From:	matt obrien
To:	Sean Craft
Cc:	Matthew E. Huber
Subject:	[EXTERNAL]JEN Partners / Talavera CDD Utility Easement Request
Date:	Tuesday, March 4, 2025 10:57:18 AM
Attachments:	image001.png Talavera 1D Recorded Plat.pdf Talavera Utility Overlay.pdf

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Sean,

Thank you for taking my call last week regarding a proposed easement for utilities from the Talavera CDD. As discussed, we are permitting a small subdivision west of the railroad track and we are simply requesting the ability to tie into sewer and water within the Talavera CDD owned land. We will of course repair/replace any infrastructure we impact. All items would be permitted through Pasco County and subject to a warranty from JEN Partners. We are also ready willing and able to compensate the CDD on a reasonable basis for the easement so that they can use the funds for other improvements within the Talavera community.

It would likely be best for us to chat before you present this matter to the CDD board for their consideration to talk through the particulars. I am also willing to attend the meeting to present the offer to them and answer any questions they may have regarding the easement.

Matt O'Brien
813-362-1137
www.jenpartners.com

I have attched a few items to help you visualize the areas we would impact.

Attachments (to help visualize):

1. Talavera Phase 1D Recorded Plat (see Sheet 6)
2. Talavera Utility Overlay Connection Exhibit (very preliminary)

The location of the easement is listed below and can be seen in greater detail in the above-mentioned Utility Overlay Connection Exhibit.

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Talavera CDD "Tract 2" & "Tract RW" Porfirio Place (collectively the "Property")

Timing and other obligations:

I'm envisioning some form of use agreement between JEN and the Talavera CDD in Spring of 2025. The work would start in about 9 months. We will then need the Talavera CDD to sign a Pasco County Utility Easement over Tract 2 once the plans are permitted in 2026 and the easement over Tract 2 is defined.

Purpose:

- **Water Main** - Connect to the existing Pasco County water main in Porfirio Place and construct a new Pasco County water main on the Property, extending it to the west boundary of the Property.

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Scope:

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Compensation:

JEN Partners will pay the Talavera CDD $50,000.00 upon its receipt of an easement from the Talavera CDD allowing for the proposed water and sewer connections.

Misc.

- Make sure Talavera is obligated to sign Pasco and/or SWFWMD permit applications, if needed (I say SWFWMD because we'll probably submit an exemption and that may require a signature)

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BANYAN
LAND AND CAPITAL

Matt J. O'Brien
President

1316 West Swann Ave.
Tampa, Florida 33606

813-362-1137
matt.obrien@banyanland.net

From: matt obrien
To: Sean Craft
Cc: Matthew E. Huber
Subject: [EXTERNAL]RE: JEN Partners / Talavera CDD Utility Easement Request
Date: Wednesday, March 5, 2025 9:02:11 AM
Attachments: image001.png

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Sean,
Thanks for speaking with me this morning. If the Talavera CDD Engineer has nay questions or concerns please have him reach out to me or Jordan Schrader (Project Engineer). His contact information is listed below.

Jordan A. Schrader, P.E.
Principal

Clearview Land Design, P.L.
Florida Trend - Best Companies To Work For
3010 W. Azeele Street, Suite 150
Tampa, FL 33609
Office: 813-223-3919
Mobile: 813-712-0950

From: matt obrien
Sent: Tuesday, March 4, 2025 10:54 AM
To: scraft@rizzetta.com
Cc: MHuber@rizzetta.com
Subject: JEN Partners / Talavera CDD Utility Easement Request

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BANYAN LAND AND CAPITAL

Matt J. O'Brien
President

1316 West Swann Ave.
Tampa, Florida 33606

813-362-1137
matt.obrien@banyanland.net

From: matt obrien
To: Sean Craft
Cc: Don Smith
Subject: RE: [EXTERNAL]JEN Partners / Talavera CDD Utility Easement Request
Date: Thursday, March 13, 2025 11:39:58 AM
Attachments: image002.png
image003.png
image004.png
image005.png
image006.png
image007.png
image008.png
image009.png
Importance: High

Sean,

Don Smith, included on this email, has been working on this project with me since the beginning will attend the meeting next week on the 19th. I wanted to connect the two of you as I will be out of town. Don is fully aware of all issues and can speak on my behalf to the CDD.

If you want to discuss anything in particular with me before I leave town, please call me before 3:30pm tomorrow to discuss. Or shoot me a text and I will do the best I can to get back with you asap. Otherwise please reach out to Don directly.

Don Smith mobile number: 813-600-0504

Don,
Sean's contact information is below. His mobile number is 727-260-2213.

The meeting is at 9:00am March 19th
At the Talavera Clubhouse
18955 Rococo Rd

Thanks
Matt O'Brien

From: Sean Craft <SCraft@rizzetta.com>
Sent: Thursday, March 6, 2025 9:20 AM
To: matt obrien <matt.obrien@banyanland.net>
Subject: RE: [EXTERNAL]JEN Partners / Talavera CDD Utility Easement Request

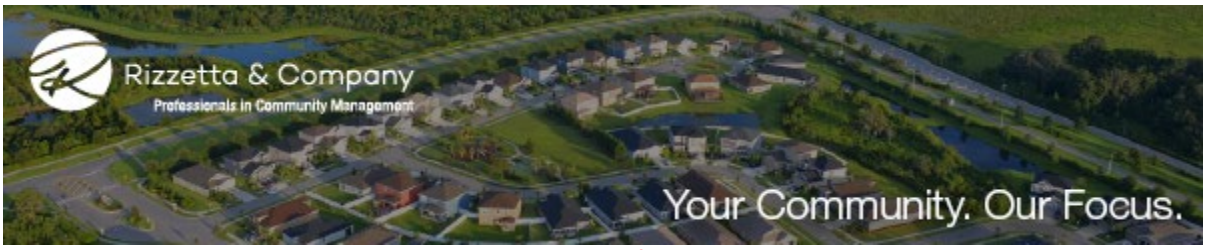
Good morning Matt,

Hope you are doing well. Just wanted to provide you with an update and let you know that this is now on the final agenda for discussion at the March 19th meeting which will be held

at the community clubhouse @ 6pm. Address is 18955 Rococo Rd. and I look forward to seeing you then. Have a great day.

Sean Craft
District Manager
Rizzetta & Company

813.994.1001 Ext. 7858
SCraft@rizzetta.com



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From: matt obrien <matt.obrien@banyanland.net>
Sent: Tuesday, March 4, 2025 10:54 AM
To: Sean Craft <SCraft@rizzetta.com>
Cc: Matthew E. Huber <MHuber@rizzetta.com>
Subject: [EXTERNAL]JEN Partners / Talavera CDD Utility Easement Request

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Matt J. O'Brien
President

1316 West Swann Ave.
Tampa, Florida 33606

813-362-1137
matt.obrien@banyanland.net

From: matt obrien
To: Sean Craft
Cc: Don Smith
Subject: Re: [EXTERNAL]JEN Partners / Talavera CDD Utility Easement Request
Date: Monday, March 24, 2025 9:46:41 PM
Attachments: image001.png
image002.png
image003.png
image004.png
image005.png
image006.png
image007.png
image008.png
codetwo-icons_favicon_23d57c27-7412-46fe-bab5-4340c395a521.png
058_line_9bae9502-1e3a-48a3-ba5e-34ed9cd44185.png
codetwo-icons_website_f73d61da-c0cf-4d19-971b-213081e6f6ee.png
codetwo-icons_facebook_c8a2b2e0-5999-4859-8842-c3a45184cfb9.png
codetwo-icons_linkedin_119a57b3-f5e7-4143-864d-b338279d88e6.png
codetwo-icons_youtube_2a2c685a-6c10-409b-b2e2-704831a0685e.png
districtsbanner_ddbd469b-3492-434c-a142-e97092d15c97.png

Sean
Good evening. I hope you are doing well. I'm a there a good time for me to call you tomorrow?
Thanks
Matt OVrien.

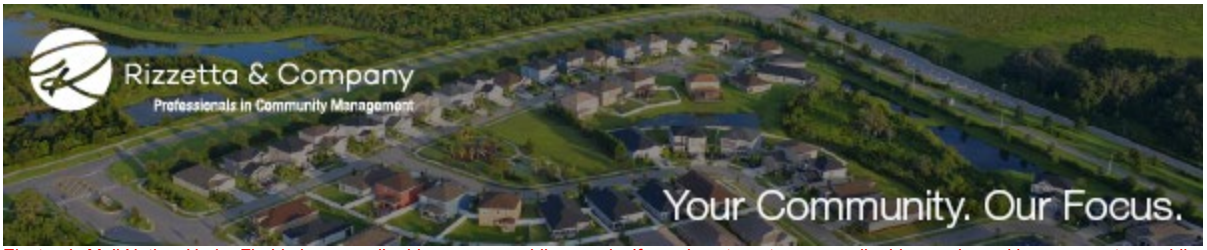
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From: Sean Craft <SCraft@rizzetta.com>
Sent: Thursday, March 13, 2025 2:08:42 PM
To: matt obrien <matt.obrien@banyanland.net>
Cc: Don Smith <don@palermolistings.com>
Subject: RE: [EXTERNAL]JEN Partners / Talavera CDD Utility Easement Request

My apologies here, but I had the meeting start time incorrect. The meeting will be held at 6pm rather than at 9am. Thank you and I look forward to seeing you then.

Sean Craft
District Manager
Rizzetta & Company

813.994.1001 Ext. 7858
SCraft@rizzetta.com



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From: matt obrien <matt.obrien@banyanland.net>
Sent: Thursday, March 13, 2025 11:40 AM
To: Sean Craft <SCraft@rizzetta.com>
Cc: Don Smith <don@palermolistings.com>
Subject: RE: [EXTERNAL]JEN Partners / Talavera CDD Utility Easement Request
Importance: High

Sean,

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Thanks
Matt O'Brien

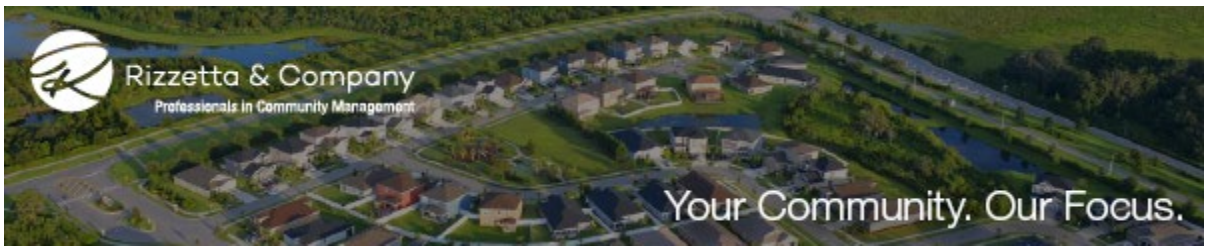
From: Sean Craft <SCraft@rizzetta.com>
Sent: Thursday, March 6, 2025 9:20 AM
To: matt obrien <matt.obrien@banyanland.net>
Subject: RE: [EXTERNAL]JEN Partners / Talavera CDD Utility Easement Request

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BANYAN LAND AND CAPITAL

Matt J. O'Brien
President

1316 West Swann Ave.
Tampa, Florida 33606

813-362-1137
matt.obrien@banyanland.net

From: matt obrien
To: Sean Craft
Cc: Scott Steady, District Counsel; Senitee Brijmohan; Richard Henderson
Subject: [EXTERNAL]Re: Talavera Funding Agreement
Date: Thursday, April 3, 2025 12:54:18 PM
Attachments: codetwo-icons_favicon_23d57c27-7412-46fe-bab5-4340c395a521.png
058_line_9bae9502-1e3a-48a3-ba5e-34ed9cd44185.png
codetwo-icons_website_f73d61da-c0cf-4d19-971b-213081e6f6ee.png
codetwo-icons_facebook_c8a2b2e0-5999-4859-8842-c3a45184cfb9.png
codetwo-icons_linkedin_119a57b3-f5e7-4143-864d-b338279d88e6.png
codetwo-icons_youtube_2a2c685a-6c10-409b-b2e2-704831a0685e.png
districtsbanner_ddbd469b-3492-434c-a142-e97092d15c97.png

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Received. Thank you I will get back to you asap.
Matt

Get Outlook for iOS

From: Sean Craft <SCraft@rizzetta.com>
Sent: Thursday, April 3, 2025 11:51:51 AM
To: matt obrien <matt.obrien@banyanland.net>
Cc: Scott Steady, District Counsel <ssteady@burr.com>; Senitee Brijmohan <SBrijmohan@rizzetta.com>; Richard Henderson <[redacted]>
Subject: FW: Talavera Funding Agreement

Good morning Matt,

Hope you are doing well. Attached is the agreement District Counsel has drafted for the $5,000 deposit. Please let us know if you have any questions or comments, and if there are none, please sign and return at your earliest convenience.

Thank you,

Sean Craft
District Manager
Rizzetta & Company

813.994.1001 Ext. 7858
SCraft@rizzetta.com



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From: Steady, Scott <ssteady@burr.com>
Sent: Thursday, April 3, 2025 11:23 AM
To: Sean Craft <SCraft@rizzetta.com>
Subject: [EXTERNAL]FW: Talavera Funding Agreement

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See the attached. Call me when you get a chance. Scott

Scott I. Steady
Partner

ssteady@burr.com
813-367-5719 (*direct*)

201 North Franklin Street, Suite 3200
Tampa, Florida 33602

Blog: Environmental Law Matters

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To: Steady, Scott <ssteady@burr.com>
Subject: Talavera Funding Agreement

Lori Tipson
Legal Practice Assistant
Tampa
813-367-5742 (direct)
813-260-0669 (mobile)

From: matt obrien
To: Sean Craft
Cc: Scott Steady, District Counsel; Senitee Brijmohan; Richard Henderson
Subject: [EXTERNAL]RE: Talavera Funding Agreement
Date: Thursday, April 3, 2025 1:43:45 PM
Attachments: image001.png
image002.png
image003.png
image004.png
image005.png
image006.png
image007.png

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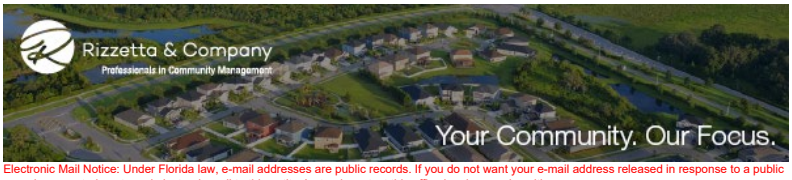
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Subject: Re: [EXTERNAL]RE: Talavera Funding Agreement
Date: Thursday, April 3, 2025 4:00:58 PM
Attachments: image001.png
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image004.png
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codetwo-icons_favicon_23d57c27-7412-46fe-bab5-4340c395a521.png
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codetwo-icons_facebook_c8a2b2e0-5999-4859-8842-c3a45184cfb9.png
codetwo-icons_linkedin_119a57b3-f5e7-4143-864d-b338279d88e6.png
codetwo-icons_youtube_2a2c685a-6c10-409b-b2e2-704831a0685e.png
districtsbanner_ddbd469b-3492-434c-a142-e97092d15c97.png

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Subject: [EXTERNAL]RE: Talavera Funding Agreement
Date: Friday, April 4, 2025 11:27:56 AM
Attachments: image001.png
image002.png
image003.png
image004.png
image005.png
image006.png
image007.png

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Sean/Scott,
I am ok with this document as written. Can we possibly include a provision that in exchange for the $5,000.0 that the CDD will cause the study to be complete within 45 days? Does that seem reasonable? Or we could include language that the CDD will use commercially reasonable efforts to begin the study upon execution of the document?
Thanks
Matt

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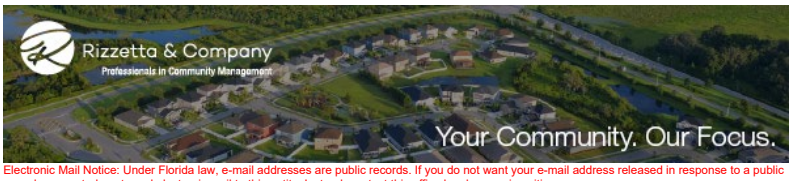
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FUNDING AGREEMENT

THIS FUNDING AGREEMENT ("Agreement") is dated as of _____, 2025 by and among **TALAVERA COMMUNITY DEVELOPMENT DISTRICT**, a community development district organized under the laws of the State of Florida (hereinafter referred to as "Owner") whose address is c/o Rizzetta & Company, 5844 Old Pasco Road, Suite 100, Wesley Chapel, FL 33544, and **JEN PARTNERS LLC**, a Delaware limited liability company (hereinafter referred to as "Developer") located at 680 5th Avenue, 25th Floor, New York, NY 10019.

W I T N E S S E T H:

WHEREAS, the Developer is developing a community to the west of the District and is investigating the possibility of connecting their water and sanitary sewer lines to existing utility facilities located within the District; and

WHEREAS, the Developer has approached the District Board of Supervisors about the possibility of making the connections ("Connections").

NOW, THEREFORE, for and in consideration of the premises and mutual agreements and obligations contained herein, and for other good and valuable consideration, the receipt and sufficiency of which are acknowledged, the parties agree as follows:

1. In order for the District to evaluate the appropriateness of the Developer's request for the Connections, the District has directed its staff to study the proposed Connections and report back to the District. The District's staff includes its Manager, Engineer and Counsel.

2. In order to offset the cost of the evaluation and study, the Developer has agreed herein to provide the District $5,000.00 to be used by the District in the Board of Supervisors' discretion.

IN WITNESS WHEREOF, the parties hereto have signed and sealed this Agreement on the day and year first written above.

ATTEST:

TALAVERA COMMUNITY DEVELOPMENT DISTRICT

_____
Secretary/Assistant Secretary

_____
Chairman, Board of Supervisors

ATTEST:

By: _____

JEN PARTNERS LLC, a Delaware limited liability company

By: _____
Name: _____
Title: _____

From: matt obrien
To: Sean Craft
Cc: Scott Steady, District Counsel
Subject: [EXTERNAL]RE: Talavera Funding Agreement
Date: Tuesday, April 15, 2025 10:37:48 AM
Attachments: image001.png
image002.png
image003.png
image004.png
image005.png
image006.png
image007.png
DOC041525.pdf
Importance: High

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Sean/Scott,

Please see the attched signed by me. I was wondering if we could add some langiuge about the timing of your study. However after speaking with Don Smith who attended the CDD meeting on my behalf it was made clear to me that the idea was for the CDD to complete its investigations by the May meeting, To that end I have signed the attched and given Jordan Schrader (Clearview Land Design/JEN Engineer) Rober Dvorak's number so they can coordinate their utility tests/investigations.

Please send me an address for the $5,000 check and confirm the entity it should be made out to. I will contact our folks in NY and have it sent out asap.

Regards,
Matt O'Brien

From: Sean Craft <SCraft@rizzetta.com>
Sent: Thursday, April 3, 2025 11:52 AM
To: matt obrien <matt.obrien@banyanland.net>
Cc: Scott Steady, District Counsel <ssteady@burr.com>; Senitee Brijmohan <SBrijmohan@rizzetta.com>; Richard Henderson <[redacted]>
Subject: FW: Talavera Funding Agreement

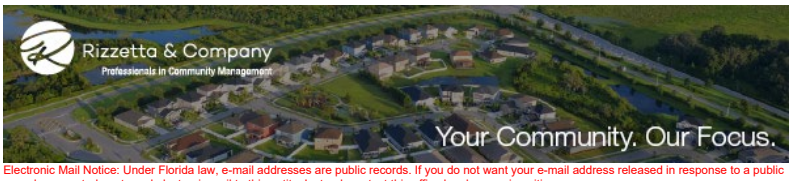
Good morning Matt,

Hope you are doing well. Attached is the agreement District Counsel has drafted for the $5,000 deposit. Please let us know if you have any questions or comments, and if there are none, please sign and return at your earliest convenience.

Thank you,

Sean Craft
District Manager
Rizzetta & Company

813.994.1001 Ext. 7858
SCraft@rizzetta.com



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From: Steady, Scott <ssteady@burr.com>
Sent: Thursday, April 3, 2025 11:23 AM
To: Sean Craft <SCraft@rizzetta.com>
Subject: [EXTERNAL]FW: Talavera Funding Agreement

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See the attached. Call me when you get a chance. Scott

Scott I. Steady
Partner

ssteady@burr.com
813-367-5719 (*direct*)

201 North Franklin Street, Suite 3200
Tampa, Florida 33602

Blog: Environmental Law Matters

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read, copy, use, forward or disclose this communication to others; also, please notify the sender by replying to this message, and then
delete this message from your system. Thank you.

From: Tipson, Lori <ltipson@burr.com>
Sent: Thursday, April 3, 2025 11:21 AM
To: Steady, Scott <ssteady@burr.com>
Subject: Talavera Funding Agreement

Lori Tipson
Legal Practice Assistant
Tampa
813-367-5742 (direct)
813-260-0669 (mobile)

From:	matt obrien
To:	Sean Craft
Cc:	Scott Steady, District Counsel; Richard Henderson
Subject:	[EXTERNAL]RE: Talavera Funding Agreement - signed - 4-18-25
Date:	Wednesday, April 23, 2025 2:15:36 PM
Attachments:	image001.png image002.png image003.png image004.png image005.png image006.png image007.png

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Sean
Can you please send me a W9..We have the check ready to send your way.
Thanks
Matt

From: Sean Craft <SCraft@rizzetta.com>
Sent: Friday, April 18, 2025 9:01 AM
To: matt obrien <matt.obrien@banyanland.net>
Cc: Scott Steady, District Counsel <ssteady@burr.com>; Richard Henderson <[redacted]>
Subject: Talavera Funding Agreement - signed - 4-18-25

Good morning Matt,

Hope you are doing well. Attached is the fully executed agreement for your records. If you can please send the check made out to “Talavera CDD” to the mailing address I’d provided you yesterday that would be greatly appreciated. Thank you again and have a great day.

Sean Craft
District Manager
Rizzetta & Company

813.994.1001 Ext. 7858
SCraft@rizzetta.com



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From: matt obrien
To: Sean Craft
Cc: Scott Steady, District Counsel
Subject: [EXTERNAL]RE: Talavera Funding Agreement - signed - 4-18-25
Date: Friday, April 25, 2025 9:33:40 AM
Attachments: image001.png
image002.png
image003.png
image004.png
image005.png
image006.png
image007.png
DOC042525.pdf

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Sean,

Please see the attched assignment and assumption of the funding agreement to JP Land Holdings LLC. I made a mistake when I had the funding agreement put into JEN Partners LLC. We need to move it out for a variety of reasons, most of which are tax related. Both entities are wholey owned by JEN Partners.

Grant Downing JEN's attorney will be sending the attached directly to Scott Steady today as well. Any assistance you can provide in getting this executed by the CDD would be greatly appreciated.

The $5,000 check will be sent to your office for arrival by Tuesday am via FedEx. We cut checks on Mondays.

Thanks in advance for the assistance,
Matt

From: Sean Craft <SCraft@rizzetta.com>
Sent: Friday, April 18, 2025 9:01 AM
To: matt obrien <matt.obrien@banyanland.net>
Cc: Scott Steady, District Counsel <ssteady@burr.com>; Richard Henderson <[redacted]>
Subject: Talavera Funding Agreement - signed - 4-18-25

Good morning Matt,

Hope you are doing well. Attached is the fully executed agreement for your records. If you can please send the check made out to "Talavera CDD" to the mailing address I'd provided you yesterday that would be greatly appreciated. Thank you again and have a great day.

Sean Craft
District Manager
Rizzetta & Company

813.994.1001 Ext. 7858
SCraft@rizzetta.com



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ASSIGNMENT AND ASSUMPTION OF FUNDING AGREEMENT

This ASSIGNMENT AND ASSUMPTION OF FUNDING AGREEMENT (the "**Assignment**") is made and entered into this 25th day of April, 2025 (the "**Effective Date**"), by and between **JEN PARTNERS LLC,** a Delaware limited liability company ("**Assignor**"), and **JP Land Holdings LLC**, a Delaware limited liability company ("**Assignee**").

WITNESSETH:

WHEREAS, Assignor and Talavera Community Development District, a community development district organized under the laws of the State of Florida ("**CDD**"), are parties to that certain Funding Agreement dated April 16, 2025, (the "**Agreement**"), a copy of which is attached hereto as Exhibit "A", whereby the Assignor has agreed to fund the study by the CDD of the proposed connection of water and sanitary sewer lines by Assignor to existing lines within the CDD; and

WHEREAS, upon and subject to the terms and conditions herein, Assignor is desirous of assigning and transferring to Assignee and Assignee is desirous of accepting and assuming, all rights, duties and obligations of Assignor under the Agreement; and

NOW, THEREFORE, for and inconsideration of these premises, the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Assignor and Assignee do hereby covenant, stipulate, acknowledge and agree as follows:

1. Assignment of Agreement. Assignor hereby assigns, transfers, conveys and sets over unto Assignee all right, title and interest of Assignor under the Agreement, including, without limitation, all rights with respect to the Connections as defined therein.

2. Acceptance and Assumption of Assignment. Assignee hereby accepts the foregoing assignment from Assignor and agrees to assume and perform each and every obligation, liability, duty, term, condition and covenant of the Agreement which is to be performed by Assignor thereunder, including, but not limited to, the payment to the CDD in the amount of $5,000.00 to be used by the CDD in the Board of Supervisors' discretion.

3. Governing Law, Bind and Effective Date. This Assignment shall be governed and enforced in accordance with the laws of the State of Florida and shall bind and inure to the benefit of the parties hereto and their respective successors and assigns.

4. Ratification and Confirmation. Except as modified herein, all terms and provisions set forth in the Purchase Agreement are hereby ratified and confirmed, in all respects.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK.

SIGNATURE PAGES FOLLOW.]

IN WITNESS WHEREOF, the parties hereto have caused these presents to be executed as of the Effective Date.

"ASSIGNOR"

JEN PARTNERS LLC, a Delaware limited liability company

By: _____
Name: Matt O'Brien
Title: Florida Operating Partner

"ASSIGNEE"

JP LAND HOLDINGS LLC, a Delaware limited liability company

By: _____
Print Name: Matt O'Brien
Title: Manager

The CDD hereby executes this Assignment for the sole purpose of joining in and consenting to this Assignment and the terms and conditions contained herein.

ATTEST: TALAVERA COMMUNITY DEVELOPMENT DISTRICT

_____ By: _____

Secretary/Assistant Secretary Chairman, Board of Supervisors

Exhibit "A"

FUNDING AGREEMENT

THIS FUNDING AGREEMENT ("Agreement") is dated as of April 15th, 2025 by and among **TALAVERA COMMUNITY DEVELOPMENT DISTRICT**, a community development district organized under the laws of the State of Florida (hereinafter referred to as "Owner") whose address is c/o Rizzetta & Company, 5844 Old Pasco Road, Suite 100, Wesley Chapel, FL 33544, and **JEN PARTNERS LLC**, a Delaware limited liability company (hereinafter referred to as "Developer") located at 680 5th Avenue, 25th Floor, New York, NY 10019.

WITNESSETH:

WHEREAS, the Developer is developing a community to the west of the District and is investigating the possibility of connecting their water and sanitary sewer lines to existing utility facilities located within the District; and

WHEREAS, the Developer has approached the District Board of Supervisors about the possibility of making the connections ("Connections").

NOW, THEREFORE, for and in consideration of the premises and mutual agreements and obligations contained herein, and for other good and valuable consideration, the receipt and sufficiency of which are acknowledged, the parties agree as follows:

1. In order for the District to evaluate the appropriateness of the Developer's request for the Connections, the District has directed its staff to study the proposed Connections and report back to the District. The District's staff includes its Manager, Engineer and Counsel.

2. In order to offset the cost of the evaluation and study, the Developer has agreed herein to provide the District $5,000.00 to be used by the District in the Board of Supervisors' discretion.

IN WITNESS WHEREOF, the parties hereto have signed and sealed this Agreement on the day and year first written above.

ATTEST:

Secretary/Assistant Secretary

TALAVERA COMMUNITY DEVELOPMENT DISTRICT

Chairman, Board of Supervisors

ATTEST:

By: Chad A. D'Brien

JEN PARTNERS LLC, a Delaware limited liability company

By:
Name: Matt J. O'Brien
Title: Florida Operating Partner

60618557 v1

PUBLIC COPY - ORIGINAL PAGE 40

Check image withheld because it contains bank account and routing details.

The original is preserved privately. This replacement does not establish whether a payment cleared.

FUNDING AGREEMENT

THIS FUNDING AGREEMENT ("Agreement") is dated as of April 16th, 2025 by and among **TALAVERA COMMUNITY DEVELOPMENT DISTRICT**, a community development district organized under the laws of the State of Florida (hereinafter referred to as "Owner") whose address is c/o Rizzetta & Company, 5844 Old Pasco Road, Suite 100, Wesley Chapel, FL 33544, and **JEN PARTNERS LLC**, a Delaware limited liability company (hereinafter referred to as "Developer") located at 680 5th Avenue, 25th Floor, New York, NY 10019.

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IN WITNESS WHEREOF, the parties hereto have signed and sealed this Agreement on the day and year first written above.

ATTEST:

Secretary/Assistant Secretary

TALAVERA COMMUNITY DEVELOPMENT DISTRICT

Chairman, Board of Supervisors

ATTEST:

By: Chad A. O'Brien

JEN PARTNERS LLC, a Delaware limited liability company

By:
Name: Matt J. O'Brien
Title: Florida Operating Partner

From: matt obrien
To: Sean Craft
Subject: [EXTERNAL]FW: Check to Talavera Community Development District
Date: Tuesday, April 29, 2025 11:46:42 AM
Attachments: 20250429 - JEN 8 Land Holdings LLC - Talavera CDD - Ck#1003 - $5,000.00.pdf

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Sean
See attched. Please be ont eh look out for the check.
Matt

From: Huneke, Lori <lhuneke@jenpartners.com>
Sent: Tuesday, April 29, 2025 10:36 AM
To: matt obrien <matt.obrien@banyanland.net>
Cc: Edwards, Michael <medwards@jenpartners.com>; McNabb, Ryland <rmcnabb@jenpartners.com>
Subject: Check to Talavera Community Development District

Hi Matt,

Please the check to Talavera CDD attached. It will be sent by FedEx tracking number 880888592184, and ETA is tomorrow at 10:30am.

Lori

Lori Huneke | **JEN PARTNERS, LLC**
680 Fifth Avenue, 25th Floor, New York, NY 10019
Tel: (347) 784-3925
lhuneke@jenpartners.com

From: matt obrien
To: Sean Craft
Subject: [EXTERNAL]RE: Check to Talavera Community Development District
Date: Monday, May 5, 2025 10:46:00 AM

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Sean
Please call me when you have a moment.
Thanks
Matt O'Brien

From: matt obrien
Sent: Tuesday, April 29, 2025 11:46 AM
To: Sean Craft <SCraft@rizzetta.com>
Subject: FW: Check to Talavera Community Development District

Sean
See attched. Please be ont eh look out for the check.
Matt

From: Huneke, Lori <lhuneke@jenpartners.com>
Sent: Tuesday, April 29, 2025 10:36 AM
To: matt obrien <matt.obrien@banyanland.net>
Cc: Edwards, Michael <medwards@jenpartners.com>; McNabb, Ryland <rmcnabb@jenpartners.com>
Subject: Check to Talavera Community Development District

Hi Matt,

Please the check to Talavera CDD attached. It will be sent by FedEx tracking number 880888592184, and ETA is tomorrow at 10:30am.

Lori

Lori Huneke | **JEN PARTNERS, LLC**
680 Fifth Avenue, 25th Floor, New York, NY 10019
Tel: (347) 784-3925
lhuneke@jenpartners.com

From: matt obrien
To: Sean Craft
Subject: [EXTERNAL]Talavera CDD
Date: Wednesday, May 14, 2025 12:17:40 PM

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Sean
Good afternoon I hope all is well. I wanted to touch base and make sure all was on track for the CDD meeting tomorrow. Also do you think I need to attend the meeting? Happy to do whatever helps. Please let me know location and time if you need me to attend.
Thanks
Matt

Get Outlook for iOS

From: matt obrien
To: Sean Craft
Subject: [EXTERNAL]Talavera CDD
Date: Wednesday, May 14, 2025 12:17:40 PM

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Sean
Good afternoon I hope all is well. I wanted to touch base and make sure all was on track for the CDD meeting tomorrow. Also do you think I need to attend the meeting? Happy to do whatever helps. Please let me know location and time if you need me to attend.
Thanks
Matt

Get Outlook for iOS

From: matt obrien
To: Sean Craft
Subject: Re: [EXTERNAL]Talavera CDD
Date: Wednesday, May 14, 2025 12:42:07 PM
Attachments: codetwo-icons_favicon_23d57c27-7412-46fe-bab5-4340c395a521.png
058_line_9bae9502-1e3a-48a3-ba5e-34ed9cd44185.png
codetwo-icons_website_f73d61da-c0cf-4d19-971b-213081e6f6ee.png
codetwo-icons_facebook_c8a2b2e0-5999-4859-8842-c3a45184cfb9.png
codetwo-icons_linkedin_119a57b3-f5e7-4143-864d-b338279d88e6.png
codetwo-icons_youtube_2a2c685a-6c10-409b-b2e2-704831a0685e.png
districtsbanner_ddbd469b-3492-434c-a142-e97092d15c97.png

Sean
I'm out of town June 11th but I can call I got he meeting. I am in town the 18th though and can attend. If you get a chance to reschedule the meeting please Don't let my schedule hold you up. Would the idea be to get approval this month to work on an easement agreement that could be signed at the June meeting?
Thanks and I'm available via cell to chat if easier.
Matt
813-362-1147

Get Outlook for iOS

From: Sean Craft <SCraft@rizzetta.com>
Sent: Wednesday, May 14, 2025 12:33 PM
To: matt obrien <matt.obrien@banyanland.net>
Subject: RE: [EXTERNAL]Talavera CDD

Good afternoon Matt,

Thank you for reaching out and I hope you are doing well. The Board will be discussing this project with the District Engineer and District Counsel at the May meeting and would like to have you plan to attend the June meeting set for the 18th @ 6pm. I will tell you though that I have to be away on orders (Navy) during that time and will be pushing the Board to reschedule for the evening of June 11th at the same time. If you can please let me know your availability on those dates I would appreciate it and let you know the morning of May 22nd exactly when they will be meeting in June. Thank you again and I look forward to hearing back.

Sean Craft
District Manager

Rizzetta & Company

813.994.1001
SCraft@rizzetta.com



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From: matt obrien <matt.obrien@banyanland.net>
Sent: Wednesday, May 14, 2025 12:13 PM
To: Sean Craft <SCraft@rizzetta.com>
Subject: [EXTERNAL]Talavera CDD

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Sean
Good afternoon I hope all is well. I wanted to touch base and make sure all was on track for the CDD meeting tomorrow. Also do you think I need to attend the meeting? Happy to do whatever helps. Please let me know location and time if you need me to attend.
Thanks
Matt

Get Outlook for iOS

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Date: Wednesday, May 14, 2025 1:59:34 PM
Attachments: image001.png
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image004.png
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image006.png
image007.png
codetwo-icons_favicon_23d57c27-7412-46fe-bab5-4340c395a521.png
058_line_9bae9502-1e3a-48a3-ba5e-34ed9cd44185.png
codetwo-icons_website_f73d61da-c0cf-4d19-971b-213081e6f6ee.png
codetwo-icons_facebook_c8a2b2e0-5999-4859-8842-c3a45184cfb9.png
codetwo-icons_linkedin_119a57b3-f5e7-4143-864d-b338279d88e6.png
codetwo-icons_youtube_2a2c685a-6c10-409b-b2e2-704831a0685e.png
districtsbanner_ddbd469b-3492-434c-a142-e97092d15c97.png

Perfect. Just making sure I understand the process.

Get Outlook for iOS

From: Sean Craft <SCraft@rizzetta.com>
Sent: Wednesday, May 14, 2025 1:53:27 PM
To: matt obrien <matt.obrien@banyanland.net>
Subject: RE: [EXTERNAL]Talavera CDD

Hi Matt,

Something like that, yes. The Board wants to hear from the District Engineer and District Counsel regarding their findings and recommendations at the May meeting, then have an internal discussion about whether to proceed based on what they learn that evening. The DE let me know that there are three residents of the community who would be directly impacted by the project and that they will need to have a voice in this as well, so for the May meeting the Board will discuss the project among themselves and then ask you to attend the June meeting for a back and forth discussion, then potentially come to an easement agreement. Please let me know if this sounds good and I will let you know the morning of May 22nd whether that June meeting will be on the 18th or the 11th. Thanks again and have a great afternoon!

Sean Craft
District Manager
Rizzetta & Company

813.994.1001
SCraft@rizzetta.com



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From: matt obrien <matt.obrien@banyanland.net>
Sent: Wednesday, May 14, 2025 12:42 PM
To: Sean Craft <SCraft@rizzetta.com>
Subject: Re: [EXTERNAL]Talavera CDD

Sean
I'm out of town June 11th but I can call I got he meeting. I am in town the 18th though and can attend. If you get a chance to reschedule the meeting please Don't let my schedule hold you up. Would the idea be to get approval this month to work on an easement agreement that could be signed at the June meeting?
Thanks and I'm available via cell to chat if easier.
Matt
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Subject: RE: [EXTERNAL]Talavera CDD

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though that I have to be away on orders (Navy) during that time and will be pushing the Board to reschedule for the evening of June 11th at the same time. If you can please let me know your availability on those dates I would appreciate it and let you know the morning of May 22nd exactly when they will be meeting in June. Thank you again and I look forward to hearing back.

Sean Craft
District Manager

Rizzetta & Company

813.994.1001
SCraft@rizzetta.com



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From: matt obrien <matt.obrien@banyanland.net>
Sent: Wednesday, May 14, 2025 12:13 PM
To: Sean Craft <SCraft@rizzetta.com>
Subject: [EXTERNAL]Talavera CDD

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Sean
Good afternoon I hope all is well. I wanted to touch base and make sure all was on track for the CDD meeting tomorrow. Also do you think I need to attend the meeting? Happy to do whatever helps. Please let me know location and time if you need me to attend.
Thanks
Matt

Get Outlook for iOS

From: matt obrien
To: Sean Craft
Subject: Re: [EXTERNAL]Talavera CDD
Date: Thursday, May 22, 2025 9:24:36 AM
Attachments: image001.png
image002.png
image003.png
image004.png
image005.png
image006.png
image007.png
codetwo-icons_favicon_23d57c27-7412-46fe-bab5-4340c395a521.png
058_line_9bae9502-1e3a-48a3-ba5e-34ed9cd44185.png
codetwo-icons_website_f73d61da-c0cf-4d19-971b-213081e6f6ee.png
codetwo-icons_facebook_c8a2b2e0-5999-4859-8842-c3a45184cfb9.png
codetwo-icons_linkedin_119a57b3-f5e7-4143-864d-b338279d88e6.png
codetwo-icons_youtube_2a2c685a-6c10-409b-b2e2-704831a0685e.png
districtsbanner_ddbd469b-3492-434c-a142-e97092d15c97.png

Many thanks for the report.
Matt

Get Outlook for iOS

From: Sean Craft <SCraft@rizzetta.com>
Sent: Thursday, May 22, 2025 9:07:31 AM
To: matt obrien <matt.obrien@banyanland.net>
Subject: RE: [EXTERNAL]Talavera CDD

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To: Sean Craft
Subject: Re: [EXTERNAL]Talavera CDD - follow up
Date: Thursday, June 12, 2025 9:16:27 AM
Attachments: image001.png
image002.png
image003.png
image004.png
image005.png
image006.png
image007.png
codetwo-icons_favicon_23d57c27-7412-46fe-bab5-4340c395a521.png
058_line_9bae9502-1e3a-48a3-ba5e-34ed9cd44185.png
codetwo-icons_website_f73d61da-c0cf-4d19-971b-213081e6f6ee.png
codetwo-icons_facebook_c8a2b2e0-5999-4859-8842-c3a45184cfb9.png
codetwo-icons_linkedin_119a57b3-f5e7-4143-864d-b338279d88e6.png
codetwo-icons_youtube_2a2c685a-6c10-409b-b2e2-704831a0685e.png
districtsbanner_ddbd469b-3492-434c-a142-e97092d15c97.png

Sean
Thanks for the update. I know Jordan was reaching out to the CDD engineers with an update earlier this week. I hope he was able to connect. We will provide an update as soon as we have one. Apologies for the delay and I truly appreciate the patience of the Board.
Matt

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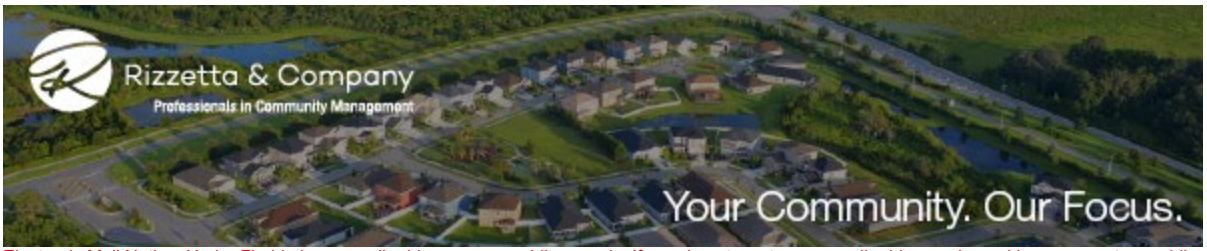
From: Sean Craft <SCraft@rizzetta.com>
Sent: Wednesday, June 11, 2025 1:58:43 PM
To: matt obrien <matt.obrien@banyanland.net>
Subject: RE: [EXTERNAL]Talavera CDD - follow up

Good afternoon Matt,

Hope you are doing well. I wanted to let you know that as of this afternoon we have still not heard back from the county regarding the results of their testing, so with that being said there is no need for you to call into tonight's meeting as the Board is waiting for those test results to come back before deciding on whether to continue talks with this project. The next meeting is scheduled for Wednesday, July 16th @ 6pm if you want to save that date. I will be away on my Navy annual training for the second half of June beginning this weekend and returning to work on the 30th, so I will reach back out to you and let you know where things are at when I get back to the office. Hopefully we'll have some news from the county by that time. Thank you and have a great rest of your day.

Sean Craft
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Rizzetta & Company

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Subject: RE: [EXTERNAL]Talavera CDD

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Subject: Re: [EXTERNAL]Talavera CDD

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Thanks and I'm available via cell to chat if easier.
Matt
813-362-1147

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From: matt obrien
To: Sean Craft
Subject: RE: [EXTERNAL]Talavera CDD
Date: Wednesday, December 24, 2025 10:01:45 AM
Attachments: image001.png
image002.png
image003.png
image004.png
image005.png
image006.png
image007.png

Sean
Good morning and merry Christmas. I hope you are doing well. It appears we have made some significant headway over the last 4-5 months and that my engineer Jordan Schrader has recently been in touch with the District Engineer on a resolution. If you don't mind letting me know a few times for us to catch up via phone early in the new year it would be greatly appreciated. Thanks in advance and I look forward to speaking with you.
Regards,
Matt O'Brien
813-362-1137 mobile

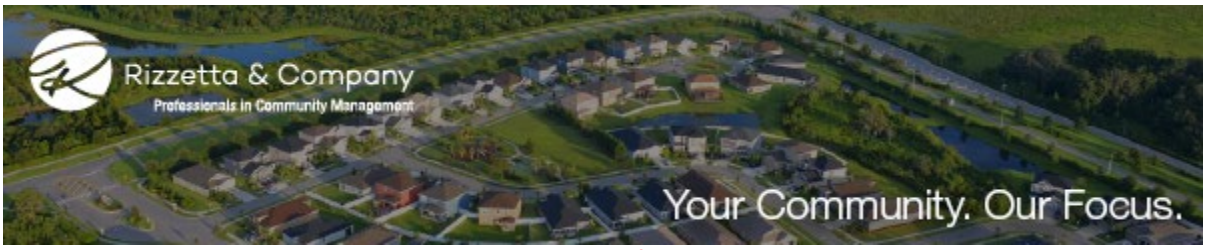
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From: matt obrien <matt.obrien@banyanland.net>
Sent: Wednesday, May 14, 2025 12:13 PM
To: Sean Craft <SCraft@rizzetta.com>
Subject: [EXTERNAL]Talavera CDD

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Sean
Good afternoon I hope all is well. I wanted to touch base and make sure all was on track for the CDD meeting tomorrow. Also do you think I need to attend the meeting? Happy to do whatever helps. Please let me know location and time if you need me to attend.
Thanks
Matt

Get Outlook for iOS

From: matt obrien
To: Sean Craft
Cc: Robert Dvorak
Subject: RE: [EXTERNAL]Talavera CDD
Date: Tuesday, January 6, 2026 2:23:17 PM
Attachments: image001.png
image002.png
image003.png
image004.png
image005.png
image006.png
image007.png

Sean
Lets chat tomorrow am around 10:00 if that is still ok with your schedule? Sorry for the delay.
Matt

From: Sean Craft <SCraft@rizzetta.com>
Sent: Monday, January 5, 2026 9:20 AM
To: matt obrien <matt.obrien@banyanland.net>
Cc: Robert Dvorak <rdvorak@bdiengineers.com>
Subject: RE: [EXTERNAL]Talavera CDD

Good morning Matt,

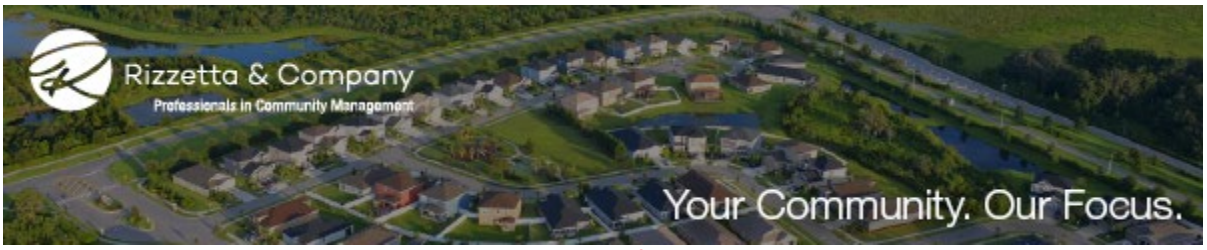
Thank you for reaching out and I hope you had a nice holiday season. I would be available for a phone call at any of the following times this week:

Tuesday: 12-3:30pm
Wednesday: Anytime during working hours (8am – 5pm)
Friday: Anytime during working hours (8am – 5pm)

I've also heard from the District Engineer that you would like to speak with the Board at the next meeting and I've asked my Administrative Assistant to email the agenda once it's ready so that you can plan accordingly. The meeting is scheduled for January 21st @ 6pm at the community clubhouse. Please let me know if you have availability at any of the above-mentioned times this week so that we can catch up. Thanks again and have a great day!

Sean Craft
District Manager
Rizzetta & Company

813.994.1001
SCraft@rizzetta.com



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From: matt obrien <matt.obrien@banyanland.net>
Sent: Wednesday, December 24, 2025 10:01 AM
To: Sean Craft <SCraft@rizzetta.com>
Subject: RE: [EXTERNAL]Talavera CDD

Sean
Good morning and merry Christmas. I hope you are doing well. It appears we have made some significant headway over the last 4-5 months and that my engineer Jordan Schrader has recently been in touch with the District Engineer on a resolution. If you don't mind letting me know a few times for us to catch up via phone early in the new year it would be greatly appreciated. Thanks in advance and I look forward to speaking with you.
Regards,
Matt O'Brien
813-362-1137 mobile

From: Sean Craft <SCraft@rizzetta.com>
Sent: Thursday, May 22, 2025 9:08 AM
To: matt obrien <matt.obrien@banyanland.net>
Subject: RE: [EXTERNAL]Talavera CDD

Good morning Matt,

Hope you are doing well. I wanted to let you know that the District Engineer let the Board know at last night's meeting that the county is currently conducting some testing and depending what those tests come back with the Board will then decide whether they still wish to proceed, and if so I will send you the call in number to the June meeting which is now scheduled for June 11th @ 6pm. As soon as we hear back from our District Engineer and then the Chairman I will reach back out and let you know the next steps. Thank you

and have a great day.

Sean Craft
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From: matt obrien <matt.obrien@banyanland.net>
Sent: Wednesday, May 14, 2025 1:59 PM
To: Sean Craft <SCraft@rizzetta.com>
Subject: Re: [EXTERNAL]Talavera CDD

Perfect. Just making sure I understand the process.

Get Outlook for iOS

From: Sean Craft <SCraft@rizzetta.com>
Sent: Wednesday, May 14, 2025 1:53:27 PM
To: matt obrien <matt.obrien@banyanland.net>
Subject: RE: [EXTERNAL]Talavera CDD

Hi Matt,

Something like that, yes. The Board wants to hear from the District Engineer and District Counsel regarding their findings and recommendations at the May meeting, then have an

internal discussion about whether to proceed based on what they learn that evening. The DE let me know that there are three residents of the community who would be directly impacted by the project and that they will need to have a voice in this as well, so for the May meeting the Board will discuss the project among themselves and then ask you to attend the June meeting for a back and forth discussion, then potentially come to an easement agreement. Please let me know if this sounds good and I will let you know the morning of May 22nd whether that June meeting will be on the 18th or the 11th. Thanks again and have a great afternoon!

Sean Craft
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From: matt obrien <matt.obrien@banyanland.net>
Sent: Wednesday, May 14, 2025 12:42 PM
To: Sean Craft <SCraft@rizzetta.com>
Subject: Re: [EXTERNAL]Talavera CDD

Sean
I'm out of town June 11th but I can call I got he meeting. I am in town the 18th though and can attend. If you get a chance to reschedule the meeting please Don't let my schedule hold you up. Would the idea be to get approval this month to work on an easement agreement that could be signed at the June meeting?
Thanks and I'm available via cell to chat if easier.

Matt
813-362-1147

Get Outlook for iOS

From: Sean Craft <SCraft@rizzetta.com>
Sent: Wednesday, May 14, 2025 12:33 PM
To: matt obrien <matt.obrien@banyanland.net>
Subject: RE: [EXTERNAL]Talavera CDD

Good afternoon Matt,

Thank you for reaching out and I hope you are doing well. The Board will be discussing this project with the District Engineer and District Counsel at the May meeting and would like to have you plan to attend the June meeting set for the 18th @ 6pm. I will tell you though that I have to be away on orders (Navy) during that time and will be pushing the Board to reschedule for the evening of June 11th at the same time. If you can please let me know your availability on those dates I would appreciate it and let you know the morning of May 22nd exactly when they will be meeting in June. Thank you again and I look forward to hearing back.

Sean Craft
District Manager

Rizzetta & Company

813.994.1001
SCraft@rizzetta.com



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From: matt obrien <matt.obrien@banyanland.net>
Sent: Wednesday, May 14, 2025 12:13 PM
To: Sean Craft <SCraft@rizzetta.com>
Subject: [EXTERNAL]Talavera CDD

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Sean
Good afternoon I hope all is well. I wanted to touch base and make sure all was on track for the CDD meeting tomorrow. Also do you think I need to attend the meeting? Happy to do whatever helps. Please let me know location and time if you need me to attend.
Thanks
Matt

Get Outlook for iOS

From: matt obrien
To: Sean Craft
Subject: [EXTERNAL]Re: Talavera - meeting follow up
Date: Thursday, January 29, 2026 4:56:23 PM
Attachments: codetwo-icons_favicon_23d57c27-7412-46fe-bab5-4340c395a521.png
058_line_9bae9502-1e3a-48a3-ba5e-34ed9cd44185.png
codetwo-icons_website_f73d61da-c0cf-4d19-971b-213081e6f6ee.png
codetwo-icons_facebook_c8a2b2e0-5999-4859-8842-c3a45184cfb9.png
codetwo-icons_linkedin_119a57b3-f5e7-4143-864d-b338279d88e6.png
codetwo-icons_youtube_2a2c685a-6c10-409b-b2e2-704831a0685e.png
districtsbanner_ddbd469b-3492-434c-a142-e97092d15c97.png

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Sean
Thanks for reaching out. They are putting together the exhibits now and we should have the draft easement early next week.
Regards
Matt

Get Outlook for iOS

From: Sean Craft <SCraft@rizzetta.com>
Sent: Thursday, January 29, 2026 4:29:57 PM
To: matt obrien <matt.obrien@banyanland.net>
Subject: Talavera - meeting follow up

Good afternoon Matt,

Hope you are doing well. Just wanted to touch base with you regarding the documents you'd mentioned that you would be sending out for the Board to review. Please let me know if and when you have those ready and I will distribute them to the Board. Thank you and have a great evening.

Sean Craft
District Manager
Rizzetta & Company

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SCraft@rizzetta.com



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From: matt obrien
To: Sean Craft
Subject: [EXTERNAL]RE: Talavera - meeting follow up
Date: Tuesday, February 3, 2026 1:20:00 PM
Attachments: image001.png
image002.png
image003.png
image004.png
image005.png
image006.png
image007.png

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Sean,

I should have the easement to you tomorrow am or this evening to pass along to CDD counsel.

John Vericker often helps me out with CDD matters and I have asked him to assist in this instance. I do not plan to call CDD counsel myself, but if you could kindly pass along her contact information it would be greatly appreciated. I would like for John Vericker to be able to reach out to her and walk her through the easement and exhibits once she has them.

We will send the easement documents through you as requested, but I think it will be much more efficient for John to speak with her CDD Attorney to CDD Attorney as they work through any changes etc.

Thanks,
Matt

From: Sean Craft <SCraft@rizzetta.com>
Sent: Thursday, January 29, 2026 4:30 PM
To: matt obrien <matt.obrien@banyanland.net>
Subject: Talavera - meeting follow up

Good afternoon Matt,

Hope you are doing well. Just wanted to touch base with you regarding the documents you'd mentioned that you would be sending out for the Board to review. Please let me know if and when you have those ready and I will distribute them to the Board. Thank you and have a great evening.

Sean Craft
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From: matt obrien
To: Sean Craft
Subject: RE: [EXTERNAL]Talavera CDD
Date: Monday, February 9, 2026 3:00:42 PM
Attachments: image001.png
image002.png
image003.png
image004.png
image005.png
image006.png
image007.png

Sean
I hope all is well. It sounds like John is connecting with Erin soon. If you have a few oments to chat this week it would be appreciated. Please let me know a good time.
Thanks
Matt Obrien
813-362-1137 mobile

From: Sean Craft <SCraft@rizzetta.com>
Sent: Tuesday, January 6, 2026 2:57 PM
To: matt obrien <matt.obrien@banyanland.net>
Cc: Robert Dvorak <rdvorak@bdiengineers.com>
Subject: RE: [EXTERNAL]Talavera CDD

No worries Matt. Look forward to catching up with you tomorrow morning.

Thank you,

Sean Craft
District Manager
Rizzetta & Company

813.994.1001
SCraft@rizzetta.com



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From: matt obrien <matt.obrien@banyanland.net>
Sent: Tuesday, January 6, 2026 2:23 PM
To: Sean Craft <SCraft@rizzetta.com>
Cc: Robert Dvorak <rdvorak@bdiengineers.com>
Subject: RE: [EXTERNAL]Talavera CDD

Sean
Lets chat tomorrow am around 10:00 if that is still ok with your schedule? Sorry for the delay.
Matt

From: Sean Craft <SCraft@rizzetta.com>
Sent: Monday, January 5, 2026 9:20 AM
To: matt obrien <matt.obrien@banyanland.net>
Cc: Robert Dvorak <rdvorak@bdiengineers.com>
Subject: RE: [EXTERNAL]Talavera CDD

Good morning Matt,

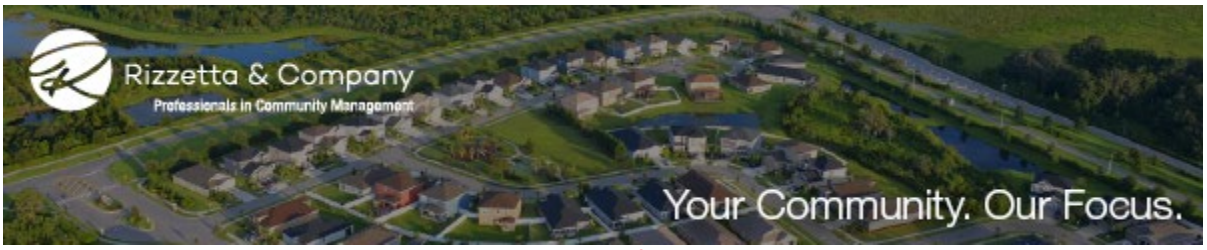
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From: matt obrien <matt.obrien@banyanland.net>
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Regards,
Matt O'Brien
813-362-1137 mobile

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To: matt obrien <matt.obrien@banyanland.net>
Subject: RE: [EXTERNAL]Talavera CDD

Good morning Matt,

Hope you are doing well. I wanted to let you know that the District Engineer let the Board know at last night's meeting that the county is currently conducting some testing and depending what those tests come back with the Board will then decide whether they still wish to proceed, and if so I will send you the call in number to the June meeting which is now scheduled for June 11th @ 6pm. As soon as we hear back from our District Engineer and then the Chairman I will reach back out and let you know the next steps. Thank you

and have a great day.

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Subject: Re: [EXTERNAL]Talavera CDD

Sean
I'm out of town June 11th but I can call I got he meeting. I am in town the 18th though and can attend. If you get a chance to reschedule the meeting please Don't let my schedule hold you up. Would the idea be to get approval this month to work on an easement agreement that could be signed at the June meeting?
Thanks and I'm available via cell to chat if easier.

Matt
813-362-1147

Get Outlook for iOS

From: Sean Craft <SCraft@rizzetta.com>
Sent: Wednesday, May 14, 2025 12:33 PM
To: matt obrien <matt.obrien@banyanland.net>
Subject: RE: [EXTERNAL]Talavera CDD

Good afternoon Matt,

Thank you for reaching out and I hope you are doing well. The Board will be discussing this project with the District Engineer and District Counsel at the May meeting and would like to have you plan to attend the June meeting set for the 18th @ 6pm. I will tell you though that I have to be away on orders (Navy) during that time and will be pushing the Board to reschedule for the evening of June 11th at the same time. If you can please let me know your availability on those dates I would appreciate it and let you know the morning of May 22nd exactly when they will be meeting in June. Thank you again and I look forward to hearing back.

Sean Craft
District Manager

Rizzetta & Company

813.994.1001
SCraft@rizzetta.com



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From: matt obrien <matt.obrien@banyanland.net>
Sent: Wednesday, May 14, 2025 12:13 PM
To: Sean Craft <SCraft@rizzetta.com>
Subject: [EXTERNAL]Talavera CDD

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Sean
Good afternoon I hope all is well. I wanted to touch base and make sure all was on track for the CDD meeting tomorrow. Also do you think I need to attend the meeting? Happy to do whatever helps. Please let me know location and time if you need me to attend.
Thanks
Matt

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From: matt obrien
To: Sean Craft
Subject: Re: [EXTERNAL]Talavera CDD
Date: Monday, February 9, 2026 3:48:16 PM
Attachments: image001.png
image002.png
image003.png
image004.png
image005.png
image006.png
image007.png
codetwo-icons_favicon_23d57c27-7412-46fe-bab5-4340c395a521.png
058_line_9bae9502-1e3a-48a3-ba5e-34ed9cd44185.png
codetwo-icons_website_f73d61da-c0cf-4d19-971b-213081e6f6ee.png
codetwo-icons_facebook_c8a2b2e0-5999-4859-8842-c3a45184cfb9.png
codetwo-icons_linkedin_119a57b3-f5e7-4143-864d-b338279d88e6.png
codetwo-icons_youtube_2a2c685a-6c10-409b-b2e2-704831a0685e.png
districtsbanner_ddbd469b-3492-434c-a142-e97092d15c97.png

Sean
I will call you Wed mid morning 10:30? Thanks Matt

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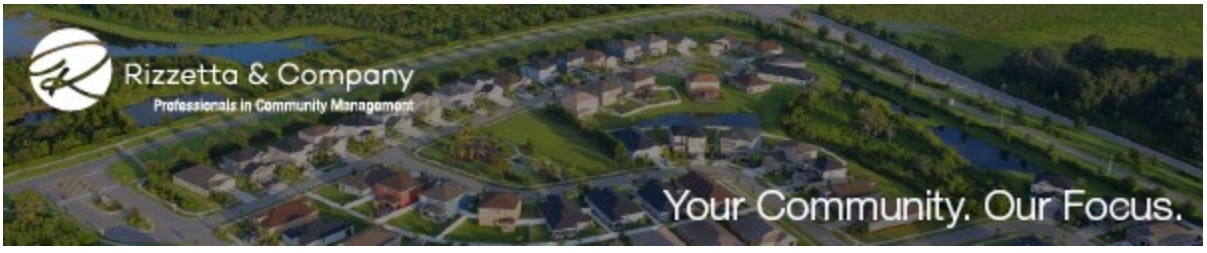
From: Sean Craft <SCraft@rizzetta.com>
Sent: Monday, February 9, 2026 3:29:18 PM
To: matt obrien <matt.obrien@banyanland.net>
Subject: RE: [EXTERNAL]Talavera CDD

Good afternoon Matt,

Thank you for reaching out. Tomorrow is my only day this week where I would not be available for a phone call. Wednesday – Friday are all good on my end, so just let me know what day and time works best for you and we'll connect then. Thanks again.

Sean Craft
District Manager
Rizzetta & Company

813.994.1001
SCraft@rizzetta.com



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From: matt obrien <matt.obrien@banyanland.net>
Sent: Monday, February 9, 2026 3:00 PM
To: Sean Craft <SCraft@rizzetta.com>
Subject: RE: [EXTERNAL]Talavera CDD

Sean
I hope all is well. It sounds like John is connecting with Erin soon. If you have a few oments to chat this week it would be appreciated. Please let me know a good time.
Thanks
Matt Obrien
813-362-1137 mobile

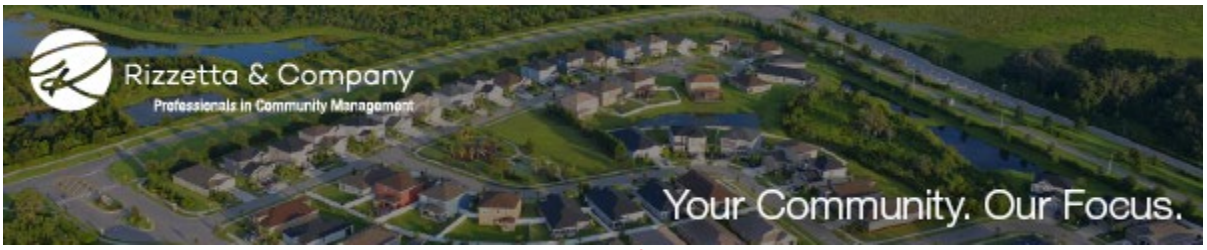
From: Sean Craft <SCraft@rizzetta.com>
Sent: Tuesday, January 6, 2026 2:57 PM
To: matt obrien <matt.obrien@banyanland.net>
Cc: Robert Dvorak <rdvorak@bdiengineers.com>
Subject: RE: [EXTERNAL]Talavera CDD

No worries Matt. Look forward to catching up with you tomorrow morning.

Thank you,

Sean Craft
District Manager
Rizzetta & Company

813.994.1001
SCraft@rizzetta.com



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From: matt obrien <matt.obrien@banyanland.net>
Sent: Tuesday, January 6, 2026 2:23 PM
To: Sean Craft <SCraft@rizzetta.com>
Cc: Robert Dvorak <rdvorak@bdiengineers.com>
Subject: RE: [EXTERNAL]Talavera CDD

Sean
Lets chat tomorrow am around 10:00 if that is still ok with your schedule? Sorry for the delay.
Matt

From: Sean Craft <SCraft@rizzetta.com>
Sent: Monday, January 5, 2026 9:20 AM
To: matt obrien <matt.obrien@banyanland.net>
Cc: Robert Dvorak <rdvorak@bdiengineers.com>
Subject: RE: [EXTERNAL]Talavera CDD

Good morning Matt,

Thank you for reaching out and I hope you had a nice holiday season. I would be available for a phone call at any of the following times this week:

Tuesday: 12-3:30pm
Wednesday: Anytime during working hours (8am – 5pm)
Friday: Anytime during working hours (8am – 5pm)

I've also heard from the District Engineer that you would like to speak with the Board at the next meeting and I've asked my Administrative Assistant to email the agenda once it's

st

ready so that you can plan accordingly. The meeting is scheduled for January 21 @ 6pm at the community clubhouse. Please let me know if you have availability at any of the above-mentioned times this week so that we can catch up. Thanks again and have a great day!

Sean Craft
District Manager
Rizzetta & Company

813.994.1001
SCraft@rizzetta.com



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From: matt obrien <matt.obrien@banyanland.net>
Sent: Wednesday, December 24, 2025 10:01 AM
To: Sean Craft <SCraft@rizzetta.com>
Subject: RE: [EXTERNAL]Talavera CDD

Sean
Good morning and merry Christmas. I hope you are doing well. It appears we have made some significant headway over the last 4-5 months and that my engineer Jordan Schrader has recently been in touch with the District Engineer on a resolution. If you don't mind letting me know a few times for us to catch up via phone early in the new year it would be greatly appreciated. Thanks in advance and I look forward to speaking with you.
Regards,
Matt O'Brien
813-362-1137 mobile

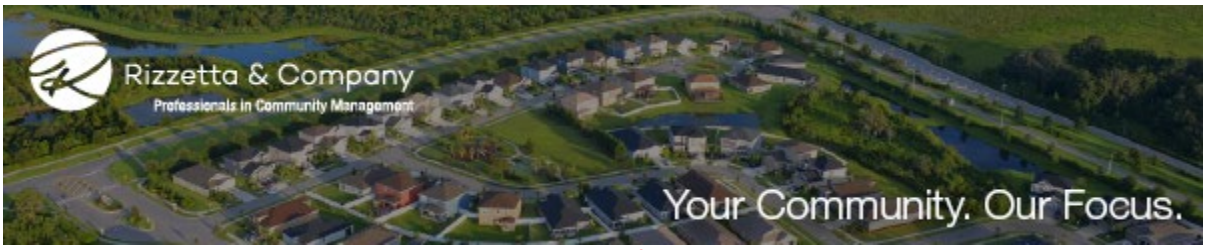
From: Sean Craft <SCraft@rizzetta.com>
Sent: Thursday, May 22, 2025 9:08 AM
To: matt obrien <matt.obrien@banyanland.net>
Subject: RE: [EXTERNAL]Talavera CDD

Good morning Matt,

Hope you are doing well. I wanted to let you know that the District Engineer let the Board know at last night's meeting that the county is currently conducting some testing and depending what those tests come back with the Board will then decide whether they still wish to proceed, and if so I will send you the call in number to the June meeting which is now scheduled for June 11th @ 6pm. As soon as we hear back from our District Engineer and then the Chairman I will reach back out and let you know the next steps. Thank you and have a great day.

Sean Craft
District Manager
Rizzetta & Company

813.994.1001
SCraft@rizzetta.com



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From: matt obrien <matt.obrien@banyanland.net>
Sent: Wednesday, May 14, 2025 1:59 PM
To: Sean Craft <SCraft@rizzetta.com>

Subject: Re: [EXTERNAL]Talavera CDD

Perfect. Just making sure I understand the process.

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From: Sean Craft <SCraft@rizzetta.com>
Sent: Wednesday, May 14, 2025 1:53:27 PM
To: matt obrien <matt.obrien@banyanland.net>
Subject: RE: [EXTERNAL]Talavera CDD

Hi Matt,

Something like that, yes. The Board wants to hear from the District Engineer and District Counsel regarding their findings and recommendations at the May meeting, then have an internal discussion about whether to proceed based on what they learn that evening. The DE let me know that there are three residents of the community who would be directly impacted by the project and that they will need to have a voice in this as well, so for the May meeting the Board will discuss the project among themselves and then ask you to attend the June meeting for a back and forth discussion, then potentially come to an easement agreement. Please let me know if this sounds good and I will let you know the morning of May 22nd whether that June meeting will be on the 18th or the 11th. Thanks again and have a great afternoon!

Sean Craft
District Manager
Rizzetta & Company

813.994.1001
SCraft@rizzetta.com



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From: matt obrien <matt.obrien@banyanland.net>
Sent: Wednesday, May 14, 2025 12:42 PM
To: Sean Craft <SCraft@rizzetta.com>
Subject: Re: [EXTERNAL]Talavera CDD

Sean
I'm out of town June 11th but I can call I got he meeting. I am in town the 18th though and can attend. If you get a chance to reschedule the meeting please Don't let my schedule hold you up. Would the idea be to get approval this month to work on an easement agreement that could be signed at the June meeting?
Thanks and I'm available via cell to chat if easier.
Matt
813-362-1147

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From: Sean Craft <SCraft@rizzetta.com>
Sent: Wednesday, May 14, 2025 12:33 PM
To: matt obrien <matt.obrien@banyanland.net>
Subject: RE: [EXTERNAL]Talavera CDD

Good afternoon Matt,

Thank you for reaching out and I hope you are doing well. The Board will be discussing this project with the District Engineer and District Counsel at the May meeting and would like to have you plan to attend the June meeting set for the 18th @ 6pm. I will tell you though that I have to be away on orders (Navy) during that time and will be pushing the Board to reschedule for the evening of June 11th at the same time. If you can please let me know your availability on those dates I would appreciate it and let you know the morning of May 22nd exactly when they will be meeting in June. Thank you again and I look forward to hearing back.

Sean Craft
District Manager

Rizzetta & Company

813.994.1001

SCraft@rizzetta.com



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From: matt obrien <matt.obrien@banyanland.net>
Sent: Wednesday, May 14, 2025 12:13 PM
To: Sean Craft <SCraft@rizzetta.com>
Subject: [EXTERNAL]Talavera CDD

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Sean
Good afternoon I hope all is well. I wanted to touch base and make sure all was on track for the CDD meeting tomorrow. Also do you think I need to attend the meeting? Happy to do whatever helps. Please let me know location and time if you need me to attend.
Thanks
Matt

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From: matt obrien
To: Sean Craft
Subject: [EXTERNAL]Next Wed Meeting
Date: Thursday, February 12, 2026 3:30:19 PM

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Sean
Could you kindly ask/remind the board that we plan to attend the meeting next week. I will have the easement exhibits over to you tomorrow. Also, I will bring some big boards with graphics to answer and follow questions board members may have of me or my engineer. We will plan to re-present the easement to the CDD board so the can follow it precisely.
Many Thaks
Matt

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From: matt obrien
To: John Vericker; Sean Craft
Subject: [EXTERNAL]Fw: Mitras Esmt"s
Date: Saturday, February 14, 2026 8:37:28 AM
Attachments: Mitras-Temp Const El-DS (2026-02-13) ESS.pdf
MITRAS-TEMP-CONST-EL-DS.docx
MITRAS-Perm-UE-EL-DS.docx
Mitras-Perm-UE-EL-DS (2026-02-13) ESS.pdf

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All,
Attached are the legals and sketches for the proposed Talavera CDD easement. Please forward to CDD counsel at your earliest convenience.
Thank you,
Matt OBrien
813-362-1137

Get Outlook for iOS

From: Vickyr@Amerrittinc.com <vickyr@amerrittinc.com>
Sent: Friday, February 13, 2026 4:11 PM
To: Jordan Schrader (jordan.schrader@clearviewland.com) <jordans@clearviewland.com>; matt obrien <matt.obrien@banyanland.net>
Cc: artm@amerrittinc.com <artm@amerrittinc.com>; JohnS@amerrittinc.com <johns@amerrittinc.com>
Subject: Mitras Esmt's

Attached is the digitally signed and seal Description Sketches for the TEMP CONSTRUCTION EASEMENT and also the PERMANENT UTILITY EASEMENT and the associated word documents of the legal descriptions.

Vicky Robinson
AMerritt, Inc.
Land Surveying and Mapping
3010 W. Azeele Street, Suite 150
Tampa, FL 33609-3576
Phone: (813) 221-5200
Cell: (813) 777-9909
Email: Vickyr@amerrittinc.com

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Clearview
LAND DESIGN, P.L.
3010 W. Azeele Street Suite 150
Tampa, Florida 33609 (813) 223-3919

LUSSIER LANE

COOK LANE

PORFIRIO PLACE

Talavera

Legend

- Blue
- Green
- Talavera CDD Boundary
- Parcel Boundary

Vicinity Map



S: 04 T: 25 R: 20

Notes:

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Service Layer Credits: Aerials\Vexcel_WA_Jan25: J Edwards, Vexcel Imagery
World Street Map: Esri, HERE, Garmin, NGA, USGS, NPS

N
W E
S

1 inch equals 25 feet

0 25 50 100 Feet

Exhibit 1:

Project: Mitras Property

Pasco County

Filename:
MIT_Exhib1_20260212_24x36_wcs

Map Date:	Map Prepared By:
2/12/2026	WCS

Document Path: P:\Mitras Property\Master Plan\GIS\MapFiles\MIT_Exhib1_20260212_24x36_wcs.mxd, Exhib1_20260212_24x36_wcs.pdf

Clearview
LAND DESIGN, P.L.
3010 W. Azeele Street Suite 150
Tampa, Florida 33609 (813) 223-3919

LUSSIER LANE

COOK LANE

PORFIRIO PLACE

Talavera

Legend

- Blue
- Green
- Talavera CDD Boundary
- Parcel Boundary

Vicinity Map



S: 04 T: 25 R: 20

Notes:

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Service Layer Credits: Aerials\Vexcel_WA_Jan25: J Edwards, Vexcel Imagery
World Street Map: Esri, HERE, Garmin, NGA, USGS, NPS

N
W E
S

1 inch equals 25 feet

0 25 50 100 Feet

Exhibit 1:

Project: Mitras Property

Pasco County

Filename:
MIT_Exhib1_20260212_24x36_wcs

Map Date:	Map Prepared By:
2/12/2026	WCS

Document Path: P:\Mitras Property\Master Plan\GIS\MapFiles\MIT_Exhib1_20260212_24x36_wcs.mxd, Exhib1_20260212_24x36_wcs.pdf

From: matt obrien
To: Sean Craft
Subject: RE: [EXTERNAL]Next Wed Meeting
Date: Tuesday, February 17, 2026 1:13:12 PM
Attachments: image001.png
image002.png
image003.png
image004.png
image005.png
image006.png
image007.png
MIT_Exhib1_20260212_24x36_wcs.pdf

Sean,

I wanted to confirm you are in receipt of the easement exhibits I sent over Friday afternoon.

Also, I wanted to forward over the attched exhibt so your Board has a really accurate look at where we would propose the work to take place. As you can see, we are not proposing to work in ROW in front of anyone's yard or driveway. We will ultimately have to work with Pasco County as to the final location, and they may ask that the lines cross the road perpendicular to the hydrant and run along the ROW areas in the front yards. In that instance we would certainly refurbish and replace any damaged landscape or concrete to like new condition. And as already mentioned we would provide temporary solutions daily so that everyone has access to their driveways in the evening etc. We do not aim to disrupt anyone's daily routine.

Thanks, and I look forward to seeing you tomorrow evening,

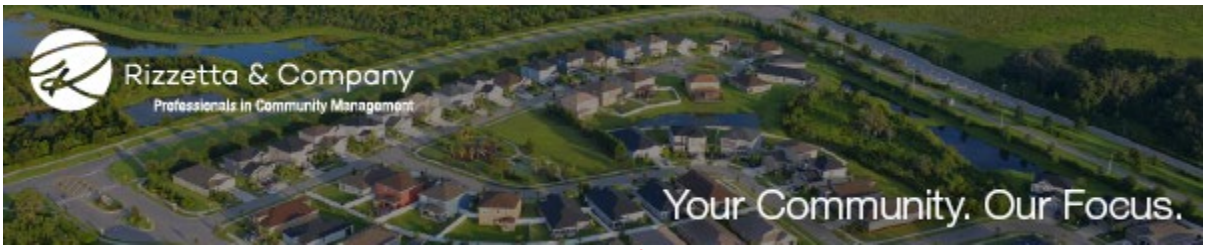
Matt

From: Sean Craft <SCraft@rizzetta.com>
Sent: Thursday, February 12, 2026 3:32 PM
To: matt obrien <matt.obrien@banyanland.net>
Subject: RE: [EXTERNAL]Next Wed Meeting

Certainly will do Matt. When I receive the easement exhibits I will circulate those to the Board and let them know you plan to attend next week's meeting. Thank you again and have a good evening.

Sean Craft
District Manager
Rizzetta & Company

813.994.1001
SCraft@rizzetta.com



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From: matt obrien <matt.obrien@banyanland.net>
Sent: Thursday, February 12, 2026 3:30 PM
To: Sean Craft <SCraft@rizzetta.com>
Subject: [EXTERNAL]Next Wed Meeting

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Sean
Could you kindly ask/remind the board that we plan to attend the meeting next week. I will have the easement exhibits over to you tomorrow. Also, I will bring some big boards with graphics to answer and follow questions board members may have of me or my engineer. We will plan to re-present the easement to the CDD board so the can follow it precisely.
Many Thaks
Matt

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