

Sunbridge Stewardship District

YEAR 2026 ENGINEER'S INSPECTION REPORT

Prepared For

Sunbridge Stewardship District

Date

June 25, 2026

TABLE OF CONTENTS

NARRATIVE AND PHOTOGRAPHS

Section 1	<i>Location & General Description</i>
Section 2	<i>District's Operation and Maintenance Budget</i>
Section 3	<i>Infrastructure Condition</i>
Section 4	<i>District Engineers Letter Report</i>

APPENDICES

Exhibit 1	<i>Location Map</i>
Exhibit 2	<i>Vicinity Map</i>
Exhibit 3	<i>Sunbridge Stewardship District 2027 Proposed O&M Budget</i>
Exhibit 4	<i>Boundary Survey and Legal Description</i>
Exhibit 6a	<i>Master Roadway Infrastructure Map</i>
Exhibit 6b	<i>Phase 1 Roadway Infrastructure Map</i>
Exhibit A	<i>Infrastructure Deficiency Map</i>
Exhibit B	<i>Photographic Inventory & Repair Recommendations</i>

Sunbridge Stewardship District
2026 Engineer's Inspection Report
June 25, 2026

1. Location and General Description

Sunbridge Stewardship District (the "District") is located in Osceola County and Orange County, Florida, Sections 25 and 36, Township 23 South, Range 31 East, Sections 30-33 Township 23 South, Range 32 East, Sections 1, 12-13 and 24, Township 24 South, Range 31 East, Sections 5-8, 18-19, 29-32 Township 24 South, Range 32 East, Sections 1-2, 11-14, 23-24, Township 25 South, Range 31 East, as well as Sections 5-8, 17-20, Township 25 South, Range 32 East. Please refer to the Location Map, Exhibit 1, the Vicinity Map, Exhibit 2, and the District Boundary Survey and Legal Description, Exhibit 4.

Please note that in 2016 the District Boundary was expanded to include the areas within Orange County. As of the date of this report, no infrastructure within Orange County has been conveyed or is under the ownership and maintenance responsibility of the District.

The Development is for the Osceola County's Sunbridge PD. The comprehensive plan element provides the framework for development planned in the Sunbridge Buildout Scenario consisting of residential units, commercial/office/industrial use, institutional/civic use, and hotel rooms. Based on the Development constructed to date, the District is responsible for the maintenance of stormwater management associated with the Watershed (aka Pond BD), and all landscaping elements, including trees, within the public Right-of-Way within the District.

The following phases have been constructed and conveyed to the District for Maintenance as of June 2026.

Construction Plans Phase	Construction Certified Complete
Cyrils Drive Phase 1	July 2020
Cyrils Drive Phase 2	April 2025
Cyrils Drive Phase 3	April 2024
Neighborhood C Phase 1	August 2022
Neighborhood C Phase 2	November 2023
Neighborhood C Phase 3	March 2024
Neighborhood D Phase 1A	July 2024
Neighborhood D Phase 1B-1C	June 2025
Neighborhood D Phase 1D (Voyager Bridge)	September 2025
Crosswater Blvd Phase 1 (fka Marina Landings Blvd Phase 1)	June 2025
Pond BD & Mass Grading	March 2025

**Sunbridge Stewardship District
2026 Engineer's Inspection Report
June 25, 2026**

2. *District's Operation and Maintenance Budget*

We have reviewed the proposed operation and maintenance budget for Fiscal Year 2027 as proposed by the Sunbridge Stewardship District Board of Supervisors and are in agreement with the proposed allocations to the budget for maintenance and repairs to the existing infrastructure for which the District is responsible as shown in The Sunbridge Stewardship District Fiscal Year 2027 Proposed O&M Budget, Exhibit 3.

3. *Infrastructure Conditions*

Site visits were completed in June 2026 to review the conditions of the site infrastructure and determine maintenance recommendations for budgeting purposes. Cyrils Drive Phase 1, Cyrils Drive Phase 2, Cyrils Drive Phase 3, Neighborhood C Phase 1, Neighborhood C Phase 2, Neighborhood C Phase 3, Neighborhood D Phase 1A, And Pond BD & Mass Grading that have been constructed and certified completed were evaluated. Neighborhood D Phase 1B-1C, Neighborhood D Phase 1D, and Crosswater Blvd. Phase 1 have been certified complete but are still within the maintenance period under the obligation of the developer for repairs. The following maintenance & repairs are recommended to be completed under the proposed FY2027 Budget:

- Remove and replace dead trees
- Remove and replace dead sod/landscape maintenance
- Install missing trees
- Fix Pond BD bank erosion

A location map and photographs representative of the needed maintenance are provided in Exhibits A & B.

4. *District Engineers Letter Report*

PAPE-DAWSON

June 25, 2026

Ms. Lynne Mullins
District Manager
Sunbridge Stewardship District
PFM Group Consulting, LLC
3501 Quadrangle Blvd Ste 270
Orlando, FL 32817

Subject: Sunbridge Stewardship District
District Engineers Annual Inspection Report
Pape-Dawson Job No. 18-203

Dear Ms. Mullins:

In accordance with Section 6 of the legislation for the Sunbridge Stewardship District (SSD), this letter serves as the Public Facilities Report. We have completed our annual review of the portions of the project within the SSD as constructed to date. Based on our inspection and knowledge of the community, we recommend maintenance and repairs to address the following:

- Remove and replace dead trees
- Remove and replace dead sod/landscape maintenance
- Install missing trees
- Fix Pond BD bank erosion

A location map and photographs representative of the needed maintenance are provided in Exhibits A and B.

We have reviewed the proposed operation and maintenance budget for Fiscal Year 2027 as proposed by the Sunbridge Stewardship District Board of Supervisors and are in agreement with the proposed allocations to the following budget for maintenance and repairs to the existing infrastructure for which the District is responsible as shown in Exhibit 3.

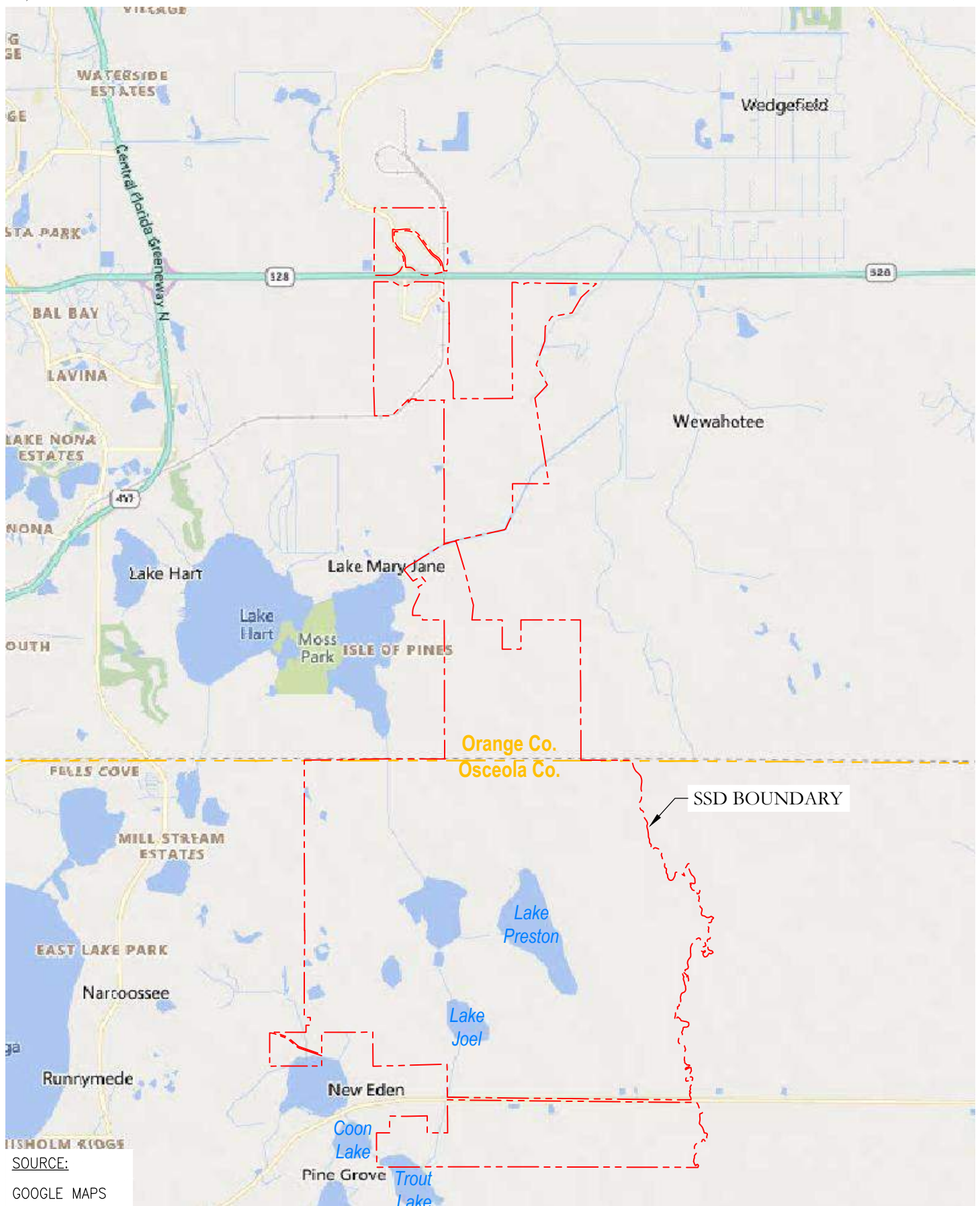
Please contact me should you have any questions or require any additional information.

Sincerely,



Christina M. Baxter, P.E.
Pape-Dawson Consulting Engineers, LLC
cc: File Folder

Appendix

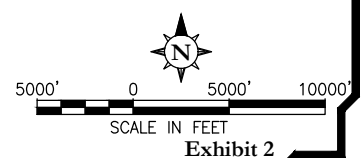


Vicinity Map

Sunbridge Stewardship District

POULOS & BENNETT

www.poulosandbennett.com
Certificate of Authorization No. 28567



June 25, 2026
P & B Job No.: 18-203

2602 E. Livingston St.
Orlando, Florida 32803-407.487.2594

Z:\2018\18-203 SUNBRIDGE INDEPENDENT STEWARDSHIP DISTRICT\CAD\EXH 2 & FIGS\18-203 ORANGE AND OSCEOLA VICINITY MAP



Sunbridge Stewardship District
FY 2027 Proposed O&M Budget

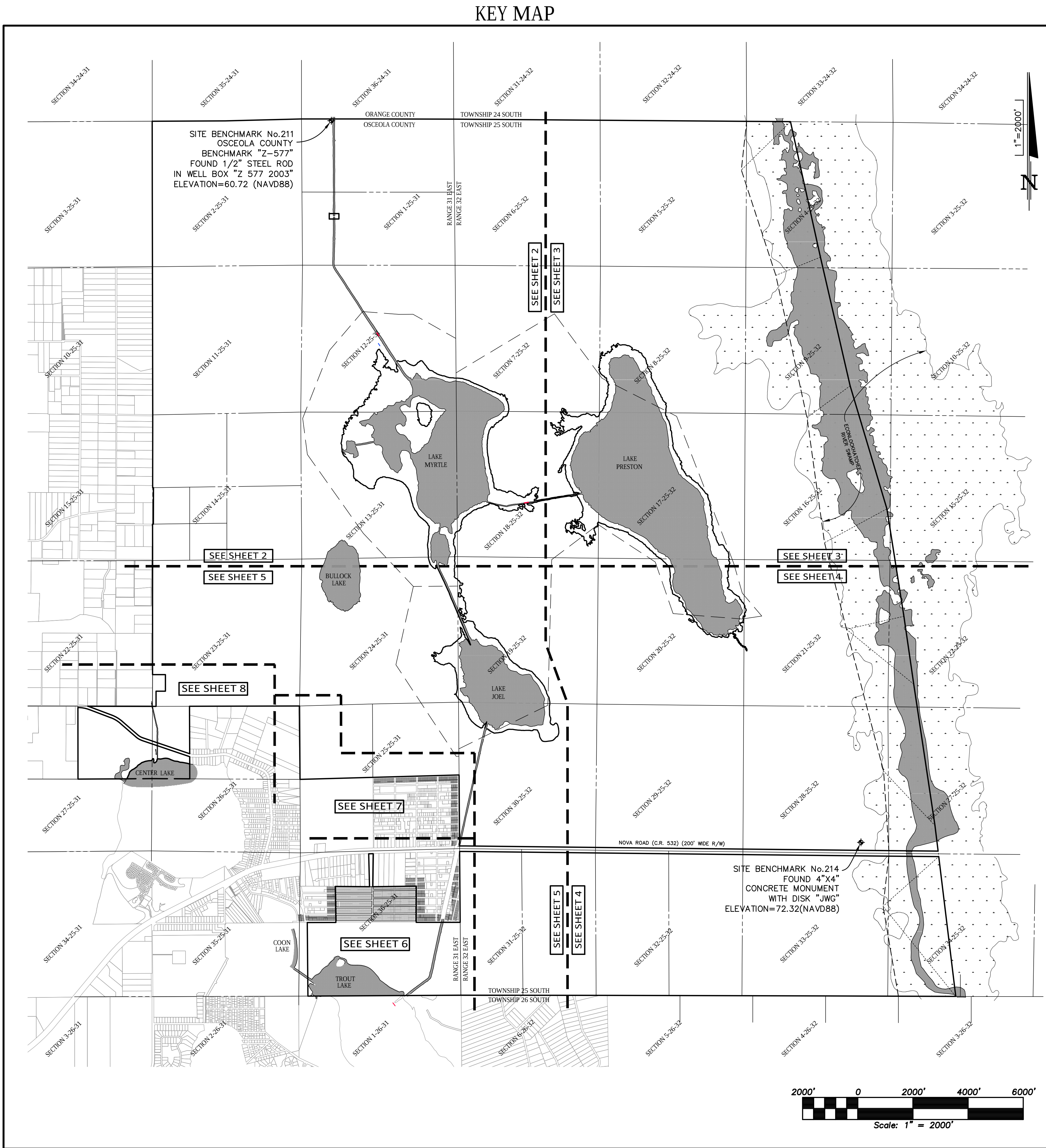
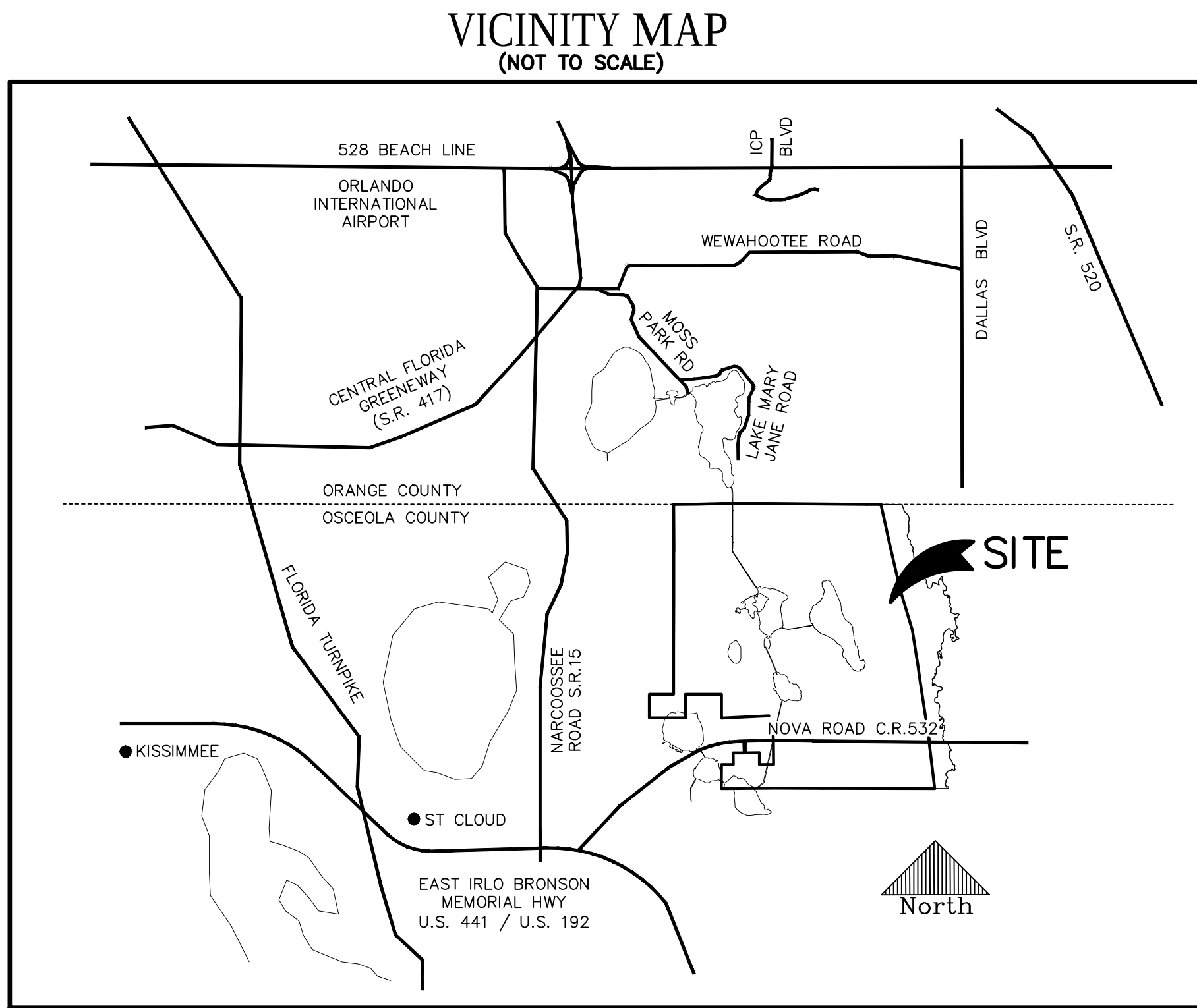
	FY 2027 Proposed Budget
<u>Revenues</u>	
On-Roll Assessments	\$ 1,286,460.79
Landscaping Contribution Agreement - TE3	49,999.92
Landscaping Contribution Agreement - TOHO	50,000.04
Sustainability Revenue	26,400.00
Net Revenues	\$ 1,412,860.75
<u>General & Administrative Expenses</u>	
D&O Insurance	\$ 3,654.70
Trustee Services	8,512.26
Management	57,500.00
Engineering	25,000.00
Disclosure	15,000.00
Property Appraiser	2,000.00
District Counsel	40,000.00
Assessment Administration	22,500.00
Reamortization Schedules	125.00
Audit	10,000.00
Arbitrage Calculation	700.00
Tax Preparation	24.00
Travel and Per Diem	750.00
Telephone	25.00
Postage & Shipping	150.00
Copies	150.00
Legal Advertising	10,000.00
Miscellaneous	50.00
Web Site Maintenance	3,120.00
Dues, Licenses, and Fees	175.00
Total General & Administrative Expenses	\$ 199,435.96
<u>Field Expenses - All</u>	
Electric	\$ 1,700.00
Infrastructure Capital Reserve	10,000.00
General Insurance	8,529.55
Property & Casualty Insurance	7,420.95
Other Insurance	575.00
Tree Trimming	5,000.00
Contingency	50,000.00
Pest Control	2,000.00
Signage & Amenities Repair	1,000.00
Hurricane Cleanup	10,000.00
Sustainability Agreement	
Pierce Jones	26,400.00
Watershed Maintenance Reserve	15,000.00
Roux Trail - Allen E Smith	29,200.00
Bright Lighting Repairs	3,500.00
Street Sign Repairs	1,500.00
Total Field Expenses - All	\$ 171,825.50



Sunbridge Stewardship District
FY 2027 Proposed O&M Budget

	FY 2027 Proposed Budget
<u>Field Expenses - Orange Co.</u>	
Landscaping Maintenance & Material - Seg 1	\$ 65,000.00
Streetlights - Sunbridge Parkway Segment 1 - Duke Energy	12,856.08
Streetlights - Sunbridge Parkway Segment 1 - OUC	76,017.48
Dowden Road Extension Segment 6	30,047.06
Southern Pond & Northern Pond	27,630.00
SBP Pond maintenance (joint maintenance with the City)	8,200.00
Monument Signage	5,000.00
Mitigation: Sunbridge Parkway Segment 1	4,000.00
Mitigation: Sunbridge Parkway Segment 2	5,000.00
Mitigation: Neighborhood 6 - Taylor Morrison	10,000.00
Mitigation: Parcel 6E - Duke Energy	4,500.00
Mitigation: Sunbridge Parkway Segment 2-4	7,000.00
Total Field Expenses - Orange Co.	\$ 255,250.62
<u>Field Expenses - Osceola Co.</u>	
Water Reclaimed	\$ 15,000.00
Irrigation	35,000.00
Irrigation Parts	7,000.00
Landscaping Maintenance & Material	572,211.96
Landscape Improvements	25,000.00
Streetlights	40,000.00
Streetlights - Phase 2 (Jack Brack)	25,000.00
Personnel Leasing Agreement	11,400.00
Developer Repayment	51,085.71
Mitigation: Cyrils Drive Phase 2	3,070.00
Mitigation: Neighborhood C Phase 1 - North	2,888.00
Mitigation: Neighborhood C Phase 1 - South	2,173.00
Mitigation: Neighborhood C Phase 2	1,620.00
Mitigation: Pond BD Neighborhood A/B, D&E	4,900.00
Total Field Expenses - Osceola Co.	\$ 796,348.67
Total Expenses	\$ 1,422,860.75
Income (Loss) from Operations	\$ (10,000.00)
<u>Other Income (Expense)</u>	
Interest Income	\$ 10,000.00
Total Other Income (Expense)	\$ 10,000.00
Net Income (Loss)	\$ -

BOUNDARY SURVEY

[illegible]

DESCRIPTION

All lands lying in the following sections:

Florida, And: The Northwest one-quarter (NW1/4), The Northeast one-quarter (NE1/4) and all unsurveyed properties in the Northeast one-quarter (NE1/4) of Section 25, Township 25 South, Range 31 East, Osceola County, Florida; And: The Northwest one-quarter (NW1/4) of Section 27, Township 25 South, Range 31 East, Osceola County, Florida; And: The Northwest one-quarter (NW1/4) of Section 28, Township 25 South, Range 31 East, Osceola County, Florida; And: The Northwest one-quarter (NW1/4) of Section 29, Township 25 South, Range 31 East, Osceola County, Florida; And: Sections 5, 6, 7, 8, 17, 18, 19, 20, 21, 28, 29, 30, 31, 32 and 33, Township 25 South, Range 32 East, Osceola County, Florida; And: All lands in Sections 4, 9, 15, 16, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32 and 33, Township 25 South, Range 32 East, Osceola County, Florida, described as follows: Beginning at a point in the North line of the Northwest 1/4 of said Section 4, bearing S89°34'54"E 1590.03 feet from the Northwest corner of said Northwest 1/4; thence S12°28'14"E 100.00 feet to the Northwest corner of said Northwest 1/4; thence S78°58'18"E 316.00 feet to a distance of 456.92 feet; thence S08°28'11"E a distance of 394.75 feet to the Northwest 1/4 corner of said Section 4, bearing S45°17'50"E 2486.73 feet; thence S08°31'51"E a distance of 5183.81 feet to the North Right-of-way of County Road 532 (Nova Road); thence run S06°55'57"E a distance of 2016.67 feet to the South Right-of-way line of said County Road 532; thence S06°55'57"E a distance of 100.00 feet to the Northwest corner of said Northwest 1/4 of Section 4, Township 25 South, Range 32 East, Osceola County, Florida at a point lying N89°47'43"W a distance of 167.99 feet from the South 1/4 corner of said Section 34.

AND:

The South 1/2 of Section 36, Township 25 South, Range 31 East, Osceola County, Florida.

All of New Eden on the Lakes, Unit 8, as filed and recorded in Plat Book 1, Page 336 of the Public Records of Osceola County, Florida.

All of New Eden on the Lakes, Record Unit 9, as filed and recorded in Plot Book 1, Page 341 of the Public Records of Osceola County, Florida, together with: Beginning at the Southeast Corner of the Section 29, Township 36N, Range 20E, East of the 1/4 Section 36, T36N, R20E, S29W [N00°48'20"E], along the East Line of the NW 1/4 of said Section 36, 1166.59' [119.0615°E] to the South Right of Way line of State Road No. 532; run thence N86°43'09"W [S88°13'18"W], along said South Right of Way line, 100.57' [100.051 feet] to the Point of Curve of a 13596.54' radius Curve to the Left; run thence along said Curve, 64.40' [64.43 feet] to the Point of Beginning; said land also described as Lot 1 of the unrecorded plat titled "NEW EDEN ON THE LAKES, A SUBDIVISION OF LAND IN THE COUNTY OF OSCEOLA, FLORIDA," recorded in SD31-3222 [S20°28'19"E], 119.61' [119.37 feet] to the North line of New Eden on the Lakes, Record Unit 9, as filed and recorded in Plot Book 1, Page 341 of the Public Records of Osceola County, Florida; run thence N88°25'44" [S89°39'22"] along said North line, 117.40' [117.44 feet] to the Point of Beginning. Said land also described as Lot 1 of the unrecorded plat titled "NEW EDEN ON THE LAKES, A SUBDIVISION OF LAND IN THE COUNTY OF OSCEOLA, FLORIDA," recorded in SD31-3222, as done by Johnston's Engineers, Inc. under the date of March 29, 1966. Data in brackets [] is filed measured by Donald W. McIntosh Associates, Inc. as of January 8, 2016.

LESS AND EXCEPT: The West thirty (30) feet of the Northwest quarter of the Southwest quarter (NW1/4 of SW1/4) of said Section Fourteen (14), Township twenty-five (25) South, Range thirty-one (31) East, Osceola County, Florida (Deed Book 95, Page 353).

LESS AND EXCEPT: BEGIN at the Southwest corner of Section 23, Township 25 South, Range 31 East, Osceola County, Florida, thence run North 00°00'10" West along the West line of said Section 23, a distance of 1,150.00 feet to a point; thence departing said West line run North 89°52'31" East, a distance of 465.00 feet to a point; thence run South 00°00'10" East, a distance of 600.00 feet to a point; thence run South 89°52'31" West, a distance of 340.00 feet to a point; thence run South 00°00'10" East, a distance of 550.00 feet to a point on the South line of said Section 23; thence run North South 89°52'31" West along said South line, a distance of 125.00 feet to the POINT OF BEGINNING (Official Records Book 945, Page 2911).

LESS AND EXCEPT: A Parcel of Land lying within the part of Section 1, Township 25 South, Range 31 East, Osceola County, Florida, lying in the right-of-way of Canal 30 as described in Official Record Book 169, Page 298, and more specifically described as follows: From a 5' x 5' concrete monument marking the Northeast (NE) corner of the South one-half (S1/2) of said Section 1, the coordinates of each X = 448,239.39 North, 66,639.31, bear South 89°45' West, along the North line of the South one-half (S1/2) of said Section 1, a distance of 419.07 feet to the intersection of the Eastern right-of-way line of said Canal 30; Thence, South 0°05'45" East, along said Eastern right-of-way line, a distance of 756.08 feet to the point of beginning; Thence, continue South 0°05'45" East, along said Eastern right-of-way line, a distance of 196.57 feet; Thence, South 89°45' West, along said Eastern right-of-way line, a distance of 419.07 feet to the intersection of the Eastern right-of-way line of said Canal 30; Thence, North 0°05'45" West, along said Western right-of-way line, a distance of 196.57 feet; Thence, North 89°45' East, along said Western right-of-way line, a distance of 350.00 feet to the point of beginning. The bearings and coordinates in the above description are based on the rectangular coordinate system for the East Zone of Florida (Official Records Book 169, Page 298).

LESS AND EXCEPT: Jones Road Right-of-Way as described in Deed Book 155, Page 318 of the Public Records of Osceola County, Florida.

LESS AND EXCEPT: County Road 532 (Nova Road) Right-of-Way as described in Official Records Book 118, Page 4 of the Public Records of Osceola County, Florida.

Being subject to any rights-of-way, restrictions and easements of record.

SURVEYOR'S NOTES

1. Apparent Physical Use (potential encroachments) onto or from adjoining property or abutting easements, and the presence of any easements, rights, or interests (APU) may indicate the existence of written or unwritten property rights between adjoining owners.
2. All measurements are in feet in accordance with the United States standard. All horizontal control measurements achieve a closure of 1 foot in 10,000 feet or better.
3. All boundary line bearings, distances and curve data are described and measured unless shown otherwise. (a) (2) and (c) (2) are not used and (c) (3) is computed.
4. Bearings based on the North line of the Northeast 1/4 of Section 31, Township 25 South, Range 3 East, Oscola County, Illinois, being S89°20'4"E related to NGS point designated "7.577" (P1062271) located approximately 39.0 feet of the approximate centerline of Sangrove Lane and 10.0 feet of the approximate centerline of the intersection of Sangrove Lane and Donald W. McIntosh Associates, Inc. Road (N1459393.3730, E600041.6887) based on Florida State Plane Coordinate System—East Zone 18N, NAD83 datum. The survey was performed by James Wood and Gentry, Inc. on a report documented April 11, 2008. All distances shown herein are at "ground" distances.
5. No underground improvements, installations, foundations, utilities, solid waste dumps, dumpsites, sanitary landfills or hazardous waste sites are located.
6. No environmental issues have been addressed by this survey.
7. This survey may contain lands in navigable waterways which may be owned by the State of Florida. This survey does not attempt to resolve any issues of navigability or of ownership between the State of Florida and private landowners. The survey is not intended to resolve any descriptions shown herein are placed on notice that the use of such information is at their own risk. The State of Florida owns lands, riparian boundaries or littoral boundaries shown herein.
8. The State of Florida may own or claim ownership of those lands lying westward of the "Ordinary High Water Line" which is the line of property fronting the lake.
9. Elevations shown herein are based on Oscola County Benchmark "7.577", located approximately 33.0 feet west of the approximate centerline of Sangrove Lane and 1.0 foot east of Cassville well post and a fence, having an elevation of 60.72 (NAVD83) datum (point also known as 211).
10. The 6.05 contour is shown herein regarding Lake, Myrtle and Preston. For information purposes, the 6.05 contour is shown herein as a line of property fronting the lake. The contour is recorded in Official Records Book 3848, Pages 430 through 432, of the Public Records of Oscola County, Florida.
11. Fence ownership has not been determined.
12. Except as shown herein no interior, dirt roads, ponds, borrow pits, spoil mounds, drainage ditches, improvements, fences, pipes, utilities or trails have been surveyed by Donald W. McIntosh Associates, Inc. All visible above ground improvements lying within five feet of the centerline of project boundary are shown.
13. All dimensions shown from boundary lines to improvements (other than buildings) are the center of said improvements. All subdivisions used to depict improvements are not to scale.
14. All adjoining rights-of-way, subdivisions and information on adjoining properties shown herein are based on the survey of the property of Donald W. McIntosh Associates, Inc. If not otherwise noted, they were required to do a title search regarding such matters. All other rights of survey are placed on notice that reliance on such information is at their own peril, in this regard.
15. Adjoining property owners' names and the tax parcel identification numbers shown herein, if any are based on the Oscola County Property Appraiser's official website accessed on December 1, 2011.
16. Monument offset directions and distances are computed in cardinal directions from boundary corners relative to the bearing basis (i.e., N 0.25° = North 0.25°).

[SURVEYOR'S NOTES CONTINUED ABOVE RIGHT]

SURVEYOR'S NOTES CONTINUED FROM BELOW LEFT

- Lands shown herein were not abstracted for rights-of-way, easements, ownership or other instrument recorded by title Survey. Surveyor has reviewed the following items listed in Schedule B of First Amended Title Insurance Policy No. 007-36989-0000, as Title Insurance No. 007-36989-0000, effectively dated August 12, 2015, for easements and rights-of-way and finds that the following are correct:
9. Terms of that certain Pasture Lease to the Florida State Live Stock Sanctuary Board and Terms of that certain Verbal Lease to the Florida State Game Department, both referred to in those certain Deeds recorded November 16, 1936, in Deed Book 102, Page 310 and March 9, 1939, in Official Records Book 102, Page 453, both in the Public Records of Orange County, Florida. **(NO EASEMENTS)**
10. Oil, Gas and Mineral Lease between Orlando Livestock Company and Humble Oil & Refining Company, gas, oil and mineral lease, 1954, in Miscellaneous Book #4, Page 54, in the Public Records of Orange County, Florida. This lease was for a term of five years and no such thereafter as oil, gas, of other minerals is produced. **(NO EASEMENTS)**
11. Easement Deed in favor of Central and Southern Florida Flood Control District recorded August 12, 1957, in Official Records Book 12, Page 143; A portion of which has been subsequently been corrected by a Supplemental Easement Deed filed for record with certain Special Warranty Deed recorded December 15, 1957 in Official Records Book 169, Page 298, both in the Public Records of Osceola County, Florida. **(SHOWN)**
12. Easement Deed in favor of Central and Southern Florida Flood Control District recorded August 12, 1957 in Official Records Book 12, Page 147, in the Public Records of Osceola County, Florida. **(SHOWN)**
13. Easement Deed in favor of Central and Southern Florida Flood Control District recorded August 12, 1957 in Official Records Book 12, Page 147, in the Public Records of Osceola County, Florida. **(SHOWN)**
14. Easement Deed in favor of Central and Southern Florida Flood Control District recorded August 12, 1957 in Official Records Book 12, Page 143; Together with that certain Subjunctive Easement Deed titled "Easement for Flood Protection" recorded October 14, 1957, Pages 455, and together with that certain Subordination of Encumbrance to Property Rights to State of Florida recorded January 7, 1964 in Official Records Book 112, Page 279, all in the Public Records of Osceola County, Florida. **(SHOWN)**
15. Intentionally Deleted.
16. Right of Way Easement in favor of Central and Southern Florida Flood Control District recorded January 3, 1966 in Official Records Book 156, Page 348, in the Public Records of Osceola County, Florida. **(SHOWN)**
17. Right of Way Easement in favor of Central and Southern Florida Flood Control District recorded January 18, 1967 in Official Records Book 156, Page 689, in the Public Records of Osceola County, Florida. **(SHOWN)**
18. Easement Deed in favor of Central and Southern Florida Flood Control District recorded December 15, 1957 in Official Records Book 169, Page 296, in the Public Records of Osceola County, Florida. **(SHOWN)**
19. Easement Deed in favor of Central and Southern Florida Flood Control District recorded December 15, 1957 in Official Records Book 169, Page 300, in the Public Records of Osceola County, Florida. **(SHOWN)**
20. Access Road Easement in favor of Central and Southern Florida Flood Control District recorded December 15, 1957 in Official Records Book 169, Page 302, in the Public Records of Osceola County, Florida. **(SHOWN)**
21. Easement Deed in favor of Central and Southern Florida Flood Control District recorded December 15, 1957 in Official Records Book 169, Page 311, in the Public Records of Osceola County, Florida. **(SHOWN)**
22. Easement in favor of Florida Power Corporation recorded June 3, 1968 in Official Records Book 176, Page 537, in the Public Records of Osceola County, Florida. **(SHOWN)**
23. Warranty and Egress Easement in favor of the City of St. Cloud set forth in that certain Irrevocable Deed recorded November 17, 1989 in Official Records Book 945, Page 291, in the Public Records of Osceola County, Florida. **(SHOWN)**
24. Easement in favor of the City of St. Cloud recorded November 17, 1989 in Official Records Book 945, Page 3013, in the Public Records of Osceola County, Florida. **(SHOWN)**
25. Perpetual Easement for Electric Transmission Lines, etc. in favor of the City of St. Cloud set forth in that certain Resolution No. 89-74 recorded November 17, 1989 in Official Records Book 945, Page 3030, in the Public Records of Osceola County, Florida. **(SHOWN)**
26. Easement for Public Electrical Utilities in favor of the City of St. Cloud recorded April 7, 1990 in Official Records Book 984, Page 1713, together with that certain Agreement for Shared Easement Recorded Resolutions of the City of East Central Florida Services, Inc. recorded January 18, 1994 in Official Records Book 1167, Page 697, both in the Public Records of Osceola County, Florida. **(NO DESCRIPTION PROVIDED)**
27. Easement Agreement in favor of East Central Florida Services, Inc., a Florida corporation recorded January 18, 1994 in Official Records Book 1167, Page 697, together with that certain Quit-Claim Deed titled "Quit-Claim Deed" recorded January 18, 1994 in Official Records Book 1167, Page 715, both in the Public Records of Osceola County, Florida. **(20' WIDE SUBTERRANEAN WATERLINE EASEMENT 10' WIDE USE OF THE PROPERTY FOR FLOOD PROTECTION AND FLOOD DAMAGE PREVENTION)**
28. Utility Easement for distribution lines in favor of the City of St. Cloud recorded July 19, 1994 in Official Records Book 1200, Page 606, in the Public Records of Osceola County, Florida. **(SHOWN)**
29. Interlocal Agreement between the City of St. Cloud and Orlando Utilities Commission recorded November 17, 1989 in Official Records Book 945, Page 1574, in the Public Records of Osceola County, Florida. **(NO EASEMENTS)**
30. Lakes, facts and circumstances contained on that certain Plat of NEW EDEN ON THE LAKES UNIT NO. 8, as recorded January 2, 1957 in Plat Book 1, Page 336, in the Public Records of Osceola County, Florida, indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenant, conditions or restrictions violate 42 U.S.C. 3604(a). **(SHOWN)**
31. Lakes, facts and circumstances contained on that certain Plat of A REPLAT OF NEW EDEN ON THE LAKES UNIT 9, as recorded on June 7, 1957 in Plat Book 1, Page 341, in the Public Records of Osceola County, Florida, but denying any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenant, conditions or restrictions violate 42 U.S.C. 3604(a). **(SHOWN)**
32. Memorandum of Master Development and Purchase Agreement by and between Suburban Estates, Inc., a Texas limited liability partnership, and The Landco Ltd. Suburban Development Services Company, LLC, dated May 4, 2015 and recorded August 31, 2015 in Official Records Book 10976, Page 86, in the Public Records of Orange County, Florida, and as referenced in Official Records Book 10976, Page 86, in the Public Records of Osceola County, Florida. **(NO EASEMENTS OR RIGHT-OF-WAYS)**
33. Easement Deed in favor of Central and Southern Florida Flood Control District recorded December 16, 1957, in Official Records Book 169, Page 313, in the Public Records of Osceola County, Florida. **(SHOWN)**
34. Easement Deed in favor of Central and Southern Florida Flood Control District recorded December 16, 1957, in Official Records Book 169, Page 315, in the Public Records of Osceola County, Florida. **(SHOWN)**
35. Access Road Easement in favor of Central and Southern Florida Flood Control District recorded December 16, 1957 in Official Records Book 169, Page 317, in the Public Records of Osceola County, Florida. **(SHOWN)**
36. Matters of the Final Judgment of Osceola County, Florida, 2009, in Official Records Book 3848, Page 430, in the Public Records of Osceola County, Florida. **(SHOWN, SEE NOTE 10)**
37. Right-of-way for unimproved trails and any rights of others to travel therein. **(EXCEPT AS SHOWN HEREON NO INTERIOR DRIVE ROADS OR TRAILS HAVE BEEN SURVEYED - SEE NOTE 12)**
38. This Policy does not insure title to any part of the land lying below the ordinary high water mark of any abutting body of water. **(NOT A SURVEY MATTER)**
39. The right, title or interest, if any, of the public to use as a public beach or recreation area any part of the Land lying between the water abutting the Land and the most extensive line of any of the Land lying between the water abutting the Land and the most extensive high water mark; (c) the bulkhead line, or (d) any other line which has been or may hereafter may be legally established as relating to such public use. **(NOT A SURVEY MATTER)**
40. Any adverse claim to any portion of the land which has been created by artificial means or has accrued to any such portion so created. **(NOT A SURVEY MATTER)**
41. Any adverse ownership claim by the State of Florida by right of sovereignty to any portion of the Land that is, as of the Date of Policy or was at any time previously under the control thereof. **(NOT A SURVEY MATTER)**
42. Change in the boundary line and land resulting from erosion or accretion caused by the flow of any river (or lake). **(NOT A SURVEY MATTER)**
43. This Policy does not insure title to the beds or bottoms of lakes, rivers or other bodies of water located on or within the land described in Schedule "A". **(NOT A SURVEY MATTER)**
44. Riparian and/or littoral rights are not insured. **(NOT A SURVEY MATTER)**
45. Subject to rights of those thereto entitled in and to any canal, ditch, creek, river, etc. conveying any portion of the water flowing through the same, this policy insures against free flow of water therein. **(NOT A SURVEY MATTER)**
46. Terms and conditions of any existing unrecorded lease(s), and all rights of leasee(s) or any parties claiming through the leasee(s) under the lease(s). **(NOT A SURVEY MATTER)**

The property may also be subject to other matters set forth in said Title Commitment

CERTIFIED TO

SUBURBAN LAND RESERVE, INC.
TAVISTOCK EAST HOLDINGS, LLC
TAVISTOCK EAST SERVICES, LLC

TURNIN DATE: January 8, 2016

I hereby certify that this survey, subject to the surveyor's notes contained herein, meets the applicable provisions of the "Florida Statutes" set forth by the Florida Board of Professional Surveyors and Mappers Chapter 473, Part I, Florida Administrative Code, pursuant to Section 472.07, Florida Statutes.

DONALD W. MCINTOSH ASSOCIATES, INC.
CERTIFICATE OF AUTHORIZATION NO. 08

 5/16/16

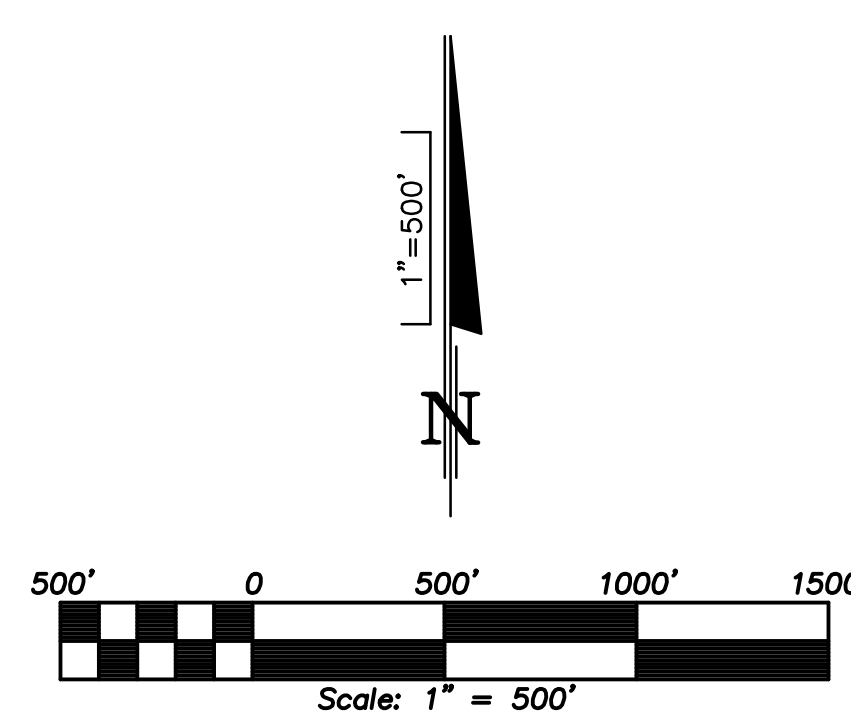
Ricky L. Carson Signature Date
Florida Registered Surveyor
Certificate No. 4285

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

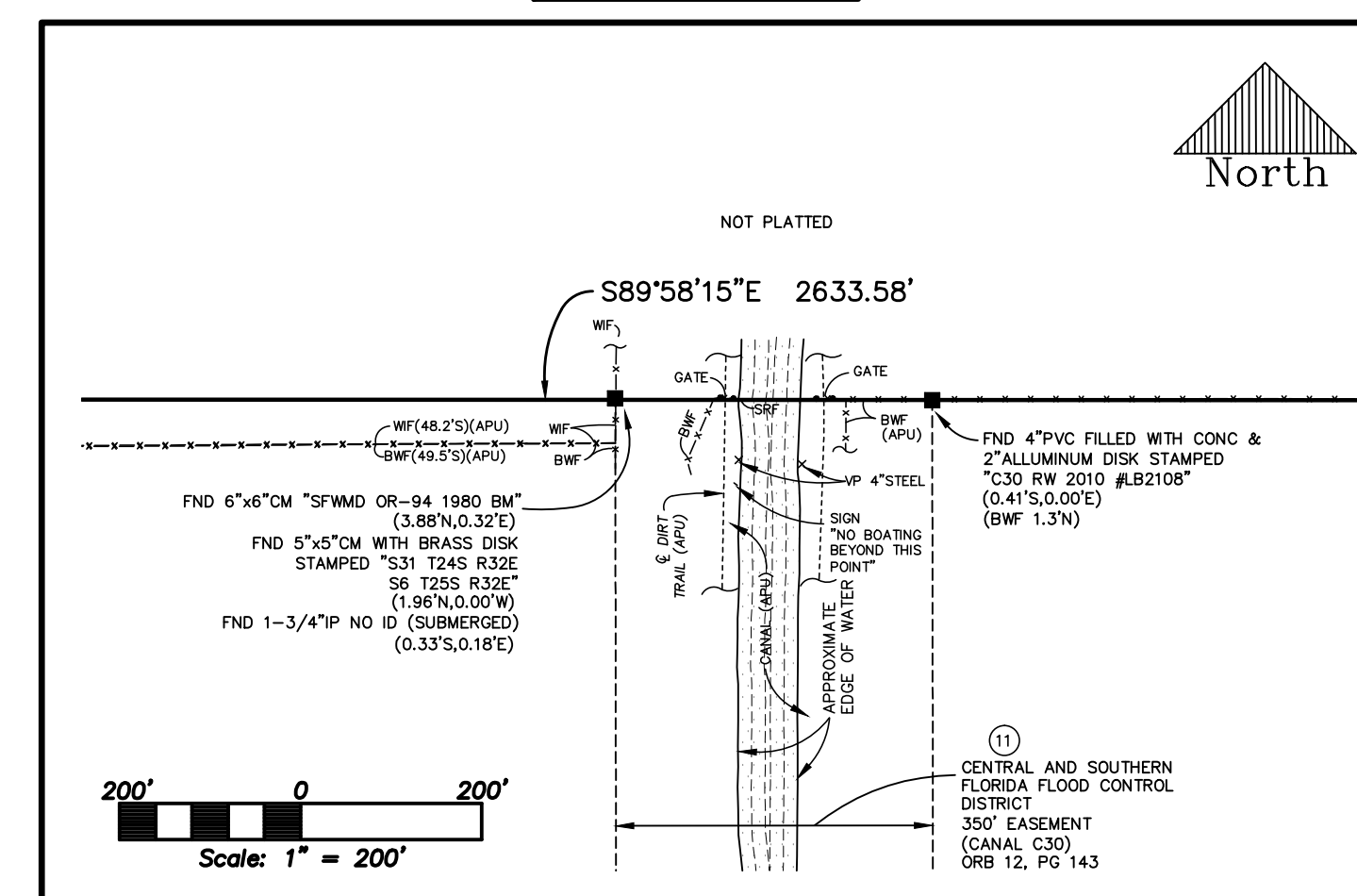
DRAWING

Trabit 4

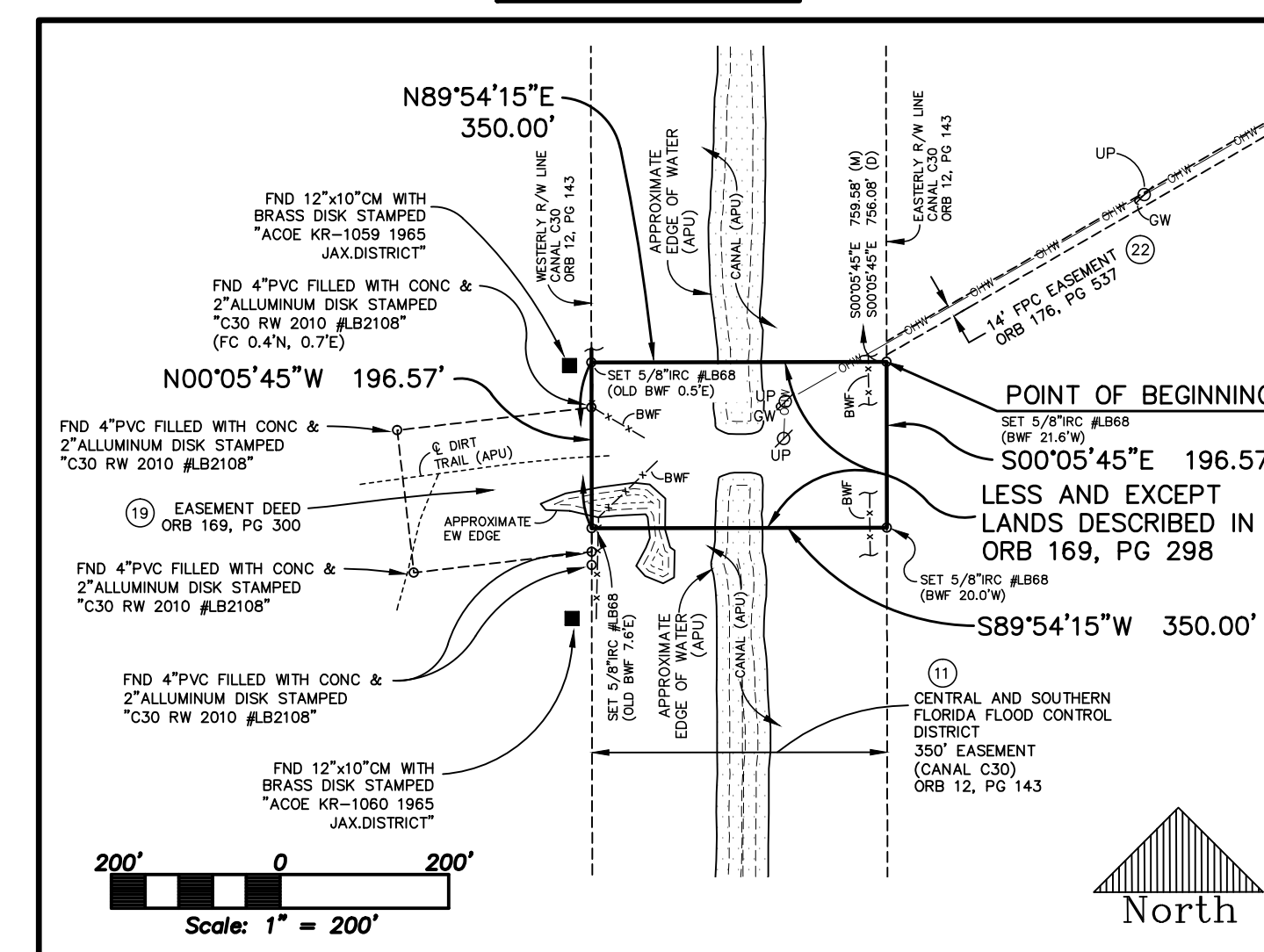
(SEE SHEET 1 FOR DESCRIPTION, NOTES, AND LEGEND)



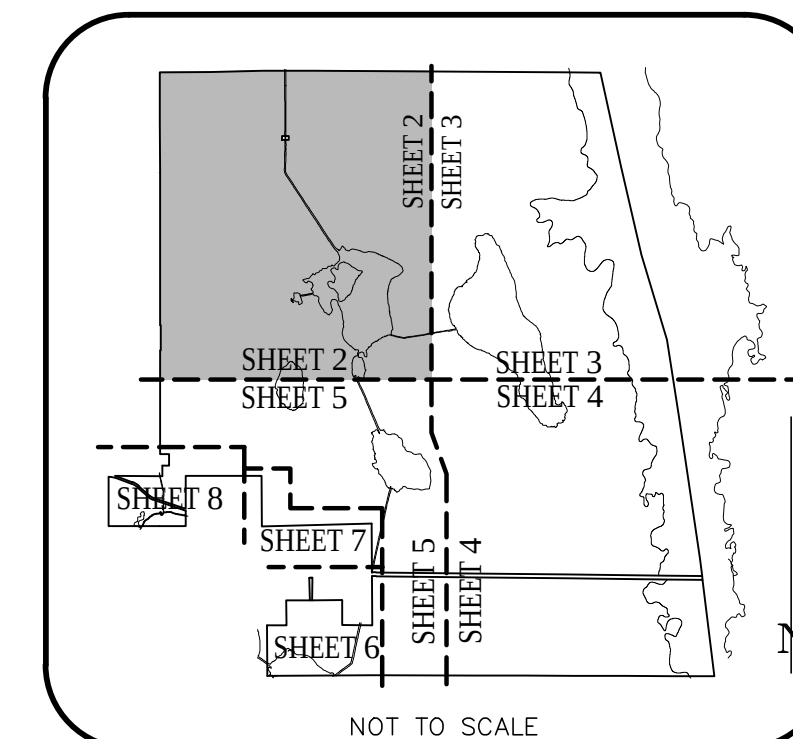
DETAIL 2A



DETAIL 2B

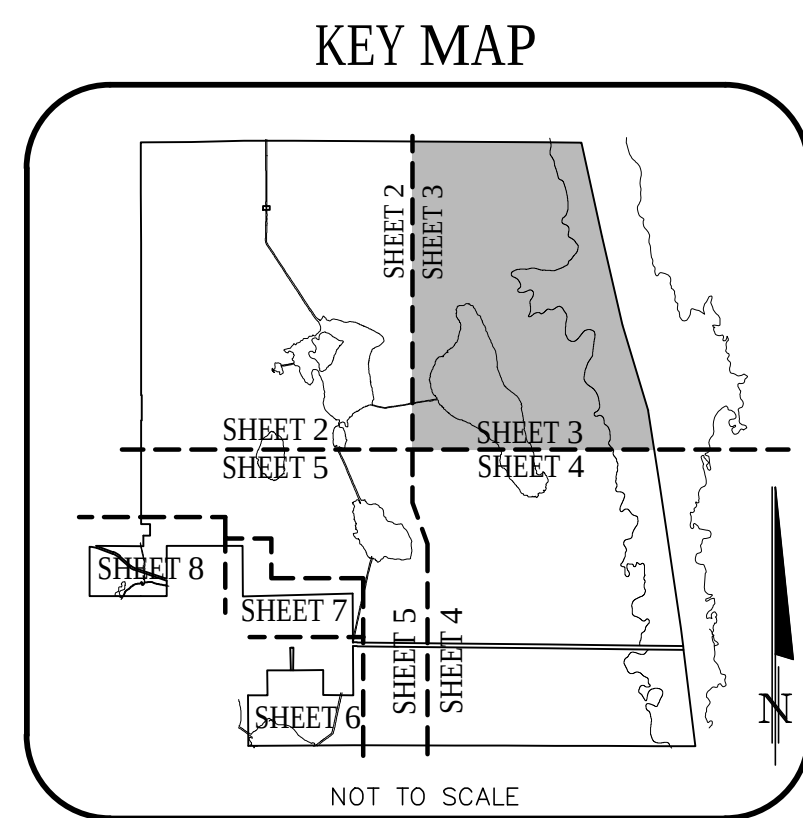
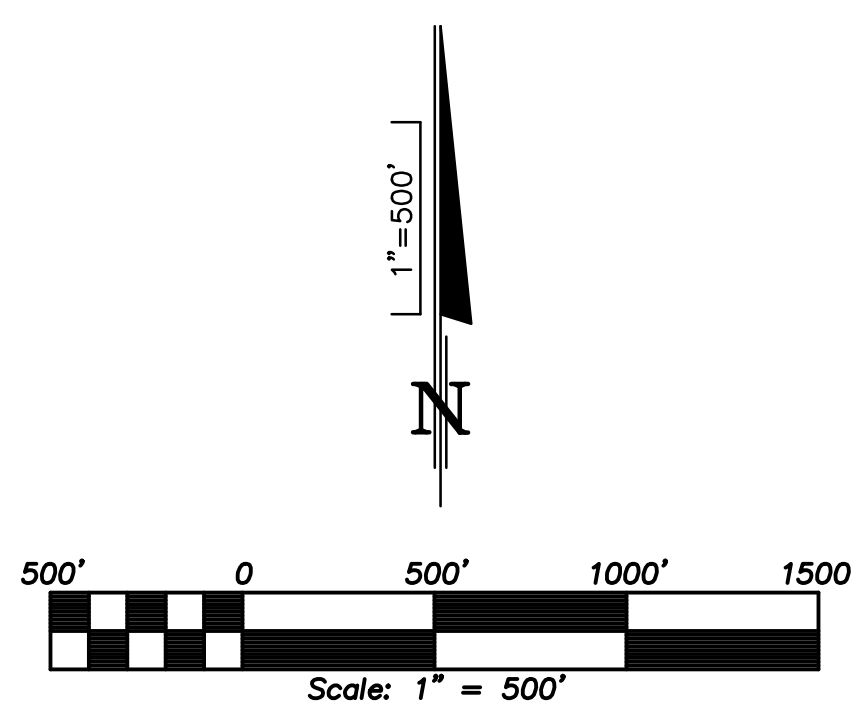


KEY MAP

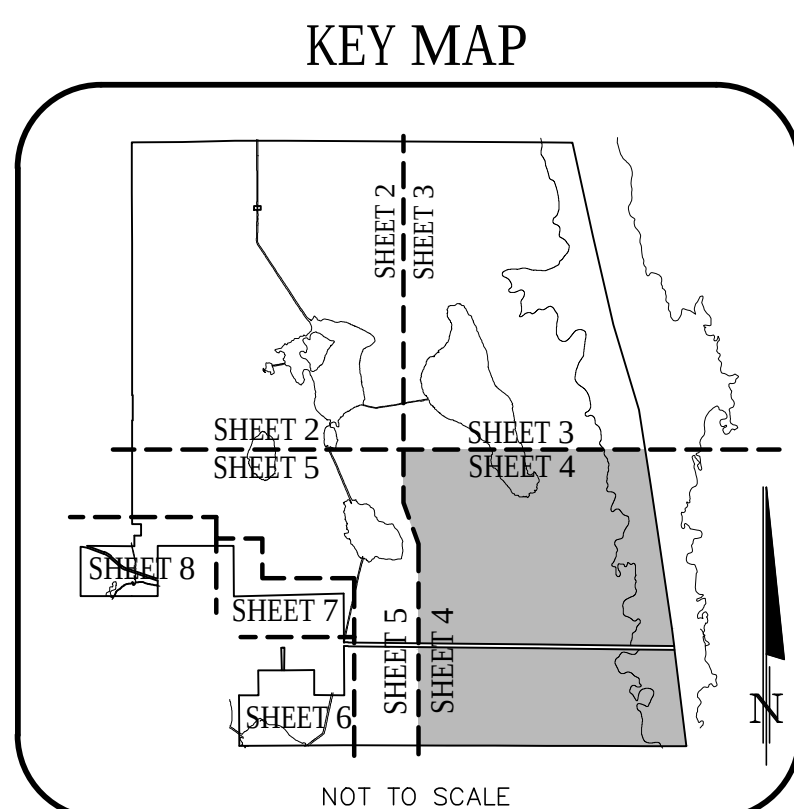
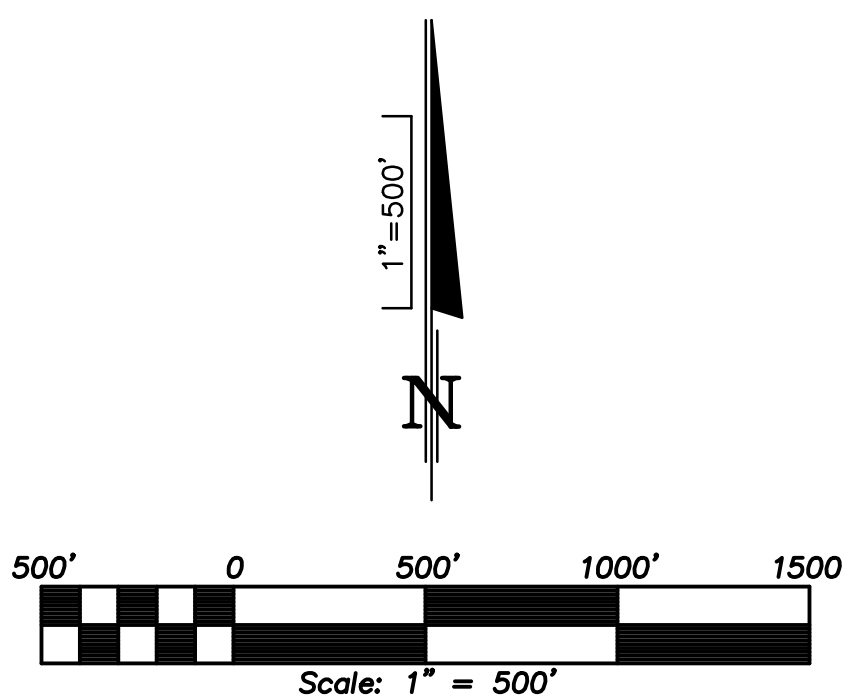


DRAWING CS# 15-209	PREPARED FOR:	TAVISTOCK EAST HOLDINGS, LLC										DONALD W. MCINTOSH ASSOCIATES, INC.									
SHEET												ENGINEERS PLANNERS SURVEYORS 2200 PARK AVENUE NORTH, WILMINGTON, OH 5041 32789 (407) 844-4688 CERTIFICATE OF REGISTRATION NO. 0083									
2 OF 9	NORTHEAST DISTRICT \ TAVISTOCK SITE BOUNDARY SURVEY	DRAWN BY: ETH DATE: 12/2015										FIELD BOOKS: 1499 & 1506 CHECKED BY: RC SCALE: 1"=500' JOB NUMBER: 14134.0015									
		NO. DATE DESCRIPTION CHK.										REVISIONS									

(SEE SHEET 1 FOR DESCRIPTION, NOTES, AND LEGEND)



BOUNDARY SURVEY
(SEE SHEET 1 FOR DESCRIPTION, NOTES, AND LEGEND)



DRAWING		PREPARED FOR:		DONALD W. MCINTOSH ASSOCIATES, INC.		TAVISTOCK EAST HOLDINGS, LLC		NORTHEAST DISTRICT TAVISTOCK SITE BOUNDARY SURVEY	
CS# 15-209		SHEET		ENGINEERS		PLANNERS		SURVEYORS	
4 OF 9		DATE: 12/2015		2200 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 644-4088		CERTIFICATE OF AUTHORIZATION NO. 14134.0015		JOB NUMBER	
								14134.0015	
								SCALE	
								1"=500'	
								FIELD BOOKS:	
								1499 & 1505	
								CHECKED BY:	
								RC	
								NO. DATE	
								1	
								DESCRIPTION	
								REVISIONS	
								CHK	

(SEE SHEET 1 FOR DESCRIPTION, NOTES, AND LEGEND)



SEE DETAIL 9A
(SHEET 9)

SEE SHEET 8

SEE SHEET 8

SEE SHEET 7

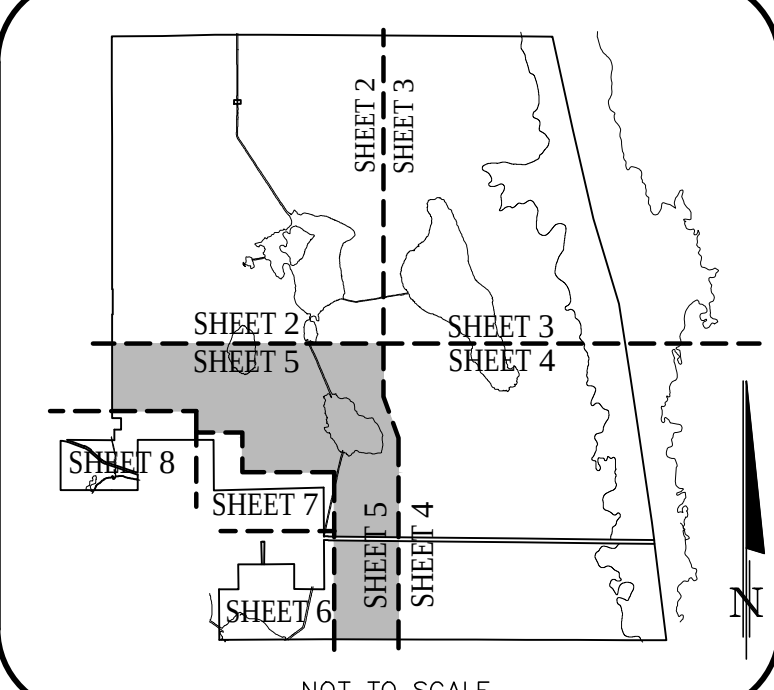
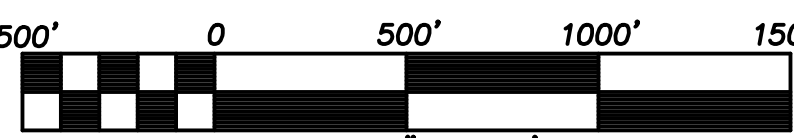
SEE SHEET 7

SEE SHEET 6

SEE SHEET 6

SEE DETAIL 8
(SHEET 8)

SEE DETAIL 8
(SHEET 8)



DRAWING
 CS# 15-209
 SHEET

5 OF 9
 NORTH EAST DISTRICT \ TAMSTOCK SITE BOUNDARY SURVEY

PREPARED FOR:
 TAVISTOCK EAST HOLDINGS, LLC

DONALD W. McINTOSH ASSOCIATES, INC.
 PLANNERS
 ENGINEERS
 2200 PARK AVENUE
 NORTH, WINTER PARK, FLORIDA 32789 (407) 844-4088
 CERTIFICATE OF AUTHORIZATION NO. 1898

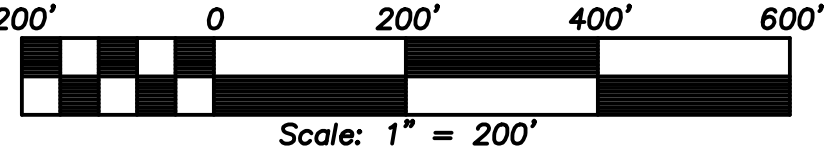


DONALD W. McINTOSH ASSOCIATES, INC.
 PLANNERS
 ENGINEERS
 2200 PARK AVENUE
 NORTH, WINTER PARK, FLORIDA 32789 (407) 844-4088
 CERTIFICATE OF AUTHORIZATION NO. 1898

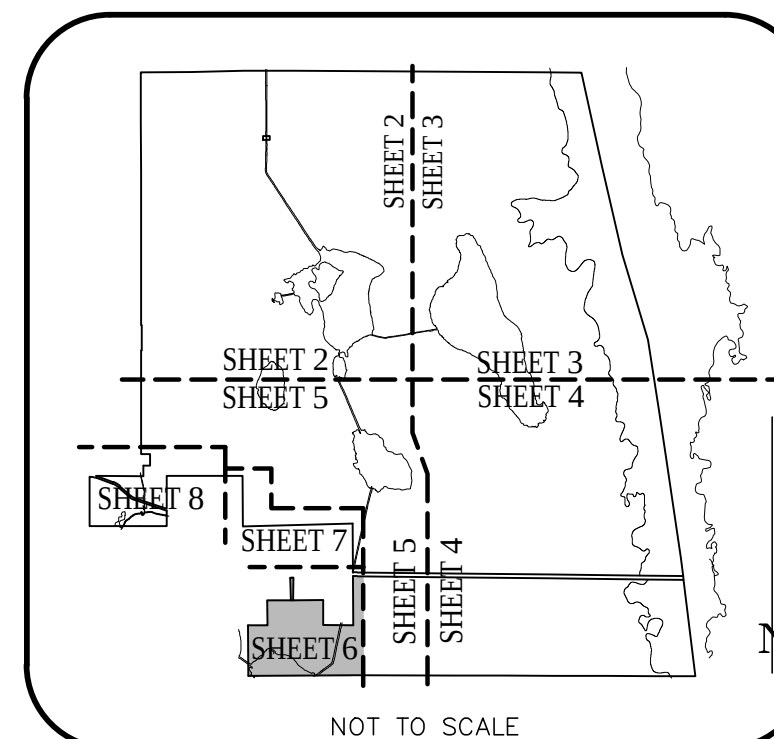
DRAWN BY: PH	SCALE	JOB NUMBER	NO.
DATE: 12/20/15	FIELD BOOKS: 1499 & 1506	1"=500'	DATE
	CHECKED BY: RC	14134.0015	DESCRIPTION
			REVISIONS
			CHK.

DONALD W. McINTOSH ASSOCIATES, INC.

(SEE SHEET 1 FOR DESCRIPTION, NOTES, AND LEGEND)



KEY MAP



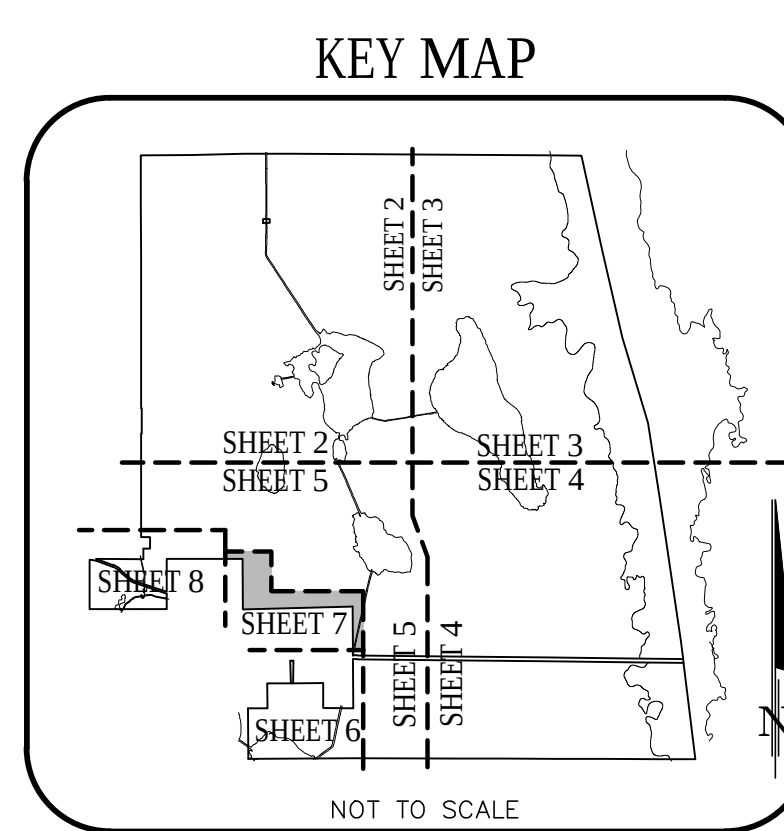
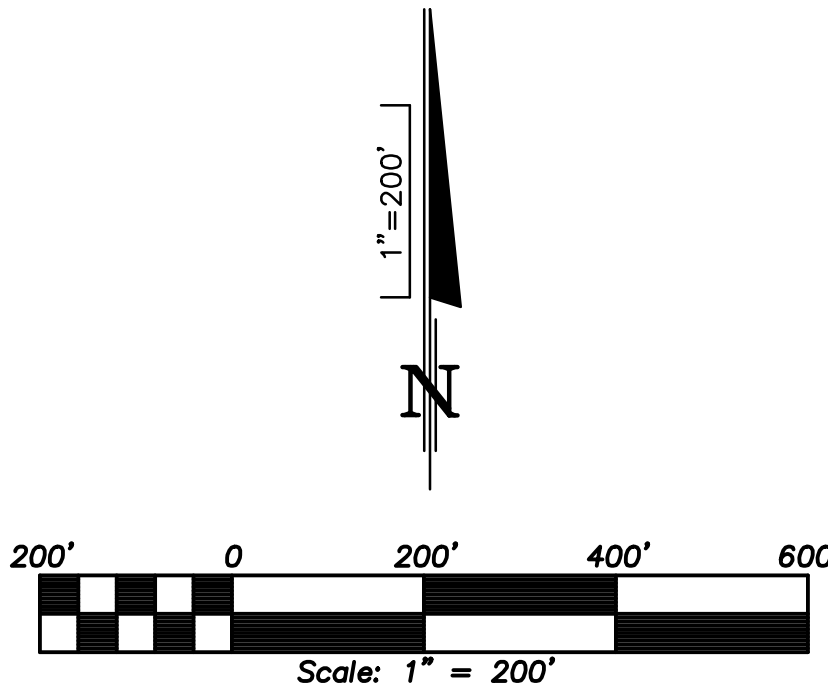
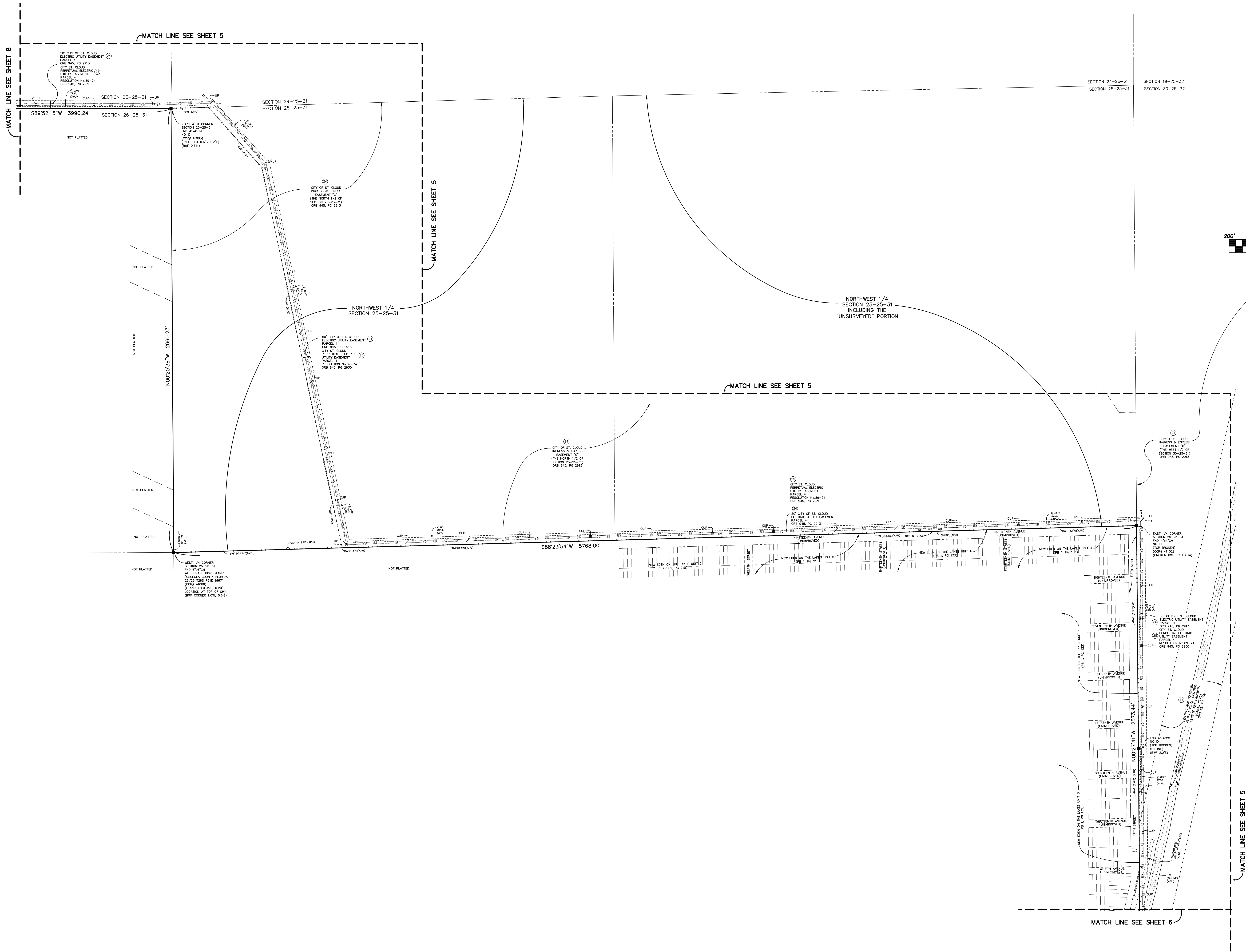
DRAWING
CS# 15-209

SHEET

5 OF 9

Exhibit 4

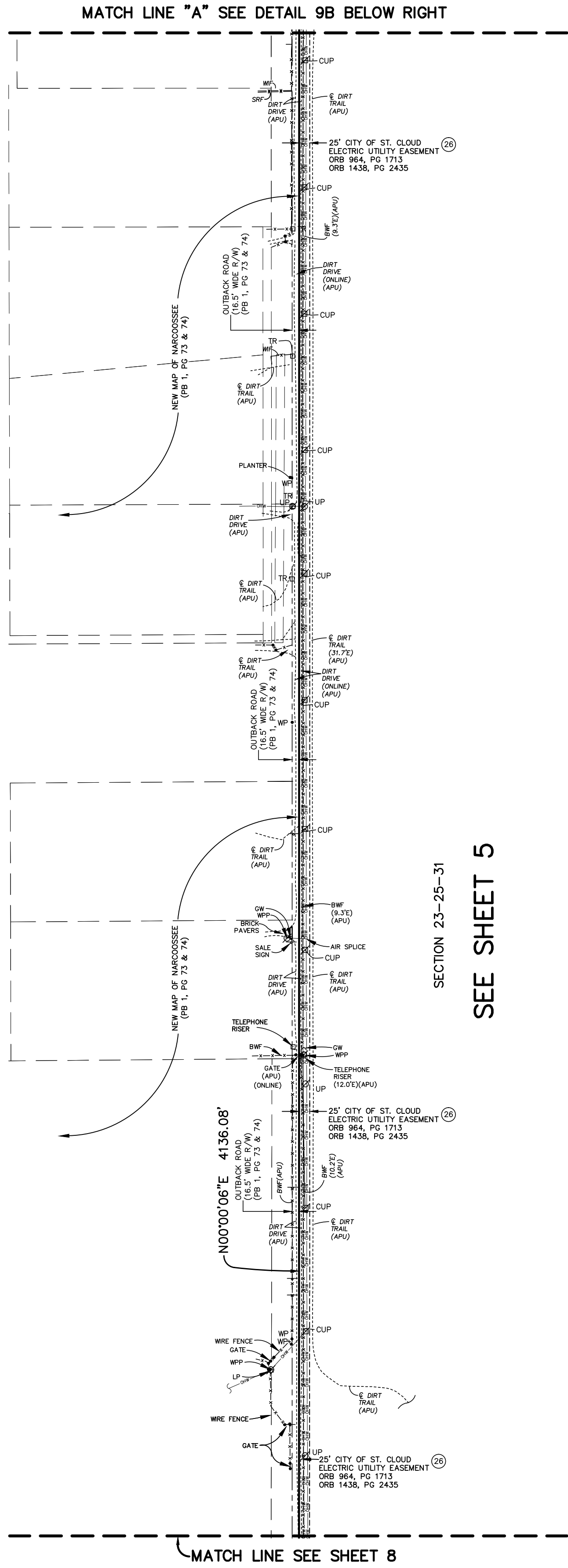
BOUNDARY SURVEY
(SEE SHEET 1 FOR DESCRIPTION, NOTES, AND LEGEND)



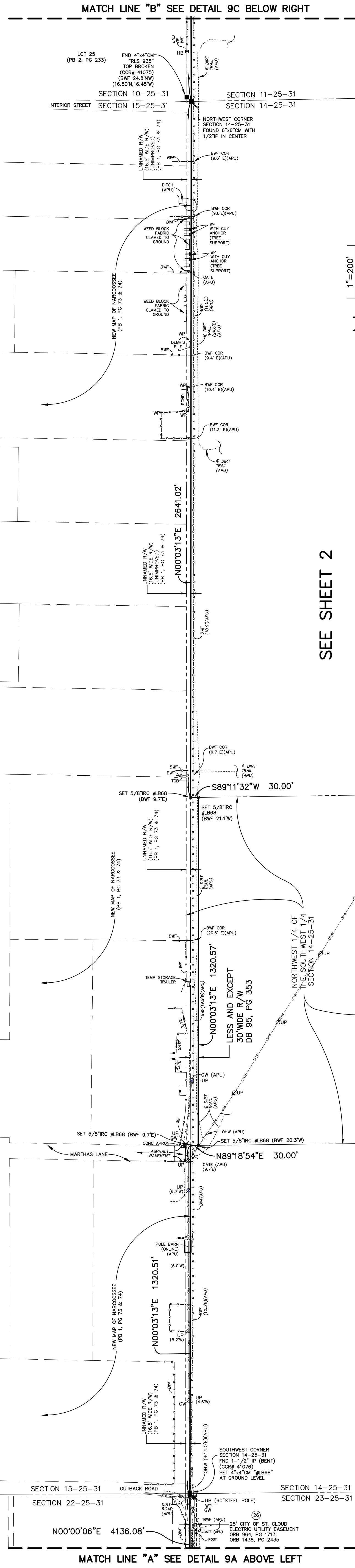
DONALD W. McINTOSH ASSOCIATES, INC.		DONALD W. McINTOSH ASSOCIATES, INC.	
PLANNERS SURVEYORS		PLANNERS SURVEYORS	
2200 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 644-4088		2200 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 644-4088	
CERTIFICATE OF AUTHORIZATION NO. 1488		CERTIFICATE OF AUTHORIZATION NO. 1488	
DATE: 12/2015	PH: 1488 & 1505	NO. 1488 & 1505	NO. 1488 & 1505
CHECKED BY: RC	SCALE: 1"=200'	JOB NUMBER: 14134.0015	REVISIONS:
DRAWN BY: PH		DESCRIPTION:	
DATE: 12/2015		CHK:	
PREPARED FOR:		TAVISTOCK EAST HOLDINGS, LLC	
DRAWING: CS# 15-209		SHEET 7 OF 9	
NORTHEAST DISTRICT \ TAVISTOCK SITE BOUNDARY SURVEY		TAVISTOCK EAST HOLDINGS, LLC	
C:\Users\ghat\AppData\Local\Temp\AS\Pub\1602\Boundary Survey (CAG 14134-85).dwg		C:\Users\ghat\AppData\Local\Temp\AS\Pub\1602\Boundary Survey (CAG 14134-85).dwg	

(SEE SHEET 1 FOR DESCRIPTION, NOTES, AND LEGEND)

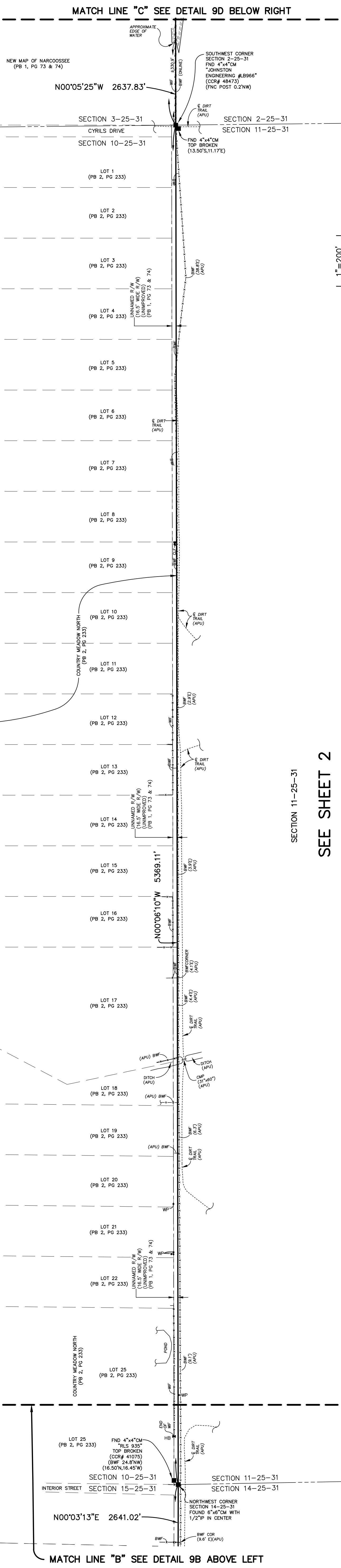
DETAIL 9A



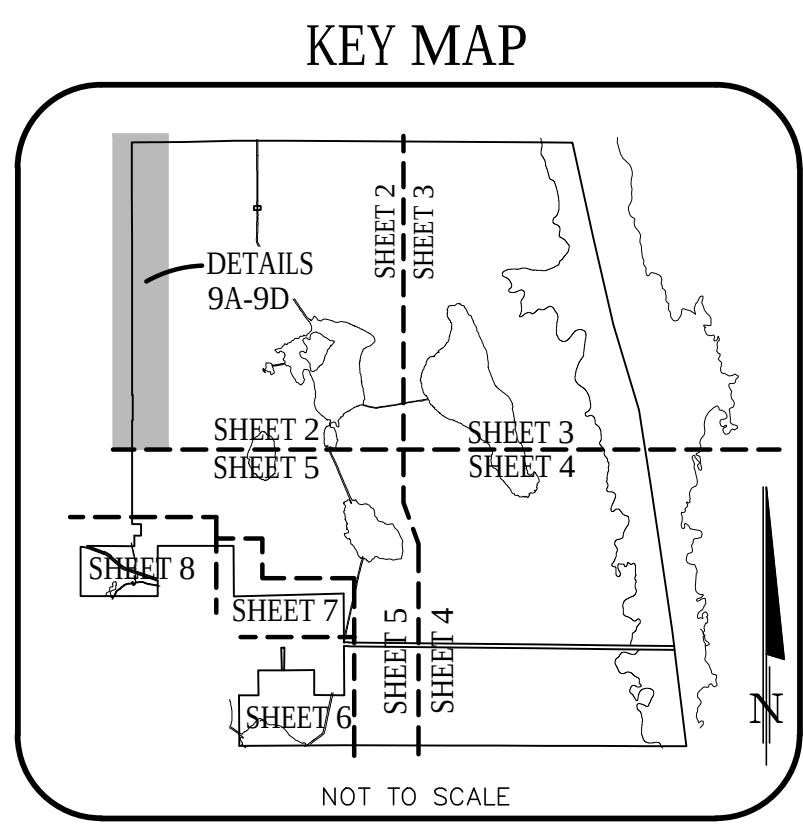
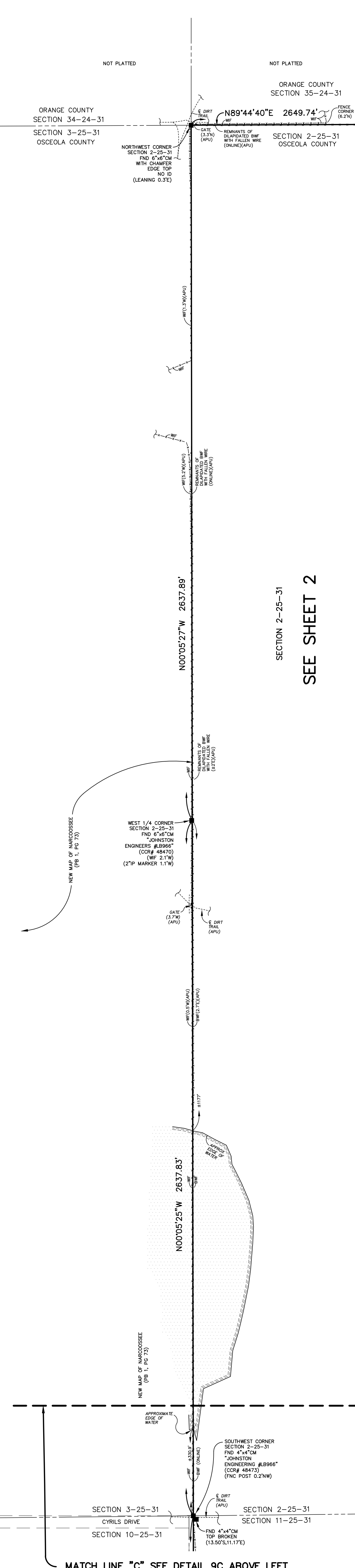
DETAIL 9B



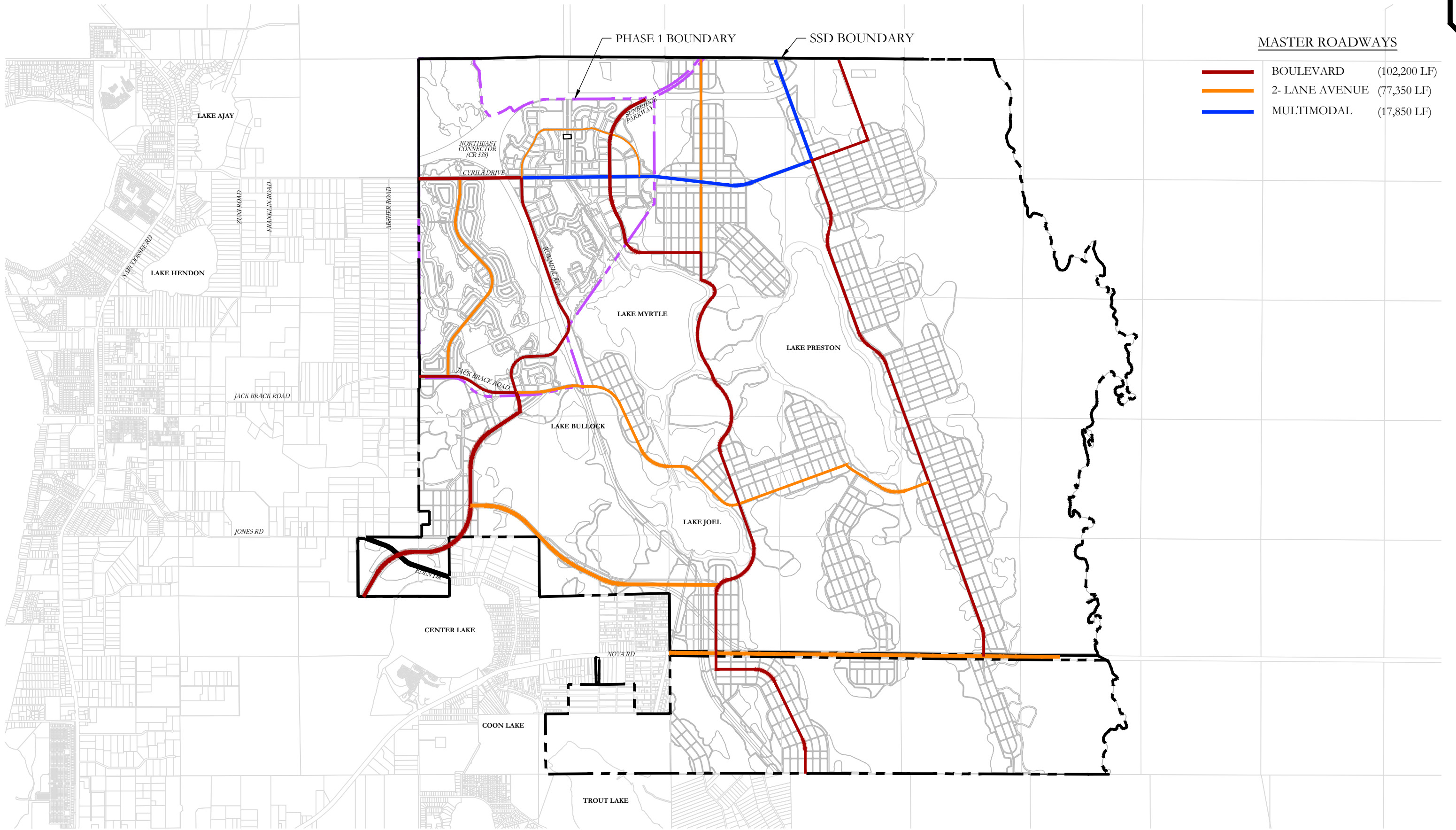
DETAIL 9C



DETAIL 9D



DRAWING CS# 18-209 SHEET 9 OF 9	PREPARED FOR: TAVISTOCK EAST HOLDINGS, LLC TAVISTOCK SITE BOUNDARY SURVEY NORTHEAST DISTRICT \ TAVISTOCK	 DONALD W. MCINTOSH ASSOCIATES, INC. PLANNERS ENGINEERS 2200 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 644-4088 CERTIFICATE OF AUTHORIZATION NO. LB8	DRAWN BY: <u>PH</u> DATE: <u>12/2015</u>		FIELD BOOKS: 1499 & 1506 N/A	SCALE 1"=40'	JOB NUMBER 14134.0015
			CHECKED BY: <u>RC</u>				



MASTER ROADWAYS

	BOULEVARD	(102,200 LF)
	2- LANE AVENUE	(77,350 LF)
	MULTIMODAL	(17,850 LF)

SOURCES:
1. PHASE 1 CONCEPT PLAN DATED JUNE 25, 2018
2. NED COMPREHENSIVE PLAN DATED JUNE 20, 2011
3. ANTICIPATED DEVELOPMENT PER TAVISTOCK.

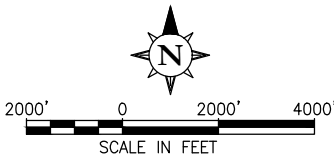
Master Roadway Infrastructure Map

Sunbridge Stewardship District



2602 E. Livingston St.
Orlando, Florida 32803-407.487.2594

www.poulosandbennett.com
Certificate of Authorization No. 28567



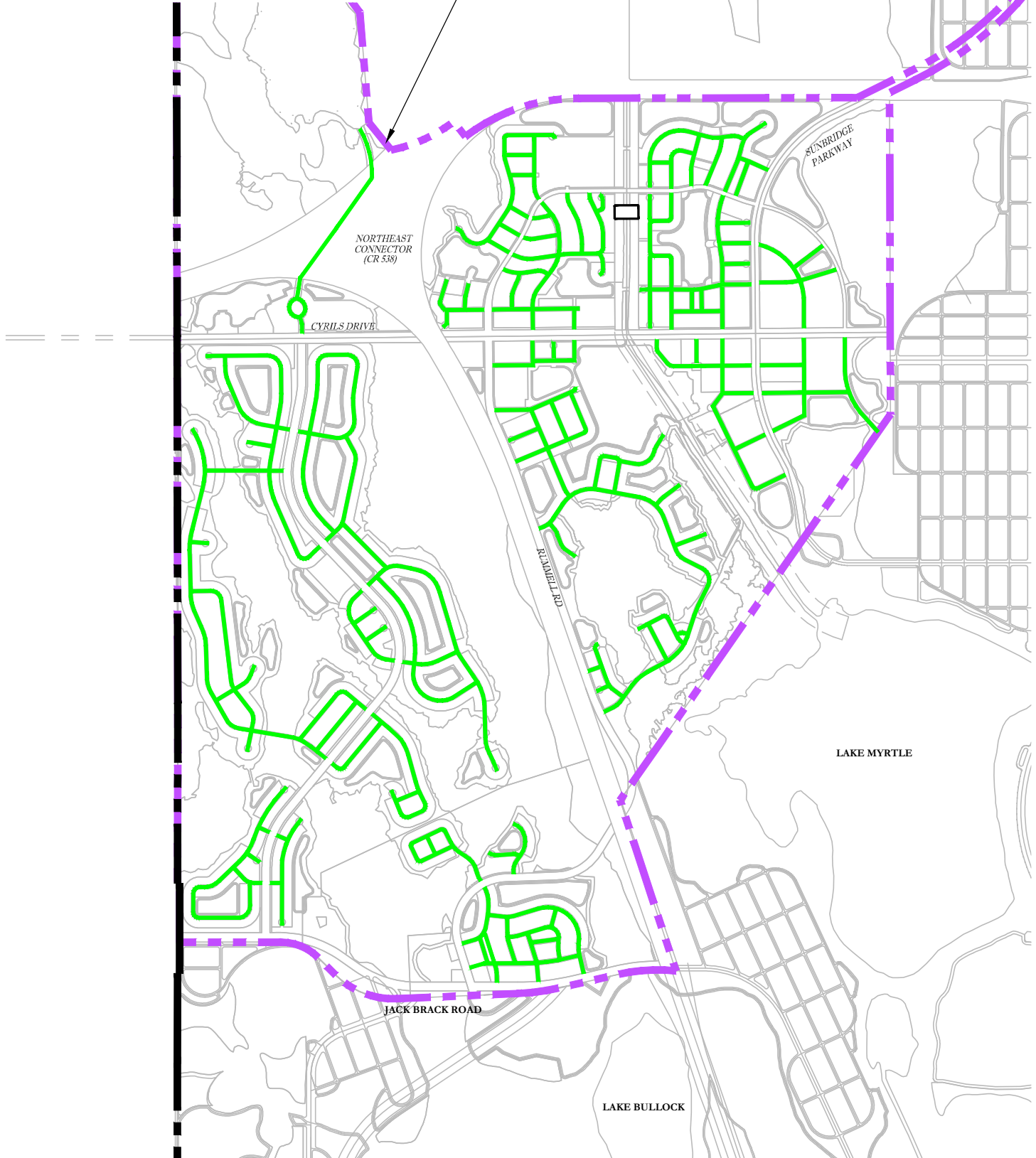
LEGEND



NEIGHBORHOOD ROADS (132,400 LF)

PHASE 1 BOUNDARY

SSD BOUNDARY



SOURCES:
1. PHASE 1 CONCEPT PLAN DATED JUNE 25, 2018
2. NED COMPREHENSIVE PLAN DATED JUNE 20, 2011

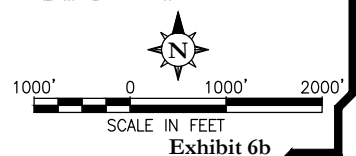
Phase 1 Roadway Infrastructure Map

Sunbridge Stewardship District

POULOS & BENNETT

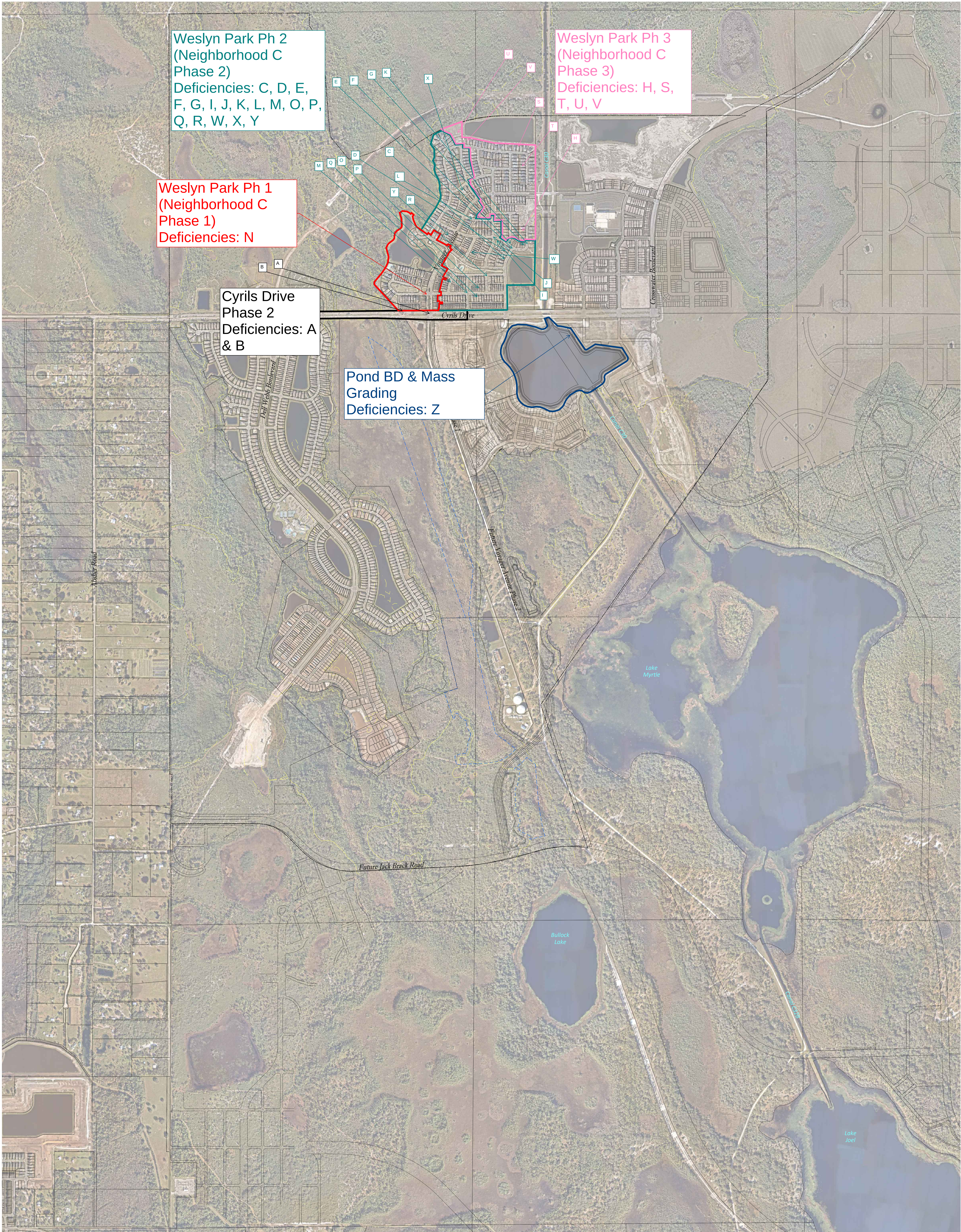
2602 E. Livingston St.
Orlando, Florida 32803-407.487.2594

www.poulosandbennett.com
Certificate of Authorization No. 28567



January 20, 2020
P & B Job No.: 18-203

Z:\2018\18-203 SUNBRIDGE INDEPENDENT STEWARDSHIP DISTRICT\CAD\EXH & FIGS\18-203 INFRASTRUCTURE MAP



Weslyn Park Ph 2
(Neighborhood C
Phase 2)
Deficiencies: C, D, E,
F, G, I, J, K, L, M, O, P,
Q, R, W, X, Y

Weslyn Park Ph 3
(Neighborhood C
Phase 3)
Deficiencies: H, S,
T, U, V

Weslyn Park Ph 1
(Neighborhood C
Phase 1)
Deficiencies: N

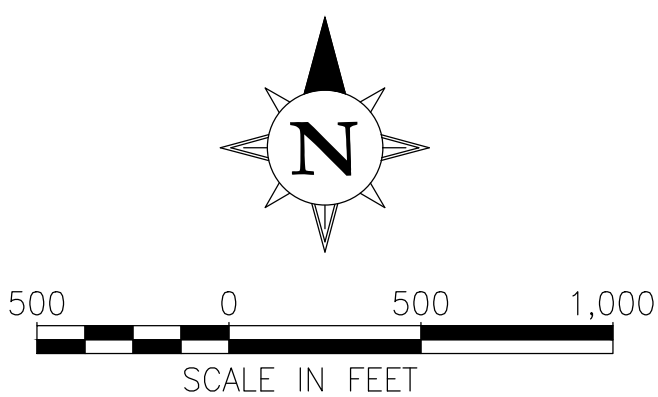
Cyrils Drive
Phase 2
Deficiencies: A
& B

Pond BD & Mass
Grading
Deficiencies: Z

Deficiency Map
Sunbridge

POULOS & BENNETT
a Pape-Dawson company

info@poulosandbennett.com
www.poulosandbennett.com
Certificate of Authorization No. 28567



Sunbridge Stewardship District
2026 Engineer's Inspection Report
June 25, 2026

EXHIBIT B

The table below is a list of the deficiencies observed during a site inspection of SSD owned infrastructure. Recommended repairs are provided.

TABLE: INFRASTRUCTURE DEFICIENCY & REPAIR LIST	
Def. ID	Description
A	Cyrils Drive Phase 2: Dead sod at West entrance.
B	Cyrils Drive Phase 2: Remove and replace dead tree at 6407.
C	Weslyn Park Phase 2 (Polaris Drive): Tree at address 3000 appears dead.
D	Weslyn Park Phase 2 (Polaris Drive): Tree at address 3018 is bent over.
E	Weslyn Park Phase 2 (Polaris Drive): Tree at Quest/Polaris is bent over.
F	Weslyn Park Phase 2 (Quest Street): Tree at 6561 is bent over.
G	Weslyn Park Phase 2 (Quest Street): Dead sod at 6581.
H	Weslyn Park Phase 3 (Quest Street): Dead sod at 6615.
I	Weslyn Park Phase 2 (Quest Street): Missing tree at lot 6546.
J	Weslyn Park Phase 2 (Quest Street): Remove and replace dead tree at lot at the corner of Quest and Prospect Court.
K	Weslyn Park Phase 2 (Quest Street): Tree cut in half at alley corner.
L	Weslyn Park Phase 2 (Circle Rock Way): Spots of dead sod along the road.
M	Weslyn Park Phase 2 (Journey Place): Remove and replace dead tree before the alley.
N	Weslyn Park Phase 1 (Rover Way): Remove and replace dead tree at Voyager Ave. intersection.
O	Weslyn Park Phase 2 (Rover Way): Remove and replace dead tree at lot 6534.
P	Weslyn Park Phase 2 (Rover Way): Tree at 6533 bent over.
Q	Weslyn Park Phase 2 (Paddle Road): Remove and replace dead tree.
R	Weslyn Park Phase 2 (Voyager Avenue): Remove and replace dead tree at 3014.
S	Weslyn Park Phase 3 (Trail Blaze Bend): Tree issues at 6256.
T	Weslyn Park Phase 3 (Trail Blaze Bend): Tree at 6231 falling over.
U	Weslyn Park Phase 3 (Trail Blaze Bend): Right-of-way landscape maintenance needed at empty lot of Fishpond corner.
V	Weslyn Park Phase 3 (Trail Blaze Bend): Remove and replace 3 dead trees across lot 6316.
W	Weslyn Park Phase 2 (Trail Blaze Bend): Remove and replace dead tree at lot 6507.
X	Weslyn Park Phase 2 (Winding Path Way): Remove and replace dead tree at 6490.
Y	Weslyn Park Phase 2 (Odyssey Trace): Dead sodding along ROW.
Z	Pond BD: Bank blowout at the northeast side of the pond.

Sunbridge Stewardship District
2026 Engineer's Inspection Report
June 25, 2026

The photos and deficiencies below are examples from the above table that are in need of repair.

DEFICIENCY #1
(Map ID: Def-A)

Cyrils Drive Phase 2
Dead sod at West
entrance.



Sunbridge Stewardship District
2026 Engineer's Inspection Report
June 25, 2026

DEFICIENCY #2
(Map ID: Def-B)

Cyrils Drive Phase 2
Remove and
replace dead tree at
6407.



Sunbridge Stewardship District
2026 Engineer's Inspection Report
June 25, 2026

DEFICIENCY #3
(Map ID: Def-C)

Weslyn Park Phase
2 (Polaris Drive)
Tree at address
3000 appears dead.



Sunbridge Stewardship District
2026 Engineer's Inspection Report
June 25, 2026

DEFICIENCY #4
(Map ID: Def-D)

Weslyn Park Phase
2 (Polaris Drive)
Tree at address
3018 is bent over.



Sunbridge Stewardship District
2026 Engineer's Inspection Report
June 25, 2026

DEFICIENCY #5
(Map ID: Def-E)

Weslyn Park Phase
2 (Polaris Drive)
Tree at
Quest/Polaris is
bent over.



**Sunbridge Stewardship District
2026 Engineer's Inspection Report
June 25, 2026**

DEFICIENCY #6
(Map ID: Def-F)

Weslyn Park Phase
2 (Quest Street)
Tree at 6561 is bent
over.



Sunbridge Stewardship District
2026 Engineer's Inspection Report
June 25, 2026

DEFICIENCY #7
(Map ID: Def-G)

Weslyn Park Phase
2 (Quest Street)
Dead sod at 6581.



Sunbridge Stewardship District
2026 Engineer's Inspection Report
June 25, 2026

DEFICIENCY #8
(Map ID: Def-H)

Weslyn Park Phase
3 (Quest Street)
Dead sod at 6615.



Sunbridge Stewardship District
2026 Engineer's Inspection Report
June 25, 2026

DEFICIENCY #9
(Map ID: Def-I)

Weslyn Park Phase
2 (Quest Street)
Missing tree at lot
6546.



Sunbridge Stewardship District
2026 Engineer's Inspection Report
June 25, 2026

DEFICIENCY #10
(Map ID: Def-J)

Weslyn Park Phase
2 (Quest Street)
Remove and
replace dead tree at
lot at the corner of
Quest and Prospect
Court.



Sunbridge Stewardship District
2026 Engineer's Inspection Report
June 25, 2026

DEFICIENCY #11
(Map ID: Def-K)

Weslyn Park Phase
2 (Quest Street)
Tree cut in half at
alley corner.



Sunbridge Stewardship District
2026 Engineer's Inspection Report
June 25, 2026

DEFICIENCY #12
(Map ID: Def-L)

Weslyn Park Phase
2 (Circle Rock Way)
Spots of dead sod
along the road.



Sunbridge Stewardship District
2026 Engineer's Inspection Report
June 25, 2026

DEFICIENCY #13
(Map ID: Def-M)

Weslyn Park Phase
2 (Journey Place)
Remove and
replace dead tree
before the alley.



Sunbridge Stewardship District
2026 Engineer's Inspection Report
June 25, 2026

DEFICIENCY #14
(Map ID: Def-N)

Weslyn Park Phase
1 (Rover Way)
Remove and
replace dead tree at
Voyager Ave.
intersection.



Sunbridge Stewardship District
2026 Engineer's Inspection Report
June 25, 2026

DEFICIENCY #15
(Map ID: Def-O)

Weslyn Park Phase
2 (Rover Way)
Remove and
replace dead tree at
lot 6534.



Sunbridge Stewardship District
2026 Engineer's Inspection Report
June 25, 2026

DEFICIENCY #16
(Map ID: Def-P)

Weslyn Park Phase
2 (Rover Way)
Tree at 6533 bent
over.



Sunbridge Stewardship District
2026 Engineer's Inspection Report
June 25, 2026

DEFICIENCY #17
(Map ID: Def-Q)

Weslyn Park Phase
2 (Paddle Road)
Remove and
replace dead tree.



Sunbridge Stewardship District
2026 Engineer's Inspection Report
June 25, 2026

DEFICIENCY #18
(Map ID: Def-R)

Weslyn Park Phase
2 (Voyager Avenue)
Remove and
replace dead tree at
3014.



Sunbridge Stewardship District
2026 Engineer's Inspection Report
June 25, 2026

DEFICIENCY #19
(Map ID: Def-S)

Weslyn Park Phase
3 (Trail Blaze Bend)
Tree issues at 6256.



Sunbridge Stewardship District
2026 Engineer's Inspection Report
June 25, 2026

DEFICIENCY #20
(Map ID: Def-T)

Weslyn Park Phase
3 (Trail Blaze Bend)
Tree at 6231 falling
over.



Sunbridge Stewardship District
2026 Engineer's Inspection Report
June 25, 2026

DEFICIENCY #21
(Map ID: Def-U)

Weslyn Park Phase
3 (Trail Blaze Bend)
Right-of-way
landscape
maintenance
needed at empty lot
of Fishpond corner.



Sunbridge Stewardship District
2026 Engineer's Inspection Report
June 25, 2026

DEFICIENCY #22
(Map ID: Def-V)

Weslyn Park Phase
3 (Trail Blaze Bend)
Remove and
replace 3 dead trees
across lot 6316.



Sunbridge Stewardship District
2026 Engineer's Inspection Report
June 25, 2026

DEFICIENCY #23
(Map ID: Def-W)

Weslyn Park Phase
2 (Trail Blaze Bend)
Remove and
replace dead tree at
lot 6507.



Sunbridge Stewardship District
2026 Engineer's Inspection Report
June 25, 2026

DEFICIENCY #24
(Map ID: Def-X)

Weslyn Park Phase
2 (Winding Path
Way)
Remove and
replace dead tree at
6490.



Sunbridge Stewardship District
2026 Engineer's Inspection Report
June 25, 2026

DEFICIENCY #25
(Map ID: Def-Y)

Weslyn Park Phase
2 (Odyssey Trace)
Dead sodding along
ROW.



Sunbridge Stewardship District
2026 Engineer's Inspection Report
June 25, 2026

DEFICIENCY #26
(Map ID: Def-Z)

Pond BD
Bank blowout at the
northeast side of
the pond.

