



ENVIRONMENTAL LIEN AND AUL REPORT

Order Number:
270262339-2023

AFX Reference Number:
79-347908-47

Subject Property:
**GALL BOULEVARD
ZEPHYRHILLS, FL**

Effective:
03/31/2023

Completed:
04/10/2023

AFX RESEARCH, LLC

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999 Monterey St. Suite 380, San Luis Obispo, CA 93401

(877) 848-5337 / www.afxllc.com

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(pg. 2 of 5)

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SOURCES SEARCHED

Source 1: PASCO COUNTY RECORDER'S OFFICE

Source 2: FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION

Source 3: UNITED STATES ENVIRONMENTAL PROTECTION AGENCY

Examiner Notes: **NOTICE:** JUDICIAL RECORDS NOT SEARCHED. BASED ON AVAILABLE INFORMATION EVALUATED BY THE TITLE SEARCH PROFESSIONAL, THE JURISDICTION DOES NOT REQUIRE A SEARCH OF JUDICIAL RECORDS IN ORDER TO IDENTIFY ENVIRONMENTAL LIENS.

TARGET PROPERTY

Current Owner(s): EPG-TWO RIVERS, LLC

Street Address: GALL BOULEVARD

City, State: ZEPHYRHILLS, FL

APN/Parcel/PIN: 33-26-21-0000-00100-0000
21-26-33-000.0-001.00-000.0

County: PASCO

Legal Description: ALL THAT PART OF SECTION 33 TOWNSHIP 26 SOUTH RANGE 21 EAST LYING WEST OF US HWY 301 & LESS COM AT SW COR OF SEC 33 TH N89DEG3333E 885.01 FT TH N20DEG0000W 2095.31 FT TH N32DEG0000E 2550 FT TO POB TH N44DEG0000W 3331.08 FT TH N39DEG3000E 519.38 FT TH N13DEG0000W 524.84 FT TH N26DEG3327E 79.74 FT TH N33DEG1843E 104.24 FT TH N58DEG4207E 62.96 FT TH N21DEG0924E 125.75 FT TH N79DEG0359E 48.49 FT TH N49DEG0121E 62.13 FT TH N55DEG5743E 90.94 FT TH N58DEG1901E 14.36 FT TH N11DEG1747E 26.78 FT TH N12DEG5919W 20 FT TH N77DEG0033E 547.57 FT TH S12DEG5927E 380 FT TH S32DEG0000E 1040 FT TH S60DEG0000E 150 FT TH N20DEG0000E 490.62 FT TH N54DEG3000E 830.04 FT TH ALG ARC CV R RAD 2050 FT CHD BRG & DIST S13DEG0944E 1175.59 FT TH S03DEG3000W 1995.08

PROPERTY OWNERSHIP

Instrument: **WARRANTY DEED**

Date Recorded: 10/22/2021

Book/Page: 10466/103

Dated: 10/22/2021

Grantor(s): HICKORY HILLS LAND COMPANY

Grantee(s): EPG-TWO RIVERS, LLC



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(pg. 3 of 5)

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ENVIRONMENTAL LIENS

Instrument: **ENVIRONMENTAL RESOURCE PERMIT**

Date Recorded: 12/28/2022

Book/Page: 10743/2603

Dated: 11/16/2022

1st Party: GAYLE NIPPER

2nd Party: EPG-TWO RIVERS, LLC

ACTIVITY AND USE LIMITATIONS (AUL)

NO AUL FOUND.

SAMPLE



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(pg. 4 of 5)

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LEASES

NO LEASES FOUND.

MISCELLANEOUS INSTRUMENTS

NO MISCELLANEOUS INSTRUMENTS FOUND.

SAMPLE



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(pg. 5 of 5)

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THANK YOU FOR YOUR ORDER

For questions, please contact our office at 1-877-848-5337.

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Our Environmental Lien and AUL report provides a summary of recorded information on a specific property from the time the current owner purchased the property, to present time. The report is intended to assist in the search for environmental liens filed in land title records. The report will verify property ownership and provide information on recorded environmental liens and/or Activity and Use Limitations that have been recorded from the time the current owner purchased the property, forward. This report complies with ASTM 1527-21 standards when used in conjunction with a review of the owner's most recent insurance title policy. Environmental Liens and Activity Use Limitations may exist in the insurance title policy that do not appear within this report.

Our professional network of trained researchers follow established industry protocols and use client-supplied property information to complete this Environmental Lien and AUL report. The research is conducted at all appropriate government offices based on the location of the subject property. This would include City, County, State, Federal and Tribal offices as needed. The report includes:

- Current deed information (i.e. grantor, grantee, recording dates)
- Legal Description
- Environmental Lien information
- Activity and Use Limitation information
- Any Environmental Liens and/or documents referencing AULs that are listed within our summary report

DISCLAIMER

This report was prepared for the intended use of AFX Research, LLC (AFX) and client, exclusively. This report is not a guarantee of title, nor a commitment to insure, nor a policy of title insurance. No warranty, expressed or implied, is made whatsoever in connection with this report. AFX Research, LLC specifically disclaims the making of any such warranties, including without limitation, merchantability or fitness for a particular use or purpose. The information contained in this report is retrieved as it is recorded from the various agencies that make it available. The total liability is limited to the fee paid for this report.



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ENVIRONMENTAL LIENS EXHIBIT

SAMPLE

ANEX

RELIABLE PROPERTY RESEARCH

RECORDED NOTICE OF ENVIRONMENTAL RESOURCE PERMIT

Document Prepared By.

Gayle Nipper

Return to.

Name Gayle Nipper
Agency Name Southwest Florida Water Management District
Street Address 7601 US Hwy 301 N
City, State Zip Tampa, FL 33637
RE Permit No 43045690.000
Grantee EPG Two Rivers, LLC EPG Two Rivers Holdings IX, LLC
EPG Two Rivers Holdings VI, LLC EPG Two Rivers QOZP, LLC
EPG Two Rivers Holdings X, LLC
Parcel ID SEE ATTACHED
County Pasco

Notice

The Southwest Florida Water Management District (Agency) hereby gives notice that Environmental Resource Permit No 43045690 000 has been issued to authorize the construction or modification of a stormwater management system, works or other activities to serve the real-property described on Exhibit "A" attached hereto and made a part hereof ("Premises") This property is subject to the requirements and restrictions set forth in Chapter 373, Florida Statutes and Rule 62-330, Florida Administrative Code

Within thirty (30) days of any transfer of interest or control of that portion of the premises containing the stormwater management system, works or other activities (or any portion thereof), the permittee must notify the Agency in writing of the property transfer Notification of the transfer does not by itself constitute a permit transfer Therefore, purchasers of that portion of the premises containing the stormwater management system, works or other activities regulated by the Agency (or any portion thereof) are notified that it is unlawful for any person to construct, alter, operate, maintain, remove or abandon any stormwater management system, dam, impoundment, reservoir, appurtenant work, works, or other activities, including dredging or filling, (or any combination thereof), without first having obtained an environmental resource permit from the Agency in the purchaser's name

Within thirty (30) days of the completion of construction of the stormwater management system, works or other activities regulated by the Agency, a signed and sealed construction completion certification must be submitted to Agency pursuant to the requirements of Rule 62-330 090(5), Florida Administrative Code

This notice is applicable to property containing the regulated stormwater management system, works or other activities For purposes of this notice only, these facilities include lakes, canals, swales, ditches, berms, retention or detention areas, water control structures, pumps, culverts, inlets, roads, and wetland mitigation areas, buffers and upland conservation areas, and docking facilities



Conditions

The Permit is subject to the General Conditions set forth in Rule 62-330 350, Florida Administrative Code. The Permit also contains additional Special Conditions. Accordingly, interested parties should closely examine the entire Permit, all associated applications, and any subsequent modifications.

Conflict Between Notice And Permit

This Notice of Permit is not a complete summary of the Permit. Provisions in this Notice of Permit shall not be used in interpreting the Permit provisions. In the event of conflict between this Notice of Permit and the Permit, the Permit shall control.

This Notice Is Not An Encumbrance

This Notice is for informational purposes only. It is not intended to be a lien, encumbrance, or cloud on the title of the premises.

Release

This Notice may not be released or removed from the public records without the prior written consent of the Agency.

This Notice of Permit is executed on this 16 day of November, 2022

Southwest Florida Water Management District
For Agency

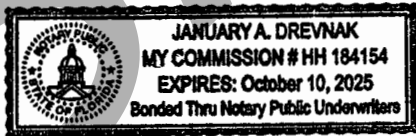

Michael Bench, Agency Contact

STATE OF FLORIDA

COUNTY OF Hillsborough

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 16 day of November, 2022 by Michael Bench, Regulatory Support Supervisor. He is personally known to me.

[Notary Seal]




Notary Public Signature, State of Florida

January A. Drevnak
Printed, Typed or Stamped Name

Commission/Serial No: HH 184154

My Commission Expires October 10, 2025

ATTACHED PARCEL IDs

28-26-21-0000-00100-0100	28-26-21-0000-00100-0080
27-26-21-0000-00200-0020	28-26-21-0000-00100-0060
33-26-21-0000-00100-0000	28-26-21-0000-00100-0110
28-26-21-0000-00100-0120	27-26-21-0000-00200-0030
28-26-21-0000-00100-0010	28-26-21-0000-00100-0090
28-26-21-0000-00300-0010	28-26-21-0000-00100-0030
33-26-21-0000-00100-0020	29-26-21-0000-00100-0030
28-26-21-0000-00100-0050	33-26-21-0000-00100-0060
33-26-21-0000-00100-0050	28-26-21-0000-00100-0060
33-26-21-0000-00100-0040	28-26-21-0000-00100-0050

LEGAL DESCRIPTION

TWO RIVERS

WEST COMMUNITY DEVELOPMENT DISTRICT

DESCRIPTION. A parcel of land lying in Sections 28, 29, 30, 31, 32 and 33, Township 26 South, Range 21 East, and in Section 36, Township 26 South, Range 20 East, Pasco County, Florida and being more particularly described as follows

COMMENCE at the Southeast corner of said Section 32 for a POINT OF BEGINNING, run thence along the South boundary of the Southeast 1/4 of said Section 32, S.89°50'09"W., 2651.93 feet to the South 1/4 corner of said Section 32; thence along the South boundary of the Southwest 1/4 of said Section 32, S.89°46'04"W., 2646.81 feet to the Southeast corner of the aforesaid Section 31; thence along the South boundary of the Southeast 1/4 of said Section 31, S.89°43'35"W., 2645.24 feet to the South 1/4 corner of said Section 31, thence along the South boundary of the Southwest 1/4 of said Section 31, N.89°56'39"W., 2655.08 feet to the Southeast corner of the aforesaid Section 36, Township 26 South, Range 20 East, thence along the South boundary of the Southeast 1/4 of said Section 36, S.89°55'06"W., 706.92 feet; thence N.00°04'54"W., 50.00 feet to the Southeast corner of the Tampa Electric Company Property, according to Special Warranty Deed, as recorded in Official Records Book 7987, Page 930, of the Public Records of Pasco County, Florida; thence along the Northeasterly boundary of said Tampa Electric Company Property and the Northeasterly boundary of the 65.00 feet of Additional right-of-way for Morris Bridge Road, according to Warranty Deed, as recorded in Official Records Book 8128, Page 1925, of the Public Records of Pasco County, Florida, N.38°50'59"W., 619.11 feet, thence along a line lying 85.00 feet Southeasterly of and parallel with the Centerline of the existing asphalt pavement of Morris Bridge Road, N.51°01'19"E., 120.00 feet; thence S.38°50'59"E., 105.88 feet to a point of curvature, thence Easterly, 850.35 feet along the arc of a curve to the left having a radius of 951.00 feet and a central angle of 51°13'55" (chord bearing S.64°27'57"E., 822.31 feet) to a point of tangency, thence N.89°55'06"E., 193.01 feet to a point on the East boundary of the aforesaid Section 36, thence along said East boundary of Section 36, N.00°13'08"W., 854.14 feet, thence N.52°00'00"E., 1170.26 feet, thence N.07°00'00"W., 460.00 feet, thence N.21°00'00"E., 800.00 feet, thence N.69°00'00"W., 612.44 feet, thence along a line lying 85.00 feet Easterly of and parallel with the aforesaid Centerline of the existing asphalt pavement of Morris Bridge Road, N.20°54'21"E., 1377.19 feet, thence S.75°13'01"E., 536.54 feet, thence N.31°00'00"E., 804.00 feet, thence N.06°00'00"W., 560.00 feet, thence N.25°00'00"E., 161.44 feet, thence N.14°00'00"W., 510.06 feet to a point on a curve, thence Westerly, 94.07 feet along the arc of a curve to the left having a radius of 1540.00 feet and a central angle of 03°30'00" (chord bearing N.79°25'08"W., 94.06 feet) to a point of tangency, thence N.81°10'08"W., 110.45 feet to a point of curvature, thence Southwesterly, 39.29 feet along the arc of a curve to the left having a radius of 25.00 feet and a central angle of 90°02'36" (chord bearing S.53°48'34"W., 35.37 feet) to a point of cusp; thence along a line lying 85.00 feet Easterly of and parallel with the aforesaid Centerline of the existing asphalt pavement of Morris Bridge Road, N.08°47'16"E., 145.10 feet to a point on a curve, thence Northwesterly, 37.27 feet along the arc of a curve to the right having a radius of 25.00 feet and a central angle of 85°24'41" (chord bearing N.33°55'05"W., 33.91 feet) to a point of tangency, thence along a line lying 62.00 feet Easterly of and parallel with the aforesaid Centerline of the existing asphalt pavement of Morris Bridge Road, N.08°47'16"E., 541.98 feet, thence S.81°00'49"E., 754.78 feet; thence N.45°00'00"E., 375.00 feet, thence NORTH, 520.79 feet; thence N.80°00'00"E., 759.17 feet; thence S.50°00'00"E., 433.87 feet; thence N.80°00'00"E., 325.00 feet to the Southwest corner of Florida Department of Transportation Parcel 105B, according to County Deed, as recorded in Official Records Book 9430, Page 740, of the Public Records of Pasco County, Florida, thence along the Southerly boundary of said Florida Department of Transportation Parcel 105B, the following six (6) courses 1) S.56°22'11"E., 142.03 feet, 2) N.71°49'46"E., 104.07 feet, 3) N.80°34'19"E., 138.51 feet, 4) S.29°21'22"E., 141.49 feet, 5) N.84°38'06"E., 126.30 feet, 6) S.75°32'06"E., 244.31 feet to the Southeast corner of said Florida Department of Transportation Parcel 105B, thence S.18°22'31"W., 209.84 feet; thence S.75°00'00"E., 427.71 feet, thence S.40°00'00"E., 250.97 feet to a point on a curve, thence Northerly, 235.72 feet along the arc of a curve to the left having a radius of 3929.00 feet and a central angle of 03°26'15" (chord bearing N.13°24'04"E., 235.68 feet) to a point of tangency, thence N.11°40'56"E., 356.52 feet to a point of curvature, thence Northwesterly, 38.86 feet along the arc of a curve to the left having a radius of 25.00 feet and a central angle of 89°03'52" (chord bearing N.32°51'00"W., 35.07 feet) to a point of cusp on the Southerly boundary of the right-of-way for STATE ROAD No. 56 (Florida Department of Transportation Parcel 105A), according to the aforesaid County Deed, as recorded in Official Records Book 9430, Page 740, thence along said Southerly boundary of the right-of-way for STATE ROAD No. 56 (Florida Department of Transportation Parcel 105A), Easterly, 574.37 feet along the arc of a curve to the left having a radius of 5854.58 feet and a central angle of 05°37'16" (chord bearing S.80°11'34"E., 574.14 feet) to the Northwest corner of Florida Department of Transportation Parcel 105C, according to the aforesaid County Deed, as recorded in Official Records Book 9430, Page 740, thence along the Westerly boundary of said Florida Department of Transportation Parcel 105C, the following three (3) courses 1) SOUTH, 65.28 feet, 2) S.39°54'48"E., 94.20 feet, 3) SOUTH, 230.61 feet, thence along the Southerly boundary of said Florida Department of Transportation Parcel 105C, the following three (3) courses. 1) S.87°20'26"E., 525.17 feet, 2) NORTH, 109.49 feet, 3) N.89°59'30"E., 266.80 feet; thence along the Easterly boundary of said Florida Department of Transportation Parcel 105C, N.01°18'15"W., 240.96 feet to the Northeast corner of said Florida Department of Transportation Parcel 105C, being a point on a curve on the aforesaid Southerly boundary of the right-of-way for STATE ROAD No. 56 (Florida Department of Transportation Parcel 105A), thence along said Southerly boundary of the right-of-way for STATE ROAD No. 56 (Florida Department of Transportation Parcel 105A), Easterly, 1194.21 feet along the arc of said curve to the left having a radius of 5854.58 feet and a central angle of 11°41'14" (chord bearing N.82°51'10"E., 1192.14 feet), thence S.42°00'00"E., 900.00 feet, thence S.88°00'00"E., 310.00 feet, thence S.76°30'00"E., 762.79 feet, thence S.44°00'00"E., 3331.08 feet, thence S.32°00'00"W., 2550.00 feet, thence S.20°00'00"E., 2095.31 feet to a point on the South boundary of the Southwest 1/4 of the aforesaid Section 33, Township 26 South, Range 21 East, thence along said South boundary of the Southwest 1/4 of the aforesaid Section 33, S.89°33'33"W., 885.01 feet to the POINT OF BEGINNING.

Containing 1641.678 acres, more or less