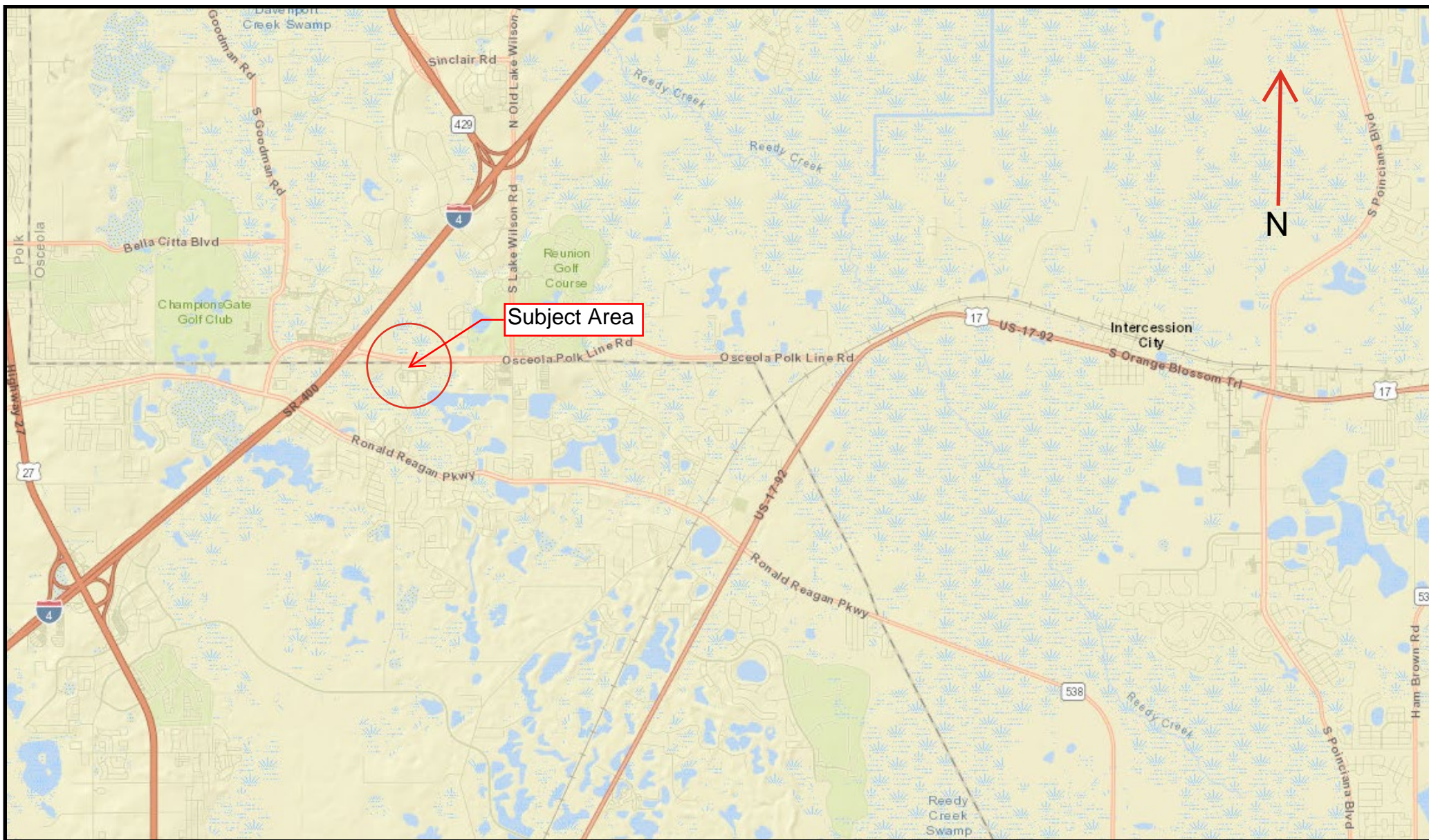


Section 03, Township 26 South, Range 27 East



This instrument prepared under the direction of
R. Wade Allen, Director
Polk County Real Estate Services
P.O. Box 9005, Drawer RE-01
Bartow, Florida 33831-9005
By: Scott C. Lowery
Project Name:

Parent Parcel I.D. No.: 272603-701060-000022

POLK COUNTY UTILITIES EASEMENT

THIS POLK COUNTY UTILITIES EASEMENT, made this 30 day of June, 2025, between RAVE COMMERCIAL LEGACY TRACT B LLC, a Florida limited liability company and JAYASURYA VADREVU and SAILAJA VADREVU, Trustees of the Jay and Sailaja Vadrevu Family Joint Revocable Trust dated 1/7/2014, as amended, whose collective address is 18312 Bankston Place, Tampa, Florida 33647 (the GRANTORS), and POLK COUNTY, a political subdivision of the State of Florida (the GRANTEE), whose address is P.O. Box 988, Bartow, FL 33831.

WITNESSETH, the GRANTORS, for and in consideration of the sum of one dollar and other valuable consideration paid by GRANTEE, receipt whereof is hereby acknowledged, grants and conveys to GRANTEE to, its successors, assigns, licensees, a perpetual Polk County Utilities Easement, as described and illustrated below, which is to be under, over, and across the property situated in Polk County, Florida, more particularly described as:

See Attached Exhibits "A" and "B"

for Polk County owned utilities, which may include but is not limited to potable water, reclaimed water and wastewater facilities hereafter on said property, such easement to include (i) the right of free ingress and egress under, over and across said property for the purposes of constructing, installing, repairing, replacing, operating, and maintaining said utilities. The GRANTEE is hereby granted the right, privilege, and authority to trim and remove, as necessary, the roots of trees, shrubs, bushes, and plants that may adversely affect the operation of said utilities.

This grant of easement shall not be construed as a grant of right of way and is limited to a Polk County utilities easement. The GRANTORS shall have the right to use the property subject to the easement granted hereby (the "Easement"), including without limitation for improved parking areas, improved roadways, improved driveways, medians and landscaping, which are not inconsistent with the use of the Easement by the GRANTEE for the purposes granted hereby. Inconsistent improvements to the use of the Easement by the GRANTORS for the purposes granted hereby, including mounded landscaping, building foundations and overhangs, foundations for pole mounted commercial signage, and other permanent structures and related foundations shall be strictly prohibited. With the specific prior written approval of the GRANTEE, the limited use of trees, walls, foundations and mounded landscaping may be utilized within such area by the GRANTORS.

The GRANTOR shall not have the right to grant other easements to other parties without the prior written consent of the GRANTEE. In the event that the GRANTEE performs emergency related repairs, unscheduled infrastructure adjustment activities, or scheduled community improvement projects within said Easement, the GRANTEE shall be responsible for restoring the disturbed portions of all existing County approved and permitted improvements in as good or better condition than existed prior to the disturbance activity by the GRANTEE

IN WITNESS WHEREOF, Rave Commercial Legacy Tract B LLC has caused these presents to be executed in its name by its proper officers thereunto duly authorized, and its corporate seal to be affixed, the day and year first above written.

Signed, Sealed and Delivered in the presence of:
(Signature of two witnesses required by Florida Law)

Neeraja Jasthi

Witness
Print Name NEERAJA JASTHI
Address 20447 Bruce B Downs Blvd
Tampa, FL 33642

Sakshi Shukla
Witness
Print Name SAKSHI SHUKLA
Address 5331 Pointe Rose Lake Cir.
Tampa, FL 33647

RAVE COMMERCIAL LEGACY
TRACT B LLC, Florida limited
liability company

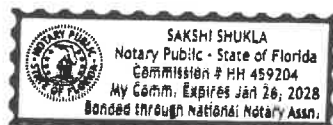
By: A. Ravikiron
Ravikiron Ainpudi, Authorized Member

STATE OF FLORIDA

COUNTY OF Hillsborough

THE FOREGOING instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 8th day of July, 2025, by Ravikiron Ainpudi, as Authorized Member of Rave Commercial legacy Tract B LLC, a Florida limited liability, on behalf of said company, who is ☒ personally known to me or who has produced _____ as identification.

(Seal)



Sakshi Shukla
Notary Public
State of Florida at Large

SAKSHI SHUKLA
Printed Name of Notary

Commission No. HH459204
My commission expires Jan 26, 2028

IN WITNESS WHEREOF, the said Jayasurya and Sailaja Vadrevu, Trustees, have hereunto set their hands and seals the date first above written.

Signed, Sealed and Delivered in the presence of:
(Signature of two witnesses required by Florida Law)

<p><u>[Signature]</u> Witness Print Name <u>SRINIVASA GOPALADHIN</u> Address <u>19969 GARNETT CT, SARASOTA</u> <u>CA, 95070</u></p> <p><u>Maythi phan</u> Witness Print Name <u>May thi phan</u> Address <u>858 Brevins Loop</u> <u>Sanger, CA 95125</u></p>	<p><u>[Signature]</u> Jayasurya Vadrevu, Trustee of the Jay and Sailaja Vadrevu Family Joint Revocable Trust dated 1/7/2014, as amended</p> <p><u>Sailaja Vadrevu</u> Sailaja Vadrevu, Trustee of the Jay and Sailaja Vadrevu Family Joint Revocable Trust dated 1/7/2014, as amended</p>
--	---

STATE OF FLORIDA

COUNTY OF _____

THE FOREGOING instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this ___ day of _____, 2025, by Jayasurya Vadrevu and Sailaja Vadrevu, Trustees of the Jay and Sailaja Vadrevu Family Joint Revocable Trust dated 1/7/2014, as amended, who are _____ personally known to me or who have produced _____ as identification.

(Seal)

Notary Public
State of Florida at Large

Printed Name of Notary

Commission No. _____
My commission expires _____

**See Attached CA
Notary Certificate**

CALIFORNIA ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

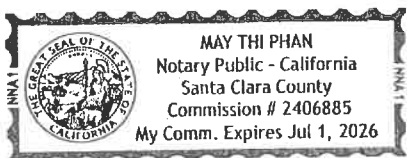
State of California

County of Santa Clara

On June 30, 2025 before me, Mary Thi Phan, Notary Public
Date Here Insert Name and Title of the Officer

personally appeared Jayasurya Vadrevu AND Sailaja Vadrevu
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Place Notary Seal and/or Stamp Above

Signature

Mary Thi Phan
Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Polk county utilities Easement - 272603.701060-000022 Parcel #

Document Date: June 30, 2025 Number of Pages: 6

Signer(s) Other Than Named Above: N/A

Capacity(ies) Claimed by Signer(s)

Signer's Name: Jayasurya Vadrevu

☐ Corporate Officer Title(s):

☐ Partner - ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☒ Trustee ☐ Guardian or Conservator

☐ Other:

Signer is Representing: Self

Signer's Name: Sailaja Vadrevu

☐ Corporate Officer - Title(s):

☐ Partner - ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☒ Trustee ☐ Guardian or Conservator

☐ Other:

Signer is Representing: Self

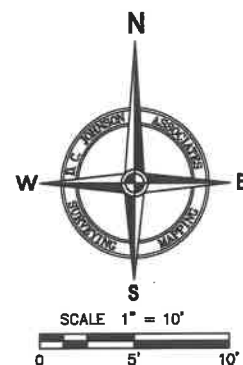
11.00'
N 89°34'27" E

N 00°25'33" W 34.01'

S 00°25'33" E 34.01'

TRACT B (COMMERCIAL)

LEGACY CALLAWALK
(PLAT BOOK 165, PAGE 26)



LEGEND

(P) = PER PLAT

POINT OF
BEGINNING

SOUTH LINE OF TRACT B
LEGACY CALLAWALK
(PLAT BOOK 165, PAGE 26)

S 89°34'27" W
11.00'

S 89°34'27" W 140.11'

POINT OF REFERENCE
SOUTHEAST CORNER CORNER OF TRACT B
LEGACY CALLAWALK
(PLAT BOOK 165, PAGE 26)

Legacy Village Drive

32.00' DRAINAGE AND
UTILITY EASEMENT & STORM
RETENTION POND ACCESS (P)

CENTERLINE (P)

DESCRIPTION:

A parcel of land lying within Section 3, Township 26 South, Range 27 East, Polk County, Florida and lying within Tract B, LEGACY CALLAWALK, as per the map or plat recorded in Plat Book 165, Page 26 of the Public Record of Polk County, Florida, being more particularly described as follows:

For a POINT OF REFERENCE commence at the Southeast corner of said Tract B; thence S.89°34'27"W., along the South line of said Tract B, a distance of 140.11 feet for a POINT OF BEGINNING; thence continue along said South line of Tract B, S.89°34'27"W., a distance of 11.00 feet; thence N.00°25'33"W., a distance of 34.01 feet; thence N.89°34'27"E., a distance of 11.00 feet; thence S.00°25'33"E., a distance of 34.01 feet to the POINT OF BEGINNING. Containing 0.009 acres (374.158 square feet), more or less.

DESCRIPTION AND SKETCH NOT A BOUNDARY SURVEY

Corner Monuments were not set in conjunction with the preparation of this sketch. Improvements, if any, have not been located in conjunction with the preparation of this sketch. This sketch is for graphic illustration only, and does not represent a field survey. Descriptions created per this sketch.

**Legacy Callawalk
Water easement**

PREPARED FOR

Rave Commercial

JOB NO: 2025-155A01.BG00001.Water DRAWN BY: ARG

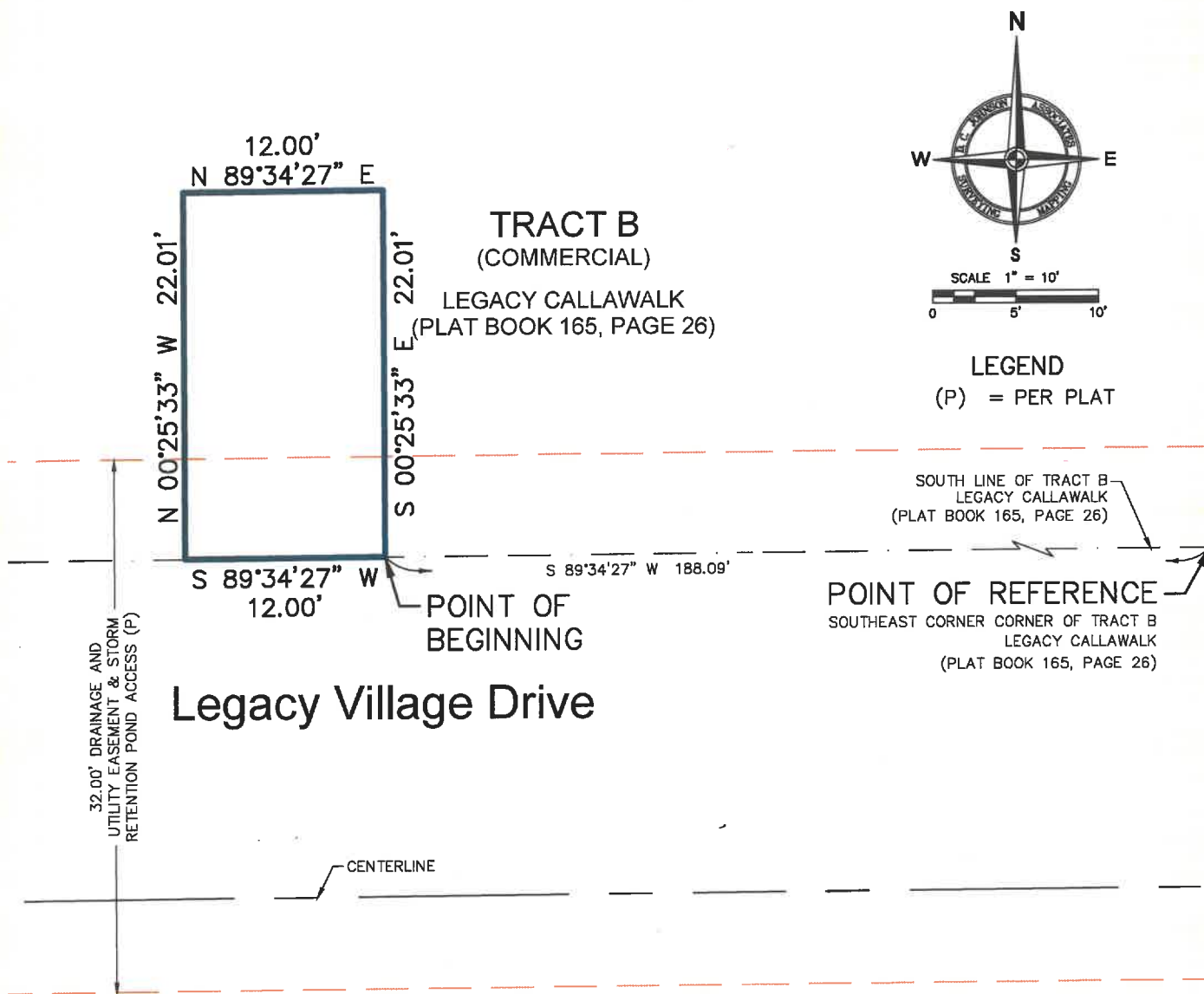
We hereby certify that the sketch and description shown hereon are true and correct to the best of our knowledge and belief, and were prepared in accordance with the "Standards of Practice" as set forth by the Florida Board of Land Surveyors in Chapter 5J-17, Florida Administrative Code, pursuant to Section 4027, Florida Statutes.

STATE OF
Andrew R. Getz
License Number LS7043
Date: 6/9/2025
For D.C. Johnson & Associates, Inc.
P.O. Box 7043
Not valid without the signature and raised seal of a Florida Licensed Surveyor

**JOHNSON
ASSOCIATES**

SURVEYING AND MAPPING

Florida Licensed Business No. LB 4514
11911 S. Curley St. San Antonio, FL 33576
(352) 588-2768 survey@dcjohnson.com
www.dcjohnson.com



DESCRIPTION:

A parcel of land lying within Section 3, Township 26 South, Range 27 East, Polk County, Florida and lying within Tract B, LEGACY CALLAWALK, as per the map or plat recorded in Plat Book 165, Page 26 of the Public Record of Polk County, Florida, being more particularly described as follows:

For a POINT OF REFERENCE commence at the Southeast corner of said Tract B; thence S.89°34'27"W., along the South line of said Tract B, a distance of 188.09 feet for a POINT OF BEGINNING; thence continue along said South line of Tract B, S.89°34'27"W., a distance of 12.00 feet; thence N.00°25'33"W., a distance of 22.01 feet; thence N.89°34'27"E., a distance of 12.00 feet; thence S.00°25'33"E., a distance of 22.01 feet to the POINT OF BEGINNING. Containing 0.006 acres (262.174 square feet), more or less.

**DESCRIPTION AND SKETCH
NOT A BOUNDARY SURVEY**

Corner Monuments were not set in conjunction with the preparation of this sketch.
Improvements, if any, have not been located in conjunction with the preparation of this sketch.
This sketch is for graphic illustration only, and does not represent a field survey.
Descriptions created per this sketch.

**Legacy Callawalk
Reclaimed water easement**

PREPARED FOR
Rave Commercial

JOB NO: 2025-155A01.BG00001.Reclaim | DRAWN BY: ARG

We hereby certify that the sketch and description shown hereon are true and correct to the best of our knowledge and belief, and were prepared in accordance with the Standards of Practice as set forth by the Florida Board of Professional Surveyors, Chapter 5J-17, Florida Administrative Code, pursuant to Section 12.027, Florida Statutes.

Andrew R. Getz
License Number LS7043
STATE OF FLORIDA
Date: 6/9/2025
For D.C. Johnson & Associates, License Number 7043
Not valid without the signature and official seal of a Florida Licensed Surveyor

JOHNSON ASSOCIATES
SURVEYING AND MAPPING
Florida Licensed Business No. LB 4514
11911 S. Curley St. San Antonio, FL 33576
(352) 588-2768 survey@dcjohnson.com
www.dcjohnson.com