

TEMPORARY CONSTRUCTION EASEMENT

THIS TEMPORARY CONSTRUCTION EASEMENT, made this 31st day of May, 2024, between **Larkin Street Homes, LLC**, a Delaware Limited Liability Company, whose address is 300 Montgomery Street #350, San Francisco, CA 94104, hereinafter referred to as the "Grantor", and **Hernando County Water and Sewer District**, a body corporate and politic of the State of Florida, by and through its Board of County Commissioners, whose address is 15470 Flight Path Drive, Brooksville, Florida 34604, hereinafter referred to as the "Grantee".

WITNESSETH:

The Grantor has granted and conveyed unto the said Grantee, a **Temporary Construction Easement**, hereinafter referred to as the "Easement", in, upon, over, under, across, along and through the following described real property situated in Hernando County, Florida, to wit:

See **EXHIBIT "A"**, attached hereto and made a part hereof by reference.

A portion of Parcel ID: R32 323 17 5230 1599 0130 Key No.: 637831

The Easement granted herein is for the purpose of mobilizing equipment, clearing, excavating, constructing, replacing, and installing a force main, pipelines, pipes, lines, pumps, valves, pressure surge control devices, and appurtenances necessary to convey wastewater, located and will remain located upon the right of way next to the land described herein.

It is understood and agreed by the Parties hereto that the rights granted herein shall begin with the date of the Notice to Proceed to the contractor responsible for the Project, a copy of which will be furnished promptly to the Grantor and shall automatically expire, without any further action by any party, upon the earlier of (i) the final completion date of the Project, or (ii) eighteen (18) months from the date of the Notice to Proceed, whichever occurs first. The Grantee shall immediately restore, at its sole expense and cost, the land of the Grantor disturbed by the Project to its natural grade and condition where topographical features allow upon the earlier of the completion date of the project or the expiration of the rights granted herein.

The Grantor covenants to the Grantee that it has good, right, and lawful authority to grant this Easement.

This easement may only be amended, in writing, upon mutual agreement by Grantor and Grantee.

This easement shall **not** be recorded in the Public Records of Hernando County, Florida.

[Remainder of Page Intentionally Left Blank]

IN WITNESS WHEREOF, Grantor has caused these presents to be duly signed the day and year first above written.

Signed, sealed, and delivered
in the presence of:

(Signature of two Witnesses required by Florida Law)

Witness: *Leah M Rescate*

Print Name: Leah M. Rescate

Address: 624 Mariposa Ave.
Oakland, CA 94610

Witness: *Pablo Perez*

Print Name: Pablo Perez

Address: 4490 Pitch Pine Ct.
Concord, CA 94521

Grantor:
Larkin Street Homes, LLC
a Delaware Limited Liability Company

By: *Priscilla Chen*

Priscilla Chen
Business Operations

STATE OF CALIFORNIA
COUNTY OF CONTRA COSTA

The foregoing instrument was acknowledged before me by means of physical presence or
 online notarization, this 31st day of May, 2024, by Priscilla Chen
who is personally known to me or who has produced CA Driver's License **REDACTED**
as identification. exp. 12/13/2026

(AFFIX NOTARY SEAL)



Leah M Rescate

Signature of Notary
Leah M. Rescate

(Print or Type Name of Notary)
Notary Public, State of California at Large
Commission No. 2384513
My Commission expires: 12/20/2025

Approved for legal sufficiency
For reliance of Hernando County
By: *[Signature]*

EXHIBIT "A"

DESCRIPTION:

A PARCEL OF LAND LYING IN SECTION 12, TOWNSHIP 23 SOUTH, RANGE 17 EAST, HERNANDO COUNTY, FLORIDA, BEING A PORTION OF LOT 13, BLOCK 1599, SPRING HILL UNIT 23, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, PAGE 44, OF THE PUBLIC RECORDS OF HERNANDO COUNTY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 13; THENCE N 81°23'28"W, ALONG THE NORTH RIGHT-OF-WAY LINE OF NORTHCLIFFE BOULEVARD, AS SHOWN ON SAID PLAT, A DISTANCE OF 44.84 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N 81°23'28"W, ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 50.00 FEET; THENCE N 08°36'32"E, A DISTANCE OF 10.00 FEET; THENCE S 81°23'28"E, A DISTANCE OF 50.00 FEET; THENCE S 08°36'32"W, A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING

CONTAINING 500 SQUARE FEET OR 0.011 ACRES, MORE OR LESS.

SURVEYOR'S REPORT:

1. BEARINGS SHOWN HEREON ARE BASED ON THE NORTH RIGHT-OF-WAY LINE OF NORTHCLIFFE BOULEVARD, ACCORDING TO THE RECORD PLAT, BEING N 81°23'28"W
2. THIS SKETCH OF DESCRIPTION WAS PERFORMED WITHOUT THE BENEFIT OF AN ABSTRACT, TITLE SEARCH, TITLE OPINION OR TITLE COMMITMENT. A TITLE SEARCH MAY REVEAL ADDITIONAL INFORMATION AFFECTING THE PARCEL AS SHOWN.
3. THIS SKETCH OF DESCRIPTION, OR THE COPIES THEREOF, ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR THE ELECTRONIC SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. IF AN ELECTRONIC SIGNATURE AND SEAL IS SHOWN HEREON, IT IS IN COMPLIANCE WITH FLORIDA ADMINISTRATIVE CODE 5J-17.002 AND FLORIDA STATUTE 472.025.

LEGEND OF ABBREVIATIONS:

- C# - CURVE NUMBER (SEE CURVE TABLE)
- L# - LINE NUMBER (SEE LINE TABLE)
- LB - LICENSED BUSINESS
- LS - LICENSED SURVEYOR
- ORB - OFFICIAL RECORDS BOOK
- PB - PLAT BOOK
- PO(S) - POLE(S)
- PSM - PROFESSIONAL SURVEYOR AND MAPPER
- R/W - RIGHT-OF-WAY
- SSMC - SOUTHEASTERN SURVEYING & MAPPING CORPORATION



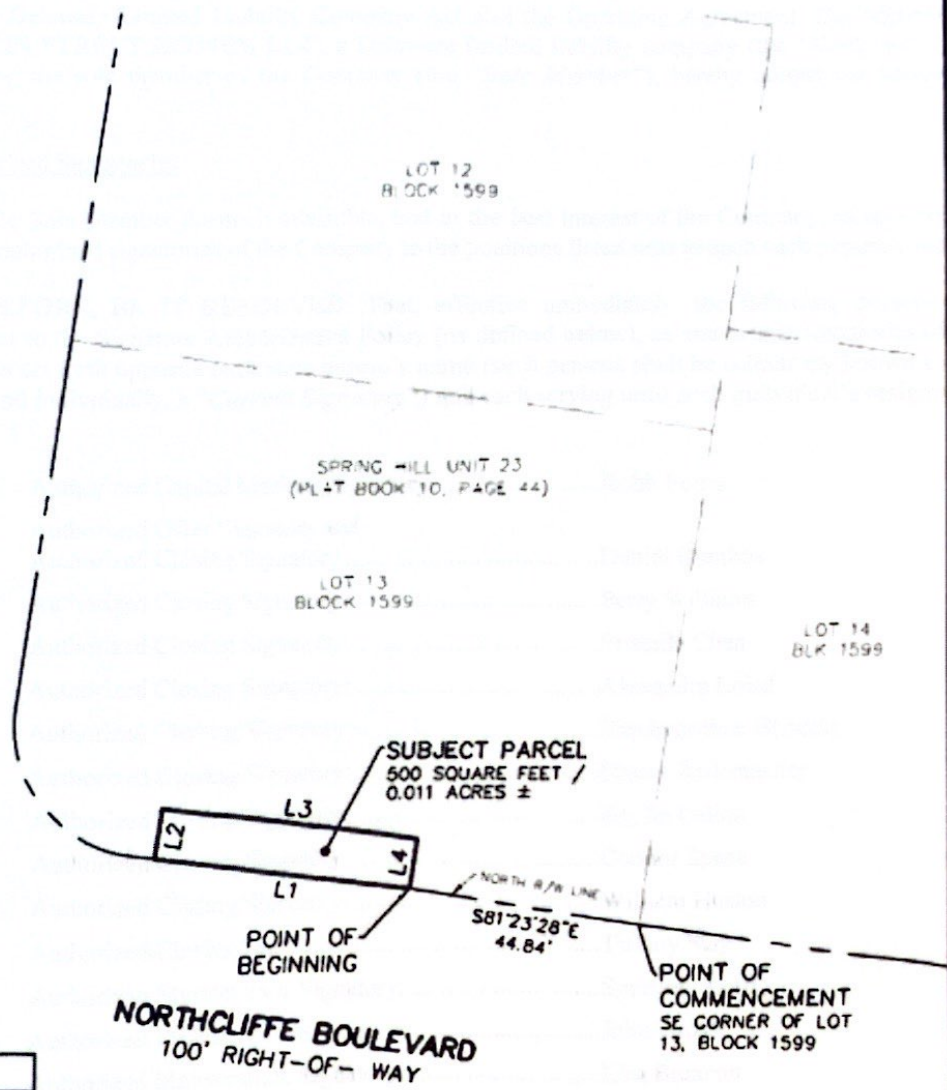
SKETCH OF DESCRIPTION	Date: 04/10/2024	JKC	Certification Number Ln2106	69294002
MEAD & HUNT, INC. HERNANDO COUNTY, FLORIDA	Job Number: 69294002	Scale: 1" = 30'	 <p>SSMC SUE • SURVEY • GIS</p> SOUTHEASTERN SURVEYING AND MAPPING CORPORATION 10970 North 40th Street, Suite C-300 Tampa, Florida 33617 (813) 898-2711 e-mail: info@southeasternsurveying.com	
	Chapter 5J-17, Florida Administrative Code requires that a sketch of description bear the notation that THIS IS NOT A SURVEY			
	SHEET 1 OF 2 SEE SHEET 2 FOR SKETCH		Digitally signed by John K Carr Date: 2024.04.10 16:26:50 -04'00'	
			 <p>J KENNETH CARR, PSM Registered Land Surveyor, Number 186185</p>	

EXHIBIT "A"



DELTONA BOULEVARD
100' RIGHT-OF-WAY



NORTHCLIFFE BOULEVARD
100' RIGHT-OF-WAY

LINE TABLE		
LINE #	BEARING	LENGTH
L1	S81°23'28"E	50.00'
L2	S08°36'32"W	10.00'
L3	N81°23'28"W	50.00'
L4	N08°36'32"E	10.00'

Drawing No. 69284002
 Job No. 88754002
 Date: 08/19/2024
 SHEET 2 OF 2
 See Sheet 1 for Description

THIS IS NOT A SURVEY
 NOT VALID WITHOUT SHEET 1 THROUGH 2

SSMC™
 SUE • SURVEY • GIS
 SOUTHEASTERN SURVEYING
 AND MAPPING CORPORATION
 10790 North 16th Street, Suite C-300
 Tampa, Florida 33619
 (813) 898-2711
 Certification Number 112108
 e-mail: info@southestgis.com

ACTION BY SOLE MEMBER OF LARKIN STREET HOMES, LLC

October 27, 2023

In accordance with the Delaware Limited Liability Company Act and the Operating Agreement (the “*Operating Agreement*”) of LARKIN STREET HOMES, LLC, a Delaware limited liability company (the “*Company*”), the undersigned, constituting the sole member of the Company (the “*Sole Member*”), hereby adopts the following resolutions:

Appointment of Authorized Signatories

WHEREAS, the Sole Member deems it advisable, and in the best interest of the Company, to appoint the persons listed below as authorized signatories of the Company to the positions listed next to each such person’s name.

NOW, THEREFORE, BE IT RESOLVED: That, effective immediately, the following persons are hereby appointed, subject to the Signature Authorization Policy (as defined below), as authorized signatories of the Company to the positions set forth opposite each such person’s name (such persons shall be collectively known as the “*Current Signatories*” and individually, a “*Current Signatory*”) and each serving until such individual’s resignation or removal:

Authorized Capital Markets SignatoryRobb Ferris
Authorized Offer Signatory and
Authorized Closing SignatoryDaniel Gamboa
Authorized Closing Signatory:Perry Williams
Authorized Closing Signatory:Priscilla Chen
Authorized Closing Signatory:Alexandra Loistl
Authorized Closing Signatory:Harshvardhan Bhosale
Authorized Closing Signatory:Stacey Rademacher
Authorized Closing Signatory:Kaylin Callen
Authorized Closing Signatory:Connor Space
Authorized Closing Signatory:William Huston
Authorized Closing Signatory:Tiffany Stay
Authorized Maintenance Signatory:Spencer Thorp
Authorized Maintenance Signatory:John Grosse
Authorized Maintenance Signatory:Lisa Brennan

Signature Authorization Policy

WHEREAS, the Sole Member deems it advisable and in the best interests of the Company to adopt a signature authorization policy for the Current Signatories of the Company in substantially the form attached hereto as Exhibit A (the “*Signature Authorization Policy*”).

NOW, THEREFORE, BE IT RESOLVED: That the Sole Member hereby approves the Signature Authorization Policy.

Omnibus Resolutions

RESOLVED: That subject to the Signature Authorization Policy, the Current Signatories of the Company be, and each of them hereby is, authorized and directed to execute, deliver and file on behalf of the Company such agreements, instruments or documents (with changes as any such Current Signatory deems necessary or advisable, such determination to be conclusively evidenced by such Current Signatory’s execution thereof) and to take all other actions that any Current Signatory of the Company deems necessary or advisable to carry out the intent and accomplish the purposes of these resolutions.

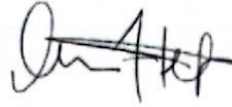
RESOLVED FURTHER: That any acts of any Current Signatories taken prior to the adoption of the foregoing resolutions, which acts are consistent with the purposes of the foregoing resolutions are hereby severally ratified, confirmed, approved and adopted as the acts of the Company.

* * *

This action by sole member shall be effective as of the date first written above and shall continue indefinitely until revoked in writing by the Sole Member. Any copy, facsimile or other reliable reproduction of this action by unanimous written consent may be substituted or used in lieu of the original writing for any and all purposes for which the original writing could be used.

SOLE MEMBER:

LARKIN STREET M HOLDINGS, LLC



By: _____

Name: Adena Hefets

Title: Chief Executive Officer and President

Exhibit A

Signature Authorization Policy

Maximum Amount	Circumstances and Limitations	Signing Authority
N/A	May serve as primary signatory on all approved contracts, agreements, amendments, waivers, requests, written instruments, trade confirmations, and understandings relating to capital transactions	Any of the Authorized Capital Markets Signatories
\$750,000	<ol style="list-style-type: none">1. Rental Registrations2. Settlement Statements3. Affidavits4. Purchase agreements5. Deed recordations6. Title insurance policies7. Mortgage loans8. Lease agreements9. Affidavits for eviction proceedings10. Rental verifications11. Options to purchase12. Utility account set up13. Real Estate brokerage agreements14. Real estate closing amendments15. Amendment to address concerns16. Amendment to extend due diligence17. Amendment to extend closing18. Lead based paint notifications19. Seller Disclosures	Any of the Authorized Closing Signatories
\$750,000	<ol style="list-style-type: none">1. Real estate sale and brokerage agreements, including Company purchase and option addendums2. Real estate disclosures	Any of the Authorized Offer Signatories
\$100,000	<ol style="list-style-type: none">1. Exclusive brokerage agreements2. Misc utility documents3. Inspection reports4. Master servicing agreements with contractors5. Work orders6. Matters related to insurance policies7. Applications and related documents for permits	Any of the Authorized Maintenance Signatories