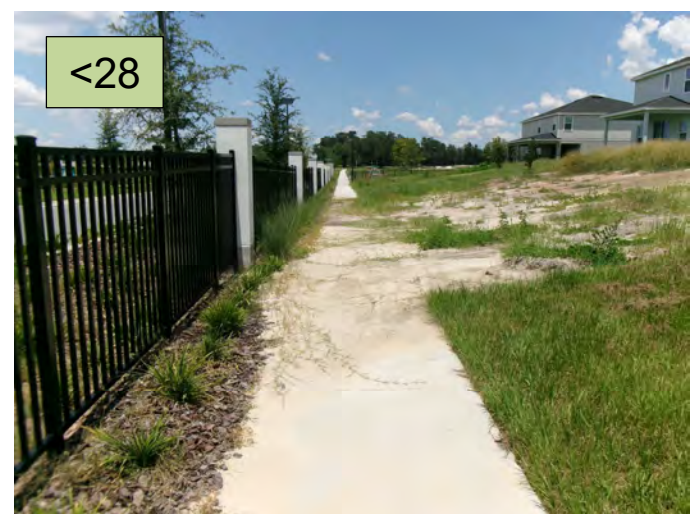
29. It appears that the resident at 294 Prickly Pear blows his grass clippings down the hill and into the bed on the other side of the sidewalk. This needs to be addressed.(pic.29)



26. The Viburnum height is good, I would let it grow to the height of the chain link fence. However, they should be tightened up now before they get much wider.

27. The beds surrounding the pump station are full of weeds and need to be sprayed and hand pulled.

28. On the sidewalk going Northbound on Hammock Oaks Blvd, on the residential side, there is an empty lot that has a lot of erosion. This is causing the sand to accumulate over the sidewalk which inhibits the actual walking path.(pic.28>)



Hammock Oaks Blvd.

30. Southbound on Hammock Oaks Blvd, just before the curve, there is a Loropetalum hedge. This bed was in the previous report and looks the same. We need to reclaim the bed edge.(pic.32)



31. The retaining wall across from Turtle Island Rd has a lot of tall weeds visible from the road on the residential side. This may have to be sprayed if it cannot be line trimmed.(pic.31)



Tab 12



Rizzetta & Company

UPCOMING DATES TO REMEMBER

- **Next Regular Meeting:** September 8, 2025 @ 11:30 AM

District Manager's Report

August 11

2025

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<u>FINANCIAL SUMMARY</u>	<u>6/30/2025</u>
General Fund Cash & Investment Balance:	\$54,128
Reserve Fund Cash & Investment Balance:	\$0
Debt Service Fund Investment Balance:	<u>\$3,529,448</u>
Total Cash and Investment Balances:	\$3,583,576
General Fund Expense Variance: \$43,441	Over Budget

Tab 13



Quarterly Compliance Audit Report

Hammock Oaks

Date: July 2025 - 2nd Quarter

Prepared for: Matthew Huber

Developer: Rizzetta

Insurance agency:



Preparer:

Susan Morgan - *SchoolStatus Compliance*

ADA Website Accessibility and Florida F.S. 189.069 Requirements

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Compliance Audit Overview

The Community Website Compliance Audit (CWCA) consists of a thorough assessment of Florida Community Development District (CDD) websites to assure that specified district information is available and fully accessible. Florida Statute Chapter 189.069 states that effective October, 2015, every CDD in the state is required to maintain a fully compliant website for reporting certain information and documents for public access.

The CWCA is a reporting system comprised of quarterly audits and an annual summary audit to meet full disclosure as required by Florida law. These audits are designed to assure that CDDs satisfy all compliance requirements stipulated in Chapter 189.069.

Compliance Criteria

The CWCA focuses on the two primary areas – website accessibility as defined by U.S. federal laws, and the 16-point criteria enumerated in [Florida Statute Chapter 189.069](#).



ADA Website Accessibility

Several federal statutes (American Disabilities Act, Sec. 504 and 508 of the Rehabilitation Act of 1973) require public institutions to ensure they are not discriminating against individuals on the basis of a person's disability. Community websites are required to conform to web content accessibility guidelines – [WCAG 2.1](#), which is the international standard established to keep websites barrier-free and the recognized standard for ADA-compliance.



Florida Statute Compliance

Pursuant to F.S. [189.069](#), every CDD is required to maintain a dedicated website to serve as an official reporting mechanism covering, at minimum, 16 criteria. The information required to report and have fully accessible spans: establishment charter or ordinance, fiscal year audit, budget, meeting agendas and minutes and more. For a complete list of statute requirements, see page 3.

Audit Process

The Community Website Compliance Audit covers all CDD web pages and linked PDFs.* Following the [WCAG 2.1](#) levels A, AA, and AAA for web content accessibility, a comprehensive scan encompassing 312 tests is conducted for every page. In addition, a human inspection is conducted to assure factors such as navigation and color contrasts meet web accessibility standards. See page 4 for complete accessibility grading criteria.

In addition to full ADA-compliance, the audit includes a 16-point checklist directly corresponding with the criteria set forth in Florida Statute Chapter 189.069. See page 5 for the complete compliance criteria checklist.

* **NOTE:** Because many CDD websites have links to PDFs that contain information required by law (meeting agendas, minutes, budgets, miscellaneous and ad hoc documents, etc.), audits include an examination of all associated PDFs. **PDF remediation** and ongoing auditing is critical to maintaining compliance.



ADA Website Accessibility

Result: **PASSED**

Accessibility Grading Criteria

Passed	Description
Passed	Website errors* 0 WCAG 2.1 errors appear on website pages causing issues**
Passed	Keyboard navigation The ability to navigate website without using a mouse
Passed	Website accessibility policy A published policy and a vehicle to submit issues and resolve issues
Passed	Color contrast Colors provide enough contrast between elements
Passed	Video captioning Closed-captioning and detailed descriptions
Passed	PDF accessibility Formatting PDFs including embedded images and non-text elements
Passed	Site map Alternate methods of navigating the website

*Errors represent less than 5% of the page count are considered passing

**Error reporting details are available in your Campus Suite Website Accessibility dashboard



Florida F.S. 189.069 Requirements

Result: **PASSED**

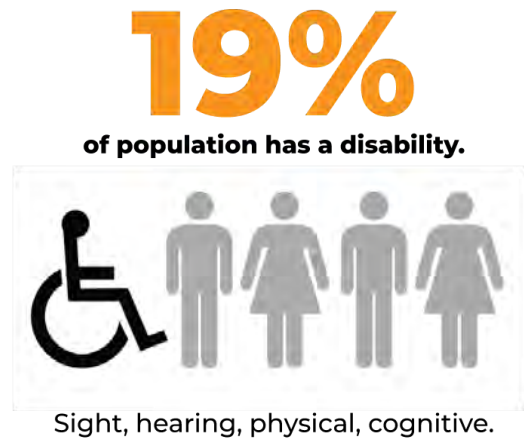
Compliance Criteria

Passed	Description
Passed	Full Name and primary contact specified
Passed	Public Purpose
Passed	Governing body Information
Passed	Fiscal Year
Passed	Full Charter (Ordinance and Establishment) Information
Passed	CDD Complete Contact Information
Passed	District Boundary map
Passed	Listing of taxes, fees, assessments imposed by CDD
Passed	Link to Florida Commission on Ethics
Passed	District Budgets (Last two years)
Passed	Complete Financial Audit Report
Passed	Listing of Board Meetings
Passed	Public Facilities Report, if applicable
Passed	Link to Financial Services
Passed	Meeting Agendas for the past year, and 1 week prior to next

Accessibility overview

Everyone deserves equal access.

With nearly 1-in-5 Americans having some sort of disability – visual, hearing, motor, cognitive – there are literally millions of reasons why websites should be fully accessible and compliant with all state and federal laws. Web accessibility not only keeps board members on the right side of the law, but enables the entire community to access all your web content. The very principles that drive accessible website design are also good for those without disabilities.



The legal and right thing to do

Several federal statutes (American Disabilities Act, Sec. 504 and 508 of the Rehabilitation Act of 1973) require public institutions to ensure they are not discriminating against individuals on the basis of a person's disability. Community websites are required to conform to web content accessibility guidelines, WCAG 2.1, the international standard established to keep websites barrier-free. Plain and simple, any content on your website must be accessible to everyone.



ADA Compliance Categories

Most of the problems that occur on a website fall in one or several of the following categories.



Contrast and colors

Some people have vision disabilities that hinder picking up contrasts, and some are color blind, so there needs to be a distinguishable contrast between text and background colors. This goes for buttons, links, text on images – everything. Consideration to contrast and color choice is also important for extreme lighting conditions.

Contract checker: <http://webaim.org/resources/contrastchecker>



Using semantics to format your HTML pages

When web page codes are clearly described in easy-to-understand terms, it enables broader sharing across all browsers and apps. This ‘friendlier’ language not only helps all the users, but developers who are striving to make content more universal on more devices.



Text alternatives for non-text content

Written replacements for images, audio and video should provide all the same descriptors that the non-text content conveys. Besides helping with searching, clear, concise word choice can make vivid non-text content for the disabled.

Helpful article: <http://webaim.org/techniques/alttext>



Ability to navigate with the keyboard

Not everyone can use a mouse. Blind people with many with motor disabilities have to use a keyboard to make their way around a website. Users need to be able to interact fully with your website by navigating using the tab, arrows and return keys only. A “skip navigation” option is also required. Consider using [WAI-ARIA](#) for improved accessibility, and properly highlight the links as you use the tab key to make sections.

Helpful article: www.nngroup.com/articles/keyboard-accessibility

Helpful article: <http://webaim.org/techniques/skipnav>



Easy to navigate and find information

Finding relevant content via search and easy navigation is a universal need. Alt text, heading structure, page titles, descriptive link text (no ‘click here’ please) are just some ways to help everyone find what they’re searching for. You must also provide multiple ways to navigate such as a search and a site map.

Helpful article: <http://webaim.org/techniques/sitetools/>



Properly formatting tables

Tables are hard for screen readers to decipher. Users need to be able to navigate through a table one cell at a time. In addition to the table itself needing a caption, row and column headers need to be labeled and data correctly associated with the right header.

Helpful article: <http://webaim.org/techniques/tables/data>



Making PDFs accessible

PDF files must be tagged properly to be accessible, and unfortunately many are not. Images and other non-text elements within that PDF also need to be ADA-compliant. Creating anew is one thing; converting old PDFs – called PDF remediation – takes time.

Helpful articles: <http://webaim.org/techniques/acrobat/acrobat>



Making videos accessible

Simply adding a transcript isn't enough. Videos require closed captioning and detailed descriptions (e.g., who's on-screen, where they are, what they're doing, even facial expressions) to be fully accessible and ADA compliant.

Helpful article: <http://webaim.org/techniques/captions>



Making forms accessible

Forms are common tools for gathering info and interacting. From logging in to registration, they can be challenging if not designed to be web-accessible. How it's laid out, use of labels, size of clickable areas and other aspects need to be considered.

Helpful article: <http://webaim.org/techniques/forms>



Alternate versions

Attempts to be fully accessible sometimes fall short, and in those cases, alternate versions of key pages must be created. That is, it is sometimes not feasible (legally, technically) to modify some content. These are the 'exceptions', but still must be accommodated.



Feedback for users

To be fully interactive, your site needs to be able to provide an easy way for users to submit feedback on any website issues. Clarity is key for both any confirmation or error feedback that occurs while engaging the page.



Other related requirements

No flashing

Blinking and flashing are not only bothersome, but can be disorienting and even dangerous for many users. Seizures can even be triggered by flashing, so avoid using any flashing or flickering content.

Timers

Timed connections can create difficulties for the disabled. They may not even know a timer is in effect, it may create stress. In some cases (e.g., purchasing items), a timer is required, but for most school content, avoid using them.

Fly-out menus

Menus that fly out or down when an item is clicked are helpful to dig deeper into the site's content, but they need to be available via keyboard navigation, and not immediately snap back when those using a mouse move from the clickable area.

No pop-ups

Pop-up windows present a range of obstacles for many disabled users, so it's best to avoid using them altogether. If you must, be sure to alert the user that a pop-up is about to be launched.

Web Accessibility Glossary

Assistive technology	Hardware and software for disabled people that enable them to perform tasks they otherwise would not be able to perform (e.g., a screen reader)
WCAG 2.0	Evolving web design guidelines established by the W3C that specify how to accommodate web access for the disabled
504	Section of the Rehabilitation Act of 1973 that protects civil liberties and guarantees certain rights of disabled people
508	An amendment to the Rehabilitation Act that eliminates barriers in information technology for the disabled
ADA	American with Disabilities Act (1990)
Screen reader	Software technology that transforms the on-screen text into an audible voice. Includes tools for navigating/accessing web pages.
Website accessibility	Making your website fully accessible for people of all abilities
W3C	World Wide Web Consortium – the international body that develops standards for using the web